

By: Wentworth

S.B. No. 1660

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the creation of the Travis-Creedmoor Municipal Utility
3 District; providing authority to impose taxes and issue bonds;
4 granting the power of eminent domain.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. Subtitle F, Title 6, Special District Local Laws
7 Code, is amended by adding Chapter 8163 to read as follows:

8 CHAPTER 8163. TRAVIS-CREEDMOOR MUNICIPAL UTILITY DISTRICT

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 8163.001. DEFINITIONS. In this chapter:

11 (1) "Board" means the board of directors of the
12 district.

13 (2) "Director" means a member of the board.

14 (3) "District" means the Travis-Creedmoor Municipal
15 Utility District.

16 Sec. 8163.002. NATURE OF DISTRICT. The district is a
17 municipal utility district in Travis County created under and
18 essential to accomplish the purposes of Section 59, Article XVI,
19 Texas Constitution.

20 Sec. 8163.003. CONFIRMATION ELECTION REQUIRED. The board
21 shall hold an election to confirm the creation of the district as
22 provided by Section 49.102, Water Code.

23 Sec. 8163.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

24 (a) All land and other property included in the district will

1 benefit from the improvements and services to be provided by the
2 district.

3 (b) The district is created to accomplish:

4 (1) the purposes of a municipal utility district as
5 provided by general law; and

6 (2) to the extent authorized by Section 52, Article
7 III, Texas Constitution, the construction, acquisition,
8 improvement, maintenance, or operation of arterials or main feeder
9 roads or improvements in aid of those roads.

10 Sec. 8163.005. INITIAL DISTRICT TERRITORY. (a) The
11 district is initially composed of the territory described by
12 Section 2 of the Act creating this chapter.

13 (b) The boundaries and field notes contained in Section 2 of
14 the Act creating this chapter form a closure. A mistake made in the
15 field notes or in copying the field notes in the legislative process
16 does not affect the district's:

17 (1) organization, existence, or validity;

18 (2) right to issue any type of bond for the purposes
19 for which the district is created or to pay the principal of and
20 interest on a bond;

21 (3) right to impose or collect an assessment or tax; or

22 (4) legality or operation.

23 [Sections 8163.006-8163.050 reserved for expansion]

24 SUBCHAPTER B. BOARD OF DIRECTORS

25 Sec. 8163.051. DIRECTORS; TERMS. (a) The district is
26 governed by a board of five directors.

27 (b) Except as provided by Section 8163.053, directors serve

1 staggered four-year terms.

2 Sec. 8163.052. ELECTION OF DIRECTORS. On the uniform
3 election date in May of each even-numbered year, the appropriate
4 number of directors shall be elected.

5 Sec. 8163.053. INITIAL DIRECTORS. (a) The initial board
6 consists of:

7 (1) David Donaldson;

8 (2) Mike Fowler;

9 (3) Jim Hemphill;

10 (4) Kurt Johnson; and

11 (5) Kerry Russell.

12 (b) Unless the initial board otherwise agrees, the initial
13 directors shall draw lots to determine which two directors shall
14 serve until the first regularly scheduled election of directors and
15 which three directors shall serve until the second regularly
16 scheduled election of directors.

17 [Sections 8163.054-8163.100 reserved for expansion]

18 SUBCHAPTER C. POWERS AND DUTIES

19 Sec. 8163.101. GENERAL POWERS AND DUTIES. The district has
20 the powers and duties necessary to accomplish the purposes for
21 which the district is created.

22 Sec. 8163.102. MUNICIPAL UTILITY DISTRICT POWERS AND
23 DUTIES. The district has the powers and duties provided by the
24 general law of this state, including Chapters 49 and 54, Water Code,
25 applicable to municipal utility districts created under Section 59,
26 Article XVI, Texas Constitution.

27 Sec. 8163.103. ROAD PROJECTS. (a) To the extent

1 authorized by Section 52, Article III, Texas Constitution, the
2 district may construct, acquire, improve, maintain, or operate
3 arterials or main feeder roads or improvements in aid of those
4 roads.

5 (b) A road project must meet all applicable construction
6 standards, zoning and subdivision requirements, and regulatory
7 ordinances of the municipality or county in whose jurisdiction the
8 district is located.

9 Sec. 8163.104. COMPLIANCE WITH MUNICIPAL CONSENT
10 ORDINANCES OR RESOLUTIONS. Subject to the limitations of Section
11 54.016, Water Code, the district shall comply with all applicable
12 requirements of any ordinance or resolution adopted by the
13 governing body of the municipality that consents to the creation of
14 the district or to the inclusion of lands within the district.

15 [Sections 8163.105-8163.150 reserved for expansion]

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 8163.151. ELECTIONS REGARDING TAXES OR BONDS.

18 (a) Except as provided by Section 8163.201(b), the district may
19 issue, without an election, bonds and other obligations secured by
20 revenue or contract payments from any source other than ad valorem
21 taxation.

22 (b) The district must hold an election in the manner
23 provided by Chapters 49 and 54, Water Code, to obtain voter approval
24 before the district may impose an operation and maintenance tax or
25 issue bonds payable from ad valorem taxes.

26 Sec. 8163.152. OPERATION AND MAINTENANCE TAX. (a) If
27 authorized at an election held under Section 8163.151, the district

1 may impose an operation and maintenance tax on taxable property in
2 the district in accordance with Section 49.107, Water Code.

3 (b) The board shall determine the tax rate. The rate may not
4 exceed the rate approved at the election.

5 [Sections 8163.153-8163.200 reserved for expansion]

6 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

7 Sec. 8163.201. AUTHORITY TO ISSUE BONDS AND OTHER
8 OBLIGATIONS. (a) The district may issue bonds or other
9 obligations payable wholly or partly from ad valorem taxes, impact
10 fees, revenue, grants, or other district money, or any combination
11 of those sources, to pay for any authorized district purpose.

12 (b) The district may not issue bonds to finance projects
13 authorized by Section 8163.103 unless the issuance is approved by a
14 vote of a two-thirds majority of the voters of the district voting
15 at an election called for that purpose.

16 (c) Bonds or other obligations issued or incurred to finance
17 projects authorized by Section 8163.103 may not exceed one-fourth
18 of the assessed value of the real property in the district.

19 Sec. 8163.202. TAXES FOR BONDS. At the time bonds payable
20 wholly or partly from ad valorem taxes are issued:

21 (1) the board shall impose a continuing direct annual
22 ad valorem tax, without limit as to rate or amount, for each year
23 that all or part of the bonds are outstanding; and

24 (2) the district annually shall impose an ad valorem
25 tax on all taxable property in the district in an amount sufficient
26 to:

27 (A) pay the interest on the bonds as the interest

1 becomes due;

2 (B) create a sinking fund for the payment of the
3 principal of the bonds when due or the redemption price at any
4 earlier required redemption date; and

5 (C) pay the expenses of imposing the taxes.

6 SECTION 2. The Travis-Creedmoor Municipal Utility District
7 initially includes all the territory contained in the following
8 area:

9 Tract 1

10 FIELD NOTE DESCRIPTION OF 42.47 ACRES OF LAND OUT OF THE
11 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING
12 ALL OF THAT CERTAIN (42.26 ACRE) TRACT OF LAND AS CONVEYED TO FLOYD
13 G. SELF, JR. BY DEED RECORDED IN DOCUMENT NO. 1999006930 OF THE REAL
14 PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS FURTHER DESCRIBED IN
15 VOLUME 1822 PAGE 209 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS,
16 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
17 FOLLOWS:

18 BEGINNING at a ½" iron rod found with plastic cap imprinted
19 with "Bush Surveying Inc.", for the Southwest corner of that
20 certain (42.26 acre) tract of land as conveyed to Floyd G. Self, Jr.
21 by deed recorded in Document No. 1999006930 of the Real Property
22 Records of Travis County, Texas, and being the Southeast corner of
23 that certain (20 acre) tract of land as conveyed to Eduardo Navarro
24 and Marilu Navarro by Warranty Deed recorded in Document No.
25 2000027147 of the Real Property Records of Travis County, Texas,
26 and being the Southwest corner and

27 PLACE OF BEGINNING of the herein described tract, and from

1 which a $\frac{1}{2}$ " iron rod found for the Southwest corner of said Navarro
2 (20 acre) tract bears N 58 deg. 42' 59" W 518.25 ft.;

3 THENCE with the West line of said Self (42.26 acre) tract and
4 the East line of said Navarro (20 acre) tract, N 29 deg. 44' 41" E
5 1689.70 ft. to a $\frac{1}{2}$ " iron rod found with plastic cap imprinted with
6 "Bush Surveying Inc." in the fenced South line of the Old Lockhart
7 Highway for the Northwest corner of said Self (42.26 acre) tract,
8 and being the Northeast corner of said Navarro (20 acre) tract, and
9 being the Northwest corner of this tract, and from which a $\frac{1}{2}$ " iron
10 rod found bears N 59 deg. 47' 00" W 517.93 ft.;

11 THENCE with the fenced South line of Old Lockhart Highway and
12 the North line of said Self (42.26 acre) tract, S 59 deg. 47' 00" E
13 1090.86 ft. to a $\frac{1}{2}$ " iron rod found with plastic cap imprinted with
14 "Bush Surveying Inc.", for the Northeast corner of said Self (42.26
15 acre) tract, and being the Northwest corner of that certain (10.00
16 acre) tract of land as conveyed to Robert Dale Parker and Sharisse
17 Parker by Warranty Deed recorded in Document No. 2000068612 of the
18 Real Property Records of Travis County, Texas, and being the
19 Northeast corner of this tract;

20 THENCE leaving the South line of Old Lockhart Highway with
21 the East line of said Self (42.26 acre) tract, S 29 deg. 54' 20" W
22 1709.90 ft. to a $\frac{1}{2}$ " iron rod found with plastic cap imprinted with
23 "Bush Surveying Inc.", for the Southeast corner of said Self (42.26
24 acre) tract, and being the Southeast corner of this tract, and from
25 which a $\frac{3}{4}$ " iron rod found bears S 29 deg. 54' 20" W 224.33 ft.;

26 THENCE with the South line of said Self (42.26 acre) tract,
27 and along the average line of a wire fence with old fence posts, N 58

1 deg. 42' 59" W 1086.42 ft. to the PLACE OF BEGINNING, containing
2 42.47 acres of land.

3 Tract 2

4 FIELD NOTE DESCRIPTION OF 56.85 ACRES OF LAND OUT OF THE
5 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING
6 PORTIONS OF BLOCK 32 AND BLOCK 33 OF THE WILLIAMS SUBDIVISION
7 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 591
8 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF
9 THAT CERTAIN (74.52 ACRE) TRACT OF LAND DESCRIBED AS "SECOND TRACT"
10 AND AS CONVEYED TO Z.T. SCOTT BY DEED RECORDED IN VOLUME 736 PAGE
11 228 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS NOW OWNED BY
12 RICHARD M. KLEGERG, III, ET AL, ACCORDING TO SPECIAL WARRANTY DEED
13 RECORDED IN VOLUME 5679 PAGE 1135 OF THE DEED RECORDS OF TRAVIS
14 COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
15 BOUNDS AS FOLLOWS:

16 BEGINNING at a ½" iron pipe found near a fence corner post in
17 the East line of Carl Road for the Northwest corner of that certain
18 (74.52 acre) tract of land described as "Second Tract" and as
19 conveyed to Z.T. Scott by deed recorded in Volume 736 Page 228 of
20 the Deed Records of Travis County, Texas, and for the West corner of
21 that certain (16.77 acre) tract of land described as "Tract II" and
22 as conveyed to Billy Earl Gandy and Billy Earl Gandy, Jr. by deed
23 recorded in Volume 12827 Page 937 of the Real Property Records of
24 Travis County, Texas, and being the Northwest corner and PLACE OF
25 BEGINNING of the herein described tract, and from which a ½" iron
26 pipe found for the Northeast corner of said Scott (74.52 acre) tract
27 and for the Northeast corner of said Gandy (16.77 acre) tract bears

1 S 60 deg. 00' 00" E 2643.81 ft.;

2 THENCE leaving the East line of Carl Road and crossing the
3 interior of said Scott (74.52 acre) tract with the South line of
4 said Gandy (16.77 acre) tract, S 48 deg. 12' 58" E 2702.16 ft. to a
5 ½" iron rod found in a wire fence in the East line of said Scott
6 (74.52 acre) tract and in the West line of that certain (25 acre)
7 tract of land as conveyed to Francis D. Reyes by deed recorded in
8 Volume 6287 Page 259 of the Deed Records of Travis County, Texas,
9 and being the Southeast corner of said Gandy (16.77 acre) tract,
10 same being the Northeast corner of this tract;

11 THENCE with the common line of said Scott (74.52 acre) tract
12 and said Reyes (25 acre) tract, S 29 deg. 48' 31" W 656.18 ft. to a
13 ½" iron pipe found in concrete in the North right-of-way line of
14 F.M. Highway No. 1327 for the Northeast corner of that certain (1.01
15 acre) tract of land described in Right-of-Way Deed recorded in
16 Volume 1022 Page 465 of the Deed Records of Travis County, Texas,
17 and being the Southeast corner of this tract;

18 THENCE crossing the interior of said Scott (74.52 acre) tract
19 with the North right-of-way line of F.M. Highway No. 1327, N 60 deg.
20 10' 51" W 2645.74 ft. to a ½" iron rod set with a plastic cap
21 imprinted with "Carson and Bush Professional Surveyors" at the
22 point of intersection with the East line of Carl Road and the West
23 line of said Scott (74.52 acre) tract for the Southwest corner of
24 this tract, and from which a ½" iron rod found bears N 60 deg. 10'
25 51" W 73.11 ft.;

26 THENCE with the East line of Carl Road and the West line of
27 said Scott (74.52 acre) tract, N 29 deg. 55' 16" E 1216.37 ft. to the

1 PLACE OF BEGINNING, containing 56.85 acres of land.

2 Tract 3

3 TRACT I: BEING 2.50 acres, more or less, situated in Travis
4 County, Texas, out of the Elijah Caples Survey, Abstract No. 155,
5 and being a part of the lands conveyed to Joseph J. Sanders and
6 Assoc. on the 22nd day of October, 1970, and recorded in Volume
7 3947, Page 2326, of the Deed Records of Travis County, Texas;

8 BEGINNING at the Northwest corner of Lot No. 4, of the
9 Subdivision of the Brown portion of the Elijah Caples Survey as made
10 by Dennis Corwin;

11 THENCE South 60°59' East 340.33 feet to a 3/8 inch steel stake
12 for the Northeast corner of this;

13 THENCE South 13°26' West 397.97 feet to a 3/8 inch steel stake
14 for the Southeast corner of this;

15 THENCE North 60°53' West 188.55 feet to an iron stake set at
16 the Southeast corner of a 0.419 acre tract of land described in
17 Warranty Deed to Creedmoor Maha Water Supply Corp., in Volume 5605,
18 Page 362, of the Deed Records of Travis County, Texas;

19 THENCE with East line of said 0.419 acre tract, North 11°07'
20 East 135.10 feet to an iron stake set at the Northeast corner of
21 said 0.419 acre tract;

22 THENCE with North line of said 0.419 acre tract, North 60°53'
23 West, 135.10 feet to the Southeast right-of-way line of Palmer
24 Road, said point also being the Northwest corner of said 0.419 acre
25 tract;

26 THENCE along the Southeast right-of-way line of Palmer Road,
27 North 11°07' East, 267.12 feet to the PLACE OF BEGINNING.

1 Tract 4

2 FIELD NOTES FOR A 0.4622 ACRE TRACT OF LAND IN THE ELIJAH
3 CAPLES SURVEY, ABSTRACT NO. 155, TRAVIS COUNTY, TEXAS, AND BEING
4 OUT OF AND A PART OF THAT CERTAIN 2.992 ACRE TRACT OF LAND CONVEYED
5 TO ROBERT PETERMAN FROM JOYCE HIMES AND HUSBAND, CARL HIMES BY DEED
6 DATED APRIL 22, 1983 AS RECORDED IN VOLUME 8099, PAGE 222 OF THE
7 DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.4622 ACRE TRACT BEING
8 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

9 BEGINNING for reference at an iron pin set in the Southeast
10 corner of the intersection of Palmer Road and State Highway No. 1327
11 at Highway Station 159+56, said iron pin also being the Northwest
12 corner of that certain 2.50 acre tract of land conveyed to Robert
13 Peterman from James H. King and wife, Clifford B. King by Deed dated
14 May 12, 1982 and recorded in Volume 8842, Page 777 of the Deed
15 Records of Travis County, Texas;

16 THENCE S 60°59' E, 340.33 feet to an iron pin set for the POINT
17 OF BEGINNING and the Northwest corner of this tract;

18 THENCE S 13°26' W, 110 feet to an iron pin set for the
19 Southwest corner hereof;

20 THENCE S 60°59' E, 190.00 feet to an iron pin set for the
21 Southeast corner hereof;

22 THENCE N 13°26' E, 110 feet to an iron pin set in the South
23 right of way of State Highway 1327 for the Northeast corner of the
24 tract of land herein described;

25 THENCE N 60°59' W, 190.00 feet to the POINT OF BEGINNING and
26 containing 0.4622 acres of land.

27 Tract 5

1 FIELD NOTE DESCRIPTION OF 5.130 ACRES OF LAND OUT OF THE
2 ELIJAH CAPLES SURVEY ABSTRACT No. 155 IN TRAVIS COUNTY, TEXAS,
3 BEING ALL OF THAT CERTAIN (5.134 ACRE) TRACT OF LAND AS CONVEYED TO
4 CARL W. COLE AND WIFE, LOLA L. COLE BY SPECIAL WARRANTY DEED
5 RECORDED IN VOLUME 11419 PAGE 572 OF THE REAL PROPERTY RECORDS OF
6 TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY
7 METES AND BOUNDS AS FOLLOWS:

8 BEGINNING at a ½" iron rod found in the East right-of-way line
9 of Wright Road for the Northwest corner of that certain (5.134 acre)
10 tract of land as conveyed to Carl W. Cole and wife, Lola L. Cole by
11 Special Warranty Deed recorded in Volume 11419 Page 572 of the Real
12 Property Records of Travis County, Texas, and for an angle corner of
13 that certain (109.27 acre) tract of land as conveyed to Carl W. Cole
14 by Special Warranty Deed recorded in Volume 11889 Page 41 of the
15 Real Property Records of Travis County, Texas, and being the
16 Northwest corner and PLACE OF BEGINNING of the herein described
17 tract;

18 THENCE leaving the East right-of-way line of Wright Road with
19 the common line of said Cole (5.134 acre) tract and Cole (109.27
20 acre) tract, S 78 deg. 34' 55" E 507.08 ft. to a ½" iron rod found
21 for the Northeast corner of said Cole (5.134 acre) tract and for an
22 angle corner of said Cole (109.27 acre) tract and being the
23 Northeast corner of this tract;

24 THENCE continuing with a common line of said Cole (5.134
25 acre) tract and Cole (109.27 acre) tract, S 12 deg. 25' 26" W 870.09
26 ft. to a ½" iron rod found for the Southeast corner of said Cole
27 (5.134 acre) tract and for an angle corner of said Cole (109.27

1 acre) tract and being the Southeast corner of this tract;

2 THENCE continuing with a common line of said Cole (5.134
3 acre) tract and said Cole (109.27 acre) tract, N 79 deg. 29' 42" W
4 486.20 ft. to a ½" iron rod found in the East right-of-way line of
5 Wright Road for the Southwest corner of said Cole (5.134 acre) tract
6 and for an angle corner of said Cole (109.27 acre) tract and being
7 the Southwest corner of this tract;

8 THENCE with the East right-of-way line of Wright Road, N 10
9 deg. 27' 35" E 168.80 ft. to a ½" iron rod found for an angle corner
10 of said Cole (5.134 acre) tract and for the Southwest corner of that
11 certain (4.866 acre) tract of land as conveyed to Carl W. Cole and
12 wife, Lola L. Cole by Special Warranty Deed recorded in Volume 11069
13 Page 562 of the Real Property Records of Travis County, Texas, and
14 being an angle corner of this tract, and from which a ½" iron rod set
15 with a plastic cap imprinted with "Holt Carson, Inc." for an angle
16 corner in the East right-of-way line of Wright Road and in the West
17 line of said Cole (4.866 acre) tract bears N 10 deg. 27' 35" E 172.47
18 ft.;

19 THENCE leaving the East right-of-way line of Wright Road and
20 with a common line of said Cole (5.134 acre) tract and Cole (4.866
21 acre) tract, S 74 deg. 59' 00" E 359.39 ft. to a point for the
22 Southeast corner of said Cole (4.866 acre) tract and for an angle
23 point of said Cole (5.134 acre) tract;

24 THENCE continuing with a common line of said Cole (5.134
25 acre) tract and Cole (4.866 acre) tract, N 11 deg. 11' 51" E 589.06
26 ft. to an inaccessible point in a stock tank for the Northeast
27 corner of said Cole (4.866 acre) tract and for an angle corner of

1 said Cole (5.134 acre) tract and being an angle corner of this
2 tract;

3 THENCE continuing with a common line of said Cole (5.134
4 acre) tract and Cole (4.866 acre) tract, N 74 deg. 59' 00" W 360.00
5 ft. to a ½" iron rod found in the East right-of-way line of Wright
6 Road for the Northwest corner of said Cole (4.866 acre) tract and
7 for an angle corner of said Cole (5.134 acre) tract, and being an
8 angle corner of this tract;

9 THENCE with the East right-of-way line of Wright Road, N 11
10 deg. 25' 22" E 119.84 ft. to the PLACE OF BEGINNING, containing
11 5.130 acres of land.

12 Tract 6

13 FIELD NOTE DESCRIPTION OF 4.867 ACRES OF LAND OUT OF THE
14 ELIJAH CAPLES SURVEY ABSTRACT No. 155 IN TRAVIS COUNTY, TEXAS,
15 BEING ALL OF THAT CERTAIN (4.867 ACRE) TRACT OF LAND AS CONVEYED TO
16 CARL W. COLE AND WIFE, LOLA L. COLE BY SPECIAL WARRANTY DEED
17 RECORDED IN VOLUME 11069 PAGE 562 OF THE REAL PROPERTY RECORDS OF
18 TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY
19 METES AND BOUNDS AS FOLLOWS:

20 BEGINNING FOR REFERENCE at a ½" iron rod found in the East
21 right-of-way line of Wright Road for the Northwest corner of that
22 certain (5.134 acre) tract of land as conveyed to Carl W. Cole and
23 wife, Lola L. Cole by Special Warranty Deed recorded in Volume 11419
24 Page 572 of the Real Property Records of Travis County, Texas, and
25 for an angle corner of that certain (109.27 acre) tract of land as
26 conveyed to Carl W. Cole by Special Warranty Deed recorded in Volume
27 11889 Page 41 of the Real Property Records of Travis County, Texas,

1 and from which a $\frac{1}{2}$ " iron rod found for the Northeast corner of said
2 Cole (5.134 acre) tract bears S 78 deg. 34' 55" E 507.08 ft.;

3 THENCE with the East right-of-way line of Wright Road, S 11
4 deg. 25' 22" W 119.84 ft. to a $\frac{1}{2}$ " iron rod found for the Northwest
5 corner of that certain (4.866 acre) tract of land as conveyed to
6 Carl W. Cole and wife, Lola L. Cole by Special Warranty Deed
7 recorded in Volume 11069 Page 562 of the Real Property Records of
8 Travis County, Texas, and for an angle corner of said Cole (5.134
9 acre) tract, and being the Northwest corner and PLACE OF BEGINNING
10 of the herein described tract;

11 THENCE leaving the East right-of-way line of Wright Road with
12 the common line of said Cole (4.866 acre) tract and Cole (5.134
13 acre) tract, S 74 deg. 59' 00" E 360.00 ft. to an inaccessible point
14 in a stock tank for the Northeast corner of said Cole (4.866 acre)
15 tract and being the Northeast corner of this tract;

16 THENCE continuing with a common line of said Cole (5.134
17 acre) tract and Cole (4.866 acre) tract, S 11 deg. 11' 51" W 589.06
18 ft. to a point for the Southeast corner of said Cole (4.866 acre)
19 tract and an angle point of said Cole (5.134 acre) tract and being
20 the Southeast corner of this tract;

21 THENCE continuing with a common line of said Cole (5.134
22 acre) tract and Cole (4.866 acre) tract, N 74 deg. 59' 00" W 359.39
23 ft. to a $\frac{1}{2}$ " iron rod found in the East right-of-way line of Wright
24 Road for the Southwest corner of said Cole (4.866 acre) tract and
25 for an angle corner of said Cole (5.134 acre) tract, and being the
26 Southwest corner of this tract, and from which a $\frac{1}{2}$ " iron rod found
27 in the East right-of-way line of Wright Road for the Southwest

1 corner of said Cole (5.134 acre) tract bears S 10 deg. 27' 35" W
2 168.80 ft.;

3 THENCE with the East right-of-way line of Wright Road and the
4 West line of said Cole (4.866 acre) tract, the following two (2)
5 courses;

6 1) N 10 deg. 27' 35" E 172.47 ft. to a ½" iron rod
7 set with a plastic cap imprinted with "Holt Carson, Inc.";

8 2) N 11 deg. 25' 22" E 416.64 ft. to the PLACE OF
9 BEGINNING, containing 4.867 acres of land.

10 Tract 7

11 FIELD NOTE DESCRIPTION OF 5.165 ACRES OF LAND OUT OF THE
12 ELIJAH CAPLES SURVEY, ABSTRACT No. 155, AND BEING ALL THAT CERTAIN
13 (5.188 ACRES) TRACT OF LAND AS CONVEYED TO ALBERT G. MASSEY AND
14 WIFE, KATHLEEN E. MASSEY BY DEED RECORDED IN VOLUME 4610 PAGE 1852
15 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE
16 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

17 BEGINNING at a 3/8" iron rod found in the West right-of-way
18 line of Wright Road, and being the Southeast corner of that certain
19 (6.006 Acres) tract of land as conveyed to Sharon Williams by
20 Warranty Deed recorded in Volume 13278 Page 3459 of the Real
21 Property Records of Travis County, Texas, and being the Northeast
22 corner of that certain (5.188 Acres) tract of land as conveyed to
23 Albert G. Massey, and wife, Kathleen E. Massey by deed recorded in
24 Volume 4610 Page 1852 of the Deed Records of Travis County, Texas,
25 and being the Northeast corner and PLACE OF BEGINNING of the herein
26 described tract, and from which a 3/8" iron rod found for the
27 Northeast corner of said Williams (6.006 Acres) tract bears

1 N11deg.08'17"E 424.22 ft.;

2 THENCE with the West right-of-way line of Wright Road and the
3 East line of said Massey (5.188 Acres) tract S10deg.41'24"W 250.84
4 ft. to a 3/8" iron rod found for the Northeast corner of that
5 certain (4.49 Acres) tract of land as conveyed to Dennis D. Reed and
6 Annette G. Bustos by Special Warranty Deed in Volume 12120 Page 959
7 of the Real Property Records of Travis County, Texas, and being the
8 Southeast corner of said Massey (5.188 Acres) tract, and being the
9 Southeast corner of this tract, and from which a 1/2" iron rod found
10 for the Southeast corner of said Reed (4.49 Acres) tract bears
11 S10deg.25'58"W 237.30 ft.;

12 THENCE leaving the West right-of-way line of Wright Road,
13 with the common line of said Reed (4.49 Acres) tract and said Massey
14 (5.188 Acres) tract, N61deg.00'26"W 872.17 ft. to a 3/8" iron rod
15 found for the Northwest corner of said Reed (4.49 Acres) tract, and
16 for the Southeast of that certain (4.679 Acres) tract of land as
17 conveyed to Randy J. Stary and Martha C. Stary by deed recorded in
18 Volume 12409 Page 432 of the Real Property Records of Travis County,
19 Texas, and being the Southwest corner of said Massey (5.188 Acres)
20 tract, and being the Southwest corner of this tract, and from which
21 a 1/2" iron rod found for the Southwest of said Reed (4.49 Acres)
22 tract bears S10deg.23'50"W 235.99 ft.;

23 THENCE with the common line of said Stary (4.679 Acres)
24 tract, and the said Massey (5.188 Acres) tract, N10deg.27'09"E at
25 249.99 ft. passing a 1/2" iron rod found for the Northeast corner of
26 said Stary (4.679 Acres) tract, and being the Southeast corner of
27 that certain (4.704 Acres) tract of land as conveyed to Clarence E.

1 Tjossem and spouse, Marlyn J. Tjossem by deed recorded in Volume
2 6030 Page 834 of the Deed Records of Travis County, Texas, and
3 continuing with the same bearing for a total distance of 292.63 ft.
4 to a 3/8" iron rod found for the Southwest corner of said Williams
5 (6.006 Acres) tract, and being the Northwest corner of said Massey
6 (5.188 Acres) tract, and being the Northwest corner of this tract;

7 THENCE with the common line of said Williams (6.006 Acres)
8 tract, and said Massey (5.188 Acres) tract, S58deg.28'10"E 887.32
9 ft. to the PLACE OF BEGINNING, and containing 5.165 acres of land.

10 Tract 8

11 FIELD NOTE DESCRIPTION OF 6.97 ACRES OF LAND OUT OF THE
12 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING A
13 PORTION OF BLOCK 33, WILLIAMS SUBDIVISION, A SUBDIVISION IN TRAVIS
14 COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
15 VOLUME Z PAGE 591 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND
16 BEING ALL OF THAT CERTAIN (6.933 ACRE) TRACT OF LAND AS CONVEYED TO
17 BILLY EARL GANDY, JR. AND WIFE, HOLLY BROWNLEE GANDY BY DEED
18 RECORDED IN VOLUME 11470 PAGE 6194 OF THE REAL PROPERTY RECORDS OF
19 TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY
20 METES AND BOUNDS AS FOLLOWS:

21 BEGINNING FOR REFERENCE at a 1/2" iron pipe found near a fence
22 corner post in the East line of Carl Road for the Northwest corner
23 of that certain (74.52 acre) tract of land described as "Second
24 Tract" and as conveyed to Z.T. Scott by deed recorded in Volume 736
25 Page 228 of the Deed Records of Travis County, Texas, and for the
26 Northwest corner of that certain (56.85 acre) tract of land as
27 conveyed to Texas Disposal Systems Landfill, Inc. by Special

1 Warranty Deed recorded in Document No. 2000053428 of the Official
2 Public Records of Travis County, Texas, and for the West corner of
3 that certain (16.77 acre) tract of land as conveyed to Billy Earl
4 Gandy and Billy Earl Gandy, Jr. by deed recorded in Volume 12827
5 Page 937 of the Real Property Records of Travis County, Texas, and
6 for the Southwest corner of that certain (86.868 acre) tract of land
7 as conveyed to Billy Earl Gandy and Billy Earl Gandy, Jr. by said
8 deed recorded in Volume 12827 Page 937 of the Real Property Records
9 of Travis County, Texas;

10 THENCE with the East line of Carl Road, N 29 deg. 57' 57" E
11 1330.54 ft. to a ½" iron rod found for the Southwest corner of that
12 certain (6.933 acre) tract of land as conveyed to Billy Earl Gandy,
13 Jr. and wife, Holly Brownlee Gandy by deed recorded in Volume 11470
14 Page 6194 of the Real Property Records of Travis County, Texas, and
15 being the Southwest corner and PLACE OF BEGINNING of the herein
16 described tract;

17 THENCE continuing with the East line of Carl Road, N 30 deg.
18 13' 30" E 340.32 ft. to a point previously occupied by a ½" iron pipe
19 found (found in March, 1999) for the Northwest corner of said Gandy
20 (6.933 acre) tract and being the Northwest corner of this tract, and
21 from which a ½" iron rod found bears N 26 deg. 04' 21" W 1.27 ft.;
22 THENCE leaving the East line of Carl Road with the North line of
23 said Gandy (6.933 acre) tract, S 59 deg. 12' 19" E 291.69 ft. to a ½"
24 iron rod found being 3.88 ft. South of the South line of Lot 1,
25 Hunters Ridge, a subdivision in Travis County, Texas, according to
26 the map or plat thereof recorded in Volume 85 Page 153A of the Plat
27 Records of Travis County, Texas;

1 THENCE continuing with the North line of said Gandy (6.933
2 acre) tract, S 59 deg. 53' 08" E 210.20 ft. to a ½" iron rod found
3 being 3.67 ft. South of the South line of Lot 10 of said Hunters
4 Ridge;

5 THENCE continuing with the North line of said Gandy (6.933
6 acre) tract, S 60 deg. 18' 38" E 272.86 ft. to a ½" iron rod found
7 being 1.37 ft. South of the South line of said Lot 10;

8 THENCE continuing with the North line of said Gandy (6.933
9 acre) tract, S 59 deg. 48' 08" E 173.29 ft. to a ½" iron rod found
10 for the Northeast corner of said Gandy (6.933 acre) tract being 1.45
11 ft. South of the South line of Lot 11 of said Hunters Ridge and being
12 the Northeast corner of this tract, and from which a ½" iron rod
13 found for the Southeast corner of said Lot 11 bears N 27 deg. 38' 31"
14 E 1.45 ft. and S 59 deg. 49' 42" E 90.60 ft.;

15 THENCE with the East line of said Gandy (6.933 acre) tract, S
16 27 deg. 38' 31" W 298.88 ft. to a ½" iron rod found for the Southeast
17 corner of said Gandy (6.933 acre) tract and for the Northeast corner
18 of Tract A, Ralph K. Williams Subdivision, a subdivision in Travis
19 County, Texas, according to the map or plat thereof recorded in
20 Volume 84 Page 91B of the Plat Records of Travis County, Texas, and
21 being the Southeast corner of this tract;

22 THENCE with the common line of said Gandy (6.933 acre) tract
23 and said Tract A, N 62 deg. 16' 08" W 962.40 ft. to the PLACE OF
24 BEGINNING containing 6.97 acres of land.

25 Tract 9

26 FIELD NOTE DESCRIPTION OF 85.68 ACRES OF LAND OUT OF THE
27 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING A

1 PORTION OF BLOCK 32 AND BLOCK 33, WILLIAMS SUBDIVISION, A
2 SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
3 THEREOF RECORDED IN VOLUME Z PAGE 591 OF THE DEED RECORDS OF TRAVIS
4 COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (86.868 ACRE) TRACT OF
5 LAND AS CONVEYED TO BILLY EARL GANDY AND BILLY EARL GANDY, JR. BY
6 WARRANTY DEED RECORDED IN VOLUME 12827 PAGE 937 OF THE REAL PROPERTY
7 RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY
8 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

9 BEGINNING at a ½" iron pipe found near a fence corner post in
10 the East line of Carl Road for the Northwest corner of that certain
11 (74.52 acre) tract of land described as "Second Tract" and as
12 conveyed to Z.T. Scott by deed recorded in Volume 736 Page 228 of
13 the Deed Records of Travis County, Texas, and for the Northwest
14 corner of that certain (56.85 acre) tract of land as conveyed to
15 Texas Disposal Systems Landfill, Inc. by Special Warranty Deed
16 recorded in Document No. 2000053428 of the Official Public Records
17 of Travis County, Texas, and for the West corner of that certain
18 (16.77 acre) tract of land as conveyed to Billy Earl Gandy and Billy
19 Earl Gandy, Jr. by deed recorded in Volume 12827 Page 937 of the
20 Real Property Records of Travis County, Texas, and for the
21 Southwest corner of that certain (86.868 acre) tract of land as
22 conveyed to Billy Earl Gandy and Billy Earl Gandy, Jr. by said deed
23 recorded in Volume 12827 Page 937 of the Real Property Records of
24 Travis County, Texas, and being the Southwest corner and PLACE OF
25 BEGINNING of the herein described tract;

26 THENCE with the East line of Carl Road, N 29 deg. 57' 57" E
27 968.64 ft. to a ½" iron rod found for the Southwest corner of Tract

1 A, Ralph K. Williams Subdivision, a subdivision in Travis County,
2 Texas, according to the map or plat thereof recorded in Volume 84
3 Page 91B of the Plat Records of Travis County, Texas, for an angle
4 corner of said Gandy (86.868 acre) tract, and being an angle corner
5 of this tract;

6 THENCE leaving the East line of Carl Road with the South line
7 of said Tract A, S 62 deg. 15' 34" E 963.33 ft. to a ½" iron pipe
8 found for the Southeast corner of said Tract A and for the westerly
9 Northwest corner of said Gandy (86.868 acre) tract, and being the
10 westerly Northwest corner of this tract;

11 THENCE with the East line of said Tract A, N 29 deg. 49' 05" E
12 362.03 ft. to a ½" iron rod found for the Northeast corner of said
13 Tract A and for the Southeast corner of that certain (6.933 acre)
14 tract of land as conveyed to Billy Earl Gandy, Jr. and wife, Holly
15 Brownlee Gandy by deed recorded in Volume 11470 Page 6194 of the
16 Real Property Records of Travis County, Texas;

17 THENCE with the East line of said Gandy (6.933 acre) tract, N
18 27 deg. 38' 31" E at 298.88 ft. passing a ½" iron rod found for the
19 Northeast corner of said Gandy (6.933 acre) tract and continuing
20 with the same course for a total distance of 300.33 ft. to a point of
21 intersection with the South line of Lot 11, Hunters Ridge, a
22 subdivision in Travis County, Texas, according to the map or plat
23 thereof recorded in Volume 85 Page 153A of the Plat Records of
24 Travis County, Texas, for the northerly Northwest corner of said
25 Gandy (86.868 acre) tract and being the northerly Northwest corner
26 of this tract, and from which a ½" iron rod found for the Southwest
27 corner of Lot 1 of said Hunters Ridge bears N 59 deg. 49' 42" W

1 924.42 ft. ;

2 THENCE with the South line of said Lot 11, Hunters Ridge, S 59
3 deg. 49' 42" E 90.60 ft. to a ½" iron rod found for the Southeast
4 corner of said Lot 11 and for the Southwest corner of that certain
5 (20.00 acre) tract of land as conveyed to Eduardo Navarro and Marilu
6 Navarro by deed recorded in Document No. 2000027147 of the Official
7 Public Records of Travis County, Texas;

8 THENCE with the North line of said Gandy (86.868 acre) tract,
9 S 58 deg. 49' 00" E at 518.25 ft. passing a ½" iron rod found with a
10 plastic cap imprinted with "Bush Surveying" for the Southeast
11 corner of said Navarro (20.00 acre) tract and for the Southwest
12 corner of that certain (42.47 acre) tract of land as conveyed to
13 Texas Disposal Systems Landfill, Inc. by General Warranty Deed
14 recorded in Document No. 2002097296 of the Official Public Records
15 of Travis County, Texas, and continuing with the same course for a
16 total distance of 1604.67 ft. to a ½" iron rod found with a plastic
17 cap imprinted with "Bush Surveying" for the Northeast corner of
18 said Gandy (86.868 acre) tract and for the Southeast corner of said
19 (42.47 acre) tract and being the Northeast corner of this tract;

20 THENCE with the East line of said Gandy (86.868 acre) tract,
21 the following two (2) courses;

22 1) S 29 deg. 48' 20" W 224.33 ft. to a 3/4" iron
23 rod found for the Southwest corner of that certain (39.28
24 acre) tract of land as conveyed to Don B.Parker, et ux, by
25 deed recorded in Volume 6705 Page 1747 of the Deed Records of
26 Travis County, Texas;

27 2) S 30 deg. 00' 54" W 1410.98 ft. to a ½" iron

1 pipe found for the Northeast corner of said Scott (74.52
2 acre) tract and for the Northeast corner of said Gandy (16.77
3 acre) tract, and for the Southeast corner of said Gandy
4 (86.868 acre) tract, and being the Southeast corner of this
5 tract, and from which a 5/8" iron rod found for the Southeast
6 corner of said Gandy (16.77 acre) tract bears S 29 deg. 51'
7 17" W 551.84 ft.;

8 THENCE with the common line of said Gandy (86.868 acre) tract
9 and Gandy (16.77 acre) tract, N 60 deg. 00' 00" W 2643.81 ft. to the
10 PLACE OF BEGINNING containing 85.68 acres of land.

11 Tract 10

12 FIELD NOTE DESCRIPTION OF 16.74 ACRES OF LAND OUT OF THE
13 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING A
14 PORTION OF BLOCK 32 AND BLOCK 33, WILLIAMS SUBDIVISION, A
15 SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
16 THEREOF RECORDED IN VOLUME Z PAGE 591 OF THE DEED RECORDS OF TRAVIS
17 COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (16.77 ACRE) TRACT OF
18 LAND AS CONVEYED TO BILLY EARL GANDY AND BILLY EARL GANDY, JR. BY
19 WARRANTY DEED RECORDED IN VOLUME 12827 PAGE 937 OF THE REAL PROPERTY
20 RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY
21 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

22 BEGINNING at a ½" iron pipe found near a fence corner post in
23 the East line of Carl Road for the Northwest corner of that certain
24 (74.52 acre) tract of land described as "Second Tract" and as
25 conveyed to Z.T. Scott by deed recorded in Volume 736 Page 228 of
26 the Deed Records of Travis County, Texas, and for the Northwest
27 corner of that certain (56.85 acre) tract of land as conveyed to

1 Texas Disposal Systems Landfill, Inc. by Special Warranty Deed
2 recorded in Document No. 2000053428 of the Official Public Records
3 of Travis County, Texas, and for the West corner of that certain
4 (16.77 acre) tract of land as conveyed to Billy Earl Gandy and Billy
5 Earl Gandy, Jr. by deed recorded in Volume 12827 Page 937 of the
6 Real Property Records of Travis County, Texas, and for the
7 Southwest corner of that certain (86.868 acre) tract of land as
8 conveyed to Billy Earl Gandy and Billy Earl Gandy, Jr. by said deed
9 recorded in Volume 12827 Page 937 of the Real Property Records of
10 Travis County, Texas, and being the West corner and PLACE OF
11 BEGINNING of the herein described tract, and from which a ½" iron
12 rod found in the East line of Carl Road for the Southwest corner of
13 Tract A, Ralph K. Williams Subdivision, a subdivision in Travis
14 County, Texas, according to the map or plat thereof recorded in
15 Volume 84 Page 91B of the Plat Records of Travis County, Texas, for
16 an angle corner of said Gandy (86.868 acre) tract bears N 29 deg.
17 57' 57" E 968.64 ft.;

18 THENCE leaving the East line of Carl Road with the common line
19 of said Gandy (86.868 acre) tract and Gandy (16.77 acre) tract, S 60
20 deg. 00' 00" E 2643.81 ft. to a ½" iron pipe found for the Northeast
21 corner of said Scott (74.52 acre) tract and for the Northeast corner
22 of said Gandy (16.77 acre) tract, and for the Southeast corner of
23 said Gandy (86.868 acre) tract, and being the Northeast corner of
24 this tract,

25 THENCE with the East line of said Gandy (16.77 acre) tract, S
26 29 deg. 51' 17" W 551.84 ft. to a 5/8" iron rod found for the
27 Southeast corner of said Gandy (16.77 acre) tract and for the

1 Northeast corner of said (56.85 acre) tract and being the Southeast
2 corner of this tract;

3 THENCE with the South line of said Gandy (16.77 acre) tract
4 and with the North line of said (56.85 acre) tract, N 48 deg. 12' 58"
5 W 2702.16 ft. to the PLACE OF BEGINNING containing 16.74 acres of
6 land.

7 Tract 11

8 FIELD NOTE DESCRIPTION OF 2.50 ACRES OF LAND OUT OF THE
9 SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF
10 THAT CERTAIN (2.50 ACRE) TRACT OF LAND CONVEYED TO DONALD H. NELSON
11 AND WIFE, BARBARA L. NELSON IN WARRANTY DEED RECORDED IN VOLUME
12 11907 PAGE 151 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,
13 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
14 FOLLOWS:

15 BEGINNING at a ½" iron rod found in the Easterly right-of-way
16 line of Carl Road and being the Southwest corner of that certain
17 (2.50 acre) tract of land conveyed to Donald H. Nelson and wife,
18 Barbara L. Nelson in warranty deed recorded in Volume 11907 Page 151
19 of the Real Property Records of Travis County, Texas, and being the
20 Southwest corner and PLACE OF BEGINNING of the herein described
21 tract;

22 THENCE with the Easterly right-of-way line of Carl Road and
23 the Westerly line of said Nelson (2.50 acre) tract, N 29 deg. 43'
24 51" E 299.97 ft. to a ½" iron rod found at the Northwest corner of
25 said Nelson (2.50 acre) tract and being the Northwest corner of this
26 tract;

27 THENCE leaving the Easterly right-of-way line of Carl Road

1 and with the Northerly line of said Nelson (2.50 acre) tract, S 60
2 deg. 15' 34" E passing a $\frac{1}{2}$ " iron rod found at 24.94 ft. for the
3 Southwest corner of Lot 3, Hunters Ridge, a subdivision in Travis
4 County, Texas according to the map or plat of record in Volume 85
5 Page 153A of the Plat Records of Travis County, Texas, and
6 continuing along the same course for a total distance of 363.00 ft.
7 to a $\frac{1}{2}$ " iron rod found for the Northeast corner of said Nelson (2.50
8 acre), and being the Northwest corner of Lot 8, Hunters Ridge, and
9 being the Northeast corner of this tract, and from which a $\frac{1}{2}$ " iron
10 rod found for the Southeast corner of said Lot 3, bears S 60 deg. 17'
11 03" E 62.68 ft.;

12 THENCE with the common line of said Nelson (2.50 acre) tract
13 and said Lot 8, Hunters Ridge, S 29 deg. 46' 37" W 299.56 ft. to a $\frac{1}{2}$ "
14 iron rod found at the Southeast corner of said Nelson (2.50 acre)
15 tract, and being the Southwest corner of said Lot 8, Hunters Ridge,
16 and being the Southeast corner of this tract, and from which a $\frac{1}{2}$ "
17 iron rod found for the Northeast corner of Lot 2, Hunters Ridge,
18 bears S 59 deg. 58' 34" E 61.28 ft.;

19 THENCE with the Southerly line of said Nelson (2.50 acre)
20 tract, N 60 deg. 19' 30" W passing a $\frac{1}{2}$ " iron rod found at 337.69 ft.
21 for the Northwest corner of Lot 2, Hunters Ridge, and continuing
22 along the same course for a total distance of 362.76 ft. to the
23 Place of Beginning, containing 2.50 acres of land.

24 Tract 12

25 Lot 2, HUNTERS RIDGE, a subdivision in Travis County, Texas,
26 according to the map or plat thereof, recorded in Volume 85, Page(s)
27 153A of the Plat Records of Travis County, Texas.

1 SECTION 3. (a) The legal notice of the intention to
2 introduce this Act, setting forth the general substance of this
3 Act, has been published as provided by law, and the notice and a
4 copy of this Act have been furnished to all persons, agencies,
5 officials, or entities to which they are required to be furnished
6 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7 Government Code.

8 (b) The governor, one of the required recipients, has
9 submitted the notice and Act to the Texas Commission on
10 Environmental Quality.

11 (c) The Texas Commission on Environmental Quality has filed
12 its recommendations relating to this Act with the governor, the
13 lieutenant governor, and the speaker of the house of
14 representatives within the required time.

15 (d) All requirements of the constitution and laws of this
16 state and the rules and procedures of the legislature with respect
17 to the notice, introduction, and passage of this Act are fulfilled
18 and accomplished.

19 SECTION 4. This Act takes effect immediately if it receives
20 a vote of two-thirds of all the members elected to each house, as
21 provided by Section 39, Article III, Texas Constitution. If this
22 Act does not receive the vote necessary for immediate effect, this
23 Act takes effect September 1, 2007.