

By: Wentworth

S.B. No. 1660

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Travis-Creedmoor Municipal Utility District; providing authority to impose taxes and issue bonds.

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

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

CHAPTER 8163. TRAVIS-CREEDMOOR MUNICIPAL UTILITY DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8163.001. DEFINITIONS. In this chapter:

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

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

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

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

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

Sec. 8163.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) All land and other property included in the district will benefit from the improvements and services to be provided by the district.

1       (b) The district is created to accomplish:

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

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

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

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

15               (1) organization, existence, or validity;

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

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

20               (4) legality or operation.

21       [Sections 8163.006-8163.050 reserved for expansion]

22               SUBCHAPTER B. BOARD OF DIRECTORS

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

25       (b) Except as provided by Section 8163.053, directors serve  
26 staggered four-year terms.

27       Sec. 8163.052. ELECTION OF DIRECTORS. On the uniform

1 election date in May of each even-numbered year, the appropriate  
2 number of directors shall be elected.

3 Sec. 8163.053. INITIAL DIRECTORS. (a) The initial board  
4 consists of:

5 (1) David Donaldson;

6 (2) Mike Fowler;

7 (3) Jim Hemphill;

8 (4) Kurt Johnson; and

9 (5) Kerry Russell.

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

15 [Sections 8163.054-8163.100 reserved for expansion]

16 SUBCHAPTER C. POWERS AND DUTIES

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

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

25 Sec. 8163.103. ROAD PROJECTS. (a) To the extent authorized  
26 by Section 52, Article III, Texas Constitution, the district may  
27 construct, acquire, improve, maintain, or operate arterials or main

1 feeder roads or improvements in aid of those roads.

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

6 Sec. 8163.104. COMPLIANCE WITH MUNICIPAL CONSENT  
7 ORDINANCES OR RESOLUTIONS. Subject to the limitations of Section  
8 54.016, Water Code, the district shall comply with all applicable  
9 requirements of any ordinance or resolution adopted by the  
10 governing body of the municipality that consents to the creation of  
11 the district or to the inclusion of lands within the district.

12 [Sections 8163.105-8163.150 reserved for expansion]

13 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

14 Sec. 8163.151. ELECTIONS REGARDING TAXES OR BONDS. (a)  
15 Except as provided by Section 8163.201(b), the district may issue,  
16 without an election, bonds and other obligations secured by revenue  
17 or contract payments from any source other than ad valorem  
18 taxation.

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

23 Sec. 8163.152. OPERATION AND MAINTENANCE TAX. (a) If  
24 authorized at an election held under Section 8163.151, the district  
25 may impose an operation and maintenance tax on taxable property in  
26 the district in accordance with Section 49.107, Water Code.

27 (b) The board shall determine the tax rate. The rate may not

1 exceed the rate approved at the election.

2 [Sections 8163.153-8163.200 reserved for expansion]

3 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

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

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

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

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

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

21 (2) the district annually shall impose an ad valorem  
22 tax on all taxable property in the district in an amount sufficient  
23 to:

24 (A) pay the interest on the bonds as the interest  
25 becomes due;

26 (B) create a sinking fund for the payment of the  
27 principal of the bonds when due or the redemption price at any

1 earlier required redemption date; and

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

3 SECTION 2. The Travis-Creedmoor Municipal Utility District  
4 initially includes all the territory contained in the following  
5 area:

6 Tract 1

7 FIELD NOTE DESCRIPTION OF 42.47 ACRES OF LAND OUT OF THE  
8 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING  
9 ALL OF THAT CERTAIN (42.26 ACRE) TRACT OF LAND AS CONVEYED TO FLOYD  
10 G. SELF, JR. BY DEED RECORDED IN DOCUMENT NO. 1999006930 OF THE REAL  
11 PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS FURTHER DESCRIBED IN  
12 VOLUME 1822 PAGE 209 OF THE DEED 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 with plastic cap imprinted  
16 with "Bush Surveying Inc.", for the Southwest corner of that  
17 certain (42.26 acre) tract of land as conveyed to Floyd G. Self, Jr.  
18 by deed recorded in Document No. 1999006930 of the Real Property  
19 Records of Travis County, Texas, and being the Southeast corner of  
20 that certain (20 acre) tract of land as conveyed to Eduardo Navarro  
21 and Marilu Navarro by Warranty Deed recorded in Document No.  
22 2000027147 of the Real Property Records of Travis County, Texas,  
23 and being the Southwest corner and

24 PLACE OF BEGINNING of the herein described tract, and from  
25 which a ½" iron rod found for the Southwest corner of said Navarro  
26 (20 acre) tract bears N 58 deg. 42' 59" W 518.25 ft.;

27 THENCE with the West line of said Self (42.26 acre) tract and

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1 the East line of said Navarro (20 acre) tract, N 29 deg. 44' 41" E  
2 1689.70 ft. to a ½" iron rod found with plastic cap imprinted with  
3 "Bush Surveying Inc." in the fenced South line of the Old Lockhart  
4 Highway for the Northwest corner of said Self (42.26 acre) tract,  
5 and being the Northeast corner of said Navarro (20 acre) tract, and  
6 being the Northwest corner of this tract, and from which a ½" iron  
7 rod found bears N 59 deg. 47' 00" W 517.93 ft.;

8         THENCE with the fenced South line of Old Lockhart Highway and  
9 the North line of said Self (42.26 acre) tract, S 59 deg. 47' 00" E  
10 1090.86 ft. to a ½" iron rod found with plastic cap imprinted with  
11 "Bush Surveying Inc.", for the Northeast corner of said Self (42.26  
12 acre) tract, and being the Northwest corner of that certain (10.00  
13 acre) tract of land as conveyed to Robert Dale Parker and Sharisse  
14 Parker by Warranty Deed recorded in Document No. 2000068612 of the  
15 Real Property Records of Travis County, Texas, and being the  
16 Northeast corner of this tract;

17         THENCE leaving the South line of Old Lockhart Highway with  
18 the East line of said Self (42.26 acre) tract, S 29 deg. 54' 20" W  
19 1709.90 ft. to a ½" iron rod found with plastic cap imprinted with  
20 "Bush Surveying Inc.", for the Southeast corner of said Self (42.26  
21 acre) tract, and being the Southeast corner of this tract, and from  
22 which a ¾" iron rod found bears S 29 deg. 54' 20" W 224.33 ft.;

23         THENCE with the South line of said Self (42.26 acre) tract,  
24 and along the average line of a wire fence with old fence posts, N 58  
25 deg. 42' 59" W 1086.42 ft. to the PLACE OF BEGINNING, containing  
26 42.47 acres of land.

27         Tract 2

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

13 BEGINNING at a  $\frac{1}{2}$ " iron pipe found near a fence corner post in  
14 the East line of Carl Road for the Northwest corner of that certain  
15 (74.52 acre) tract of land described as "Second Tract" and as  
16 conveyed to Z.T. Scott by deed recorded in Volume 736 Page 228 of  
17 the Deed Records of Travis County, Texas, and for the West corner of  
18 that certain (16.77 acre) tract of land described as "Tract II" and  
19 as conveyed to Billy Earl Gandy and Billy Earl Gandy, Jr. by deed  
20 recorded in Volume 12827 Page 937 of the Real Property Records of  
21 Travis County, Texas, and being the Northwest corner and PLACE OF  
22 BEGINNING of the herein described tract, and from which a  $\frac{1}{2}$ " iron  
23 pipe found for the Northeast corner of said Scott (74.52 acre) tract  
24 and for the Northeast corner of said Gandy (16.77 acre) tract bears  
25 S 60 deg. 00' 00" E 2643.81 ft.;

26 THENCE leaving the East line of Carl Road and crossing the  
27 interior of said Scott (74.52 acre) tract with the South line of



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

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

15         THENCE crossing the interior of said Scott (74.52 acre) tract  
16 with the North right-of-way line of F.M. Highway No. 1327, N 60 deg.  
17 10' 51" W 2645.74 ft. to a ½" iron rod set with a plastic cap  
18 imprinted with "Carson and Bush Professional Surveyors" at the  
19 point of intersection with the East line of Carl Road and the West  
20 line of said Scott (74.52 acre) tract for the Southwest corner of  
21 this tract, and from which a ½" iron rod found bears N 60 deg. 10'  
22 51" W 73.11 ft.;

23         THENCE with the East line of Carl Road and the West line of  
24 said Scott (74.52 acre) tract, N 29 deg. 55' 16" E 1216.37 ft. to the  
25 PLACE OF BEGINNING, containing 56.85 acres of land.

26         Tract 3

27         TRACT I: BEING 2.50 acres, more or less, situated in Travis

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1 County, Texas, out of the Elijah Caples Survey, Abstract No. 155,  
2 and being a part of the lands conveyed to Joseph J. Sanders and  
3 Assoc. on the 22nd day of October, 1970, and recorded in Volume  
4 3947, Page 2326, of the Deed Records of Travis County, Texas;

5 BEGINNING at the Northwest corner of Lot No. 4, of the  
6 Subdivision of the Brown portion of the Elijah Caples Survey as made  
7 by Dennis Corwin;

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

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

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

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

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

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

25 Tract 4

26 FIELD NOTES FOR A 0.4622 ACRE TRACT OF LAND IN THE ELIJAH  
27 CAPLES SURVEY, ABSTRACT NO. 155, TRAVIS COUNTY, TEXAS, AND BEING

1 OUT OF AND A PART OF THAT CERTAIN 2.992 ACRE TRACT OF LAND CONVEYED  
2 TO ROBERT PETERMAN FROM JOYCE HIMES AND HUSBAND, CARL HIMES BY DEED  
3 DATED APRIL 22, 1983 AS RECORDED IN VOLUME 8099, PAGE 222 OF THE  
4 DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.4622 ACRE TRACT BEING  
5 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

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

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

24 Tract 5

25 FIELD NOTE DESCRIPTION OF 5.130 ACRES OF LAND OUT OF THE  
26 ELIJAH CAPLES SURVEY ABSTRACT No. 155 IN TRAVIS COUNTY, TEXAS,  
27 BEING ALL OF THAT CERTAIN (5.134 ACRE) TRACT OF LAND AS CONVEYED TO

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1 CARL W. COLE AND WIFE, LOLA L. COLE BY SPECIAL WARRANTY DEED  
2 RECORDED IN VOLUME 11419 PAGE 572 OF THE REAL PROPERTY RECORDS OF  
3 TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY  
4 METES AND BOUNDS AS FOLLOWS:

5 BEGINNING at a  $\frac{1}{2}$ " iron rod found in the East right-of-way line  
6 of Wright Road for the Northwest corner of that certain (5.134 acre)  
7 tract of land as conveyed to Carl W. Cole and wife, Lola L. Cole by  
8 Special Warranty Deed recorded in Volume 11419 Page 572 of the Real  
9 Property Records of Travis County, Texas, and for an angle corner of  
10 that certain (109.27 acre) tract of land as conveyed to Carl W. Cole  
11 by Special Warranty Deed recorded in Volume 11889 Page 41 of the  
12 Real Property Records of Travis County, Texas, and being the  
13 Northwest corner and PLACE OF BEGINNING of the herein described  
14 tract;

15 THENCE leaving the East right-of-way line of Wright Road with  
16 the common line of said Cole (5.134 acre) tract and Cole (109.27  
17 acre) tract, S 78 deg. 34' 55" E 507.08 ft. to a  $\frac{1}{2}$ " iron rod found  
18 for the Northeast corner of said Cole (5.134 acre) tract and for an  
19 angle corner of said Cole (109.27 acre) tract and being the  
20 Northeast corner of this tract;

21 THENCE continuing with a common line of said Cole (5.134  
22 acre) tract and Cole (109.27 acre) tract, S 12 deg. 25' 26" W 870.09  
23 ft. to a  $\frac{1}{2}$ " iron rod found for the Southeast corner of said Cole  
24 (5.134 acre) tract and for an angle corner of said Cole (109.27  
25 acre) tract and being the Southeast corner of this tract;

26 THENCE continuing with a common line of said Cole (5.134  
27 acre) tract and said Cole (109.27 acre) tract, N 79 deg. 29' 42" W

1 486.20 ft. to a ½" iron rod found in the East right-of-way line of  
2 Wright Road for the Southwest corner of said Cole (5.134 acre) tract  
3 and for an angle corner of said Cole (109.27 acre) tract and being  
4 the Southwest corner of this tract;

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

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

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

27       THENCE continuing with a common line of said Cole (5.134

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

6 THENCE with the East right-of-way line of Wright Road, N 11  
7 deg. 25' 22" E 119.84 ft. to the PLACE OF BEGINNING, containing  
8 5.130 acres of land.

9 Tract 6

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

17 BEGINNING FOR REFERENCE at a ½" iron rod found in the East  
18 right-of-way line of Wright Road for the Northwest corner of that  
19 certain (5.134 acre) tract of land as conveyed to Carl W. Cole and  
20 wife, Lola L. Cole by Special Warranty Deed recorded in Volume 11419  
21 Page 572 of the Real Property Records of Travis County, Texas, and  
22 for an angle corner of that certain (109.27 acre) tract of land as  
23 conveyed to Carl W. Cole by Special Warranty Deed recorded in Volume  
24 11889 Page 41 of the Real Property Records of Travis County, Texas,  
25 and from which a ½" iron rod found for the Northeast corner of said  
26 Cole (5.134 acre) tract bears S 78 deg. 34' 55" E 507.08 ft.;

27 THENCE with the East right-of-way line of Wright Road, S 11

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

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

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

18       THENCE continuing with a common line of said Cole (5.134  
19 acre) tract and Cole (4.866 acre) tract, N 74 deg. 59' 00" W 359.39  
20 ft. to a  $\frac{1}{2}$ " iron rod found in the East right-of-way line of Wright  
21 Road for the Southwest corner of said Cole (4.866 acre) tract and  
22 for an angle corner of said Cole (5.134 acre) tract, and being the  
23 Southwest corner of this tract, and from which a  $\frac{1}{2}$ " iron rod found  
24 in the East right-of-way line of Wright Road for the Southwest  
25 corner of said Cole (5.134 acre) tract bears S 10 deg. 27' 35" W  
26 168.80 ft.;

27       THENCE with the East right-of-way line of Wright Road and the

1 West line of said Cole (4.866 acre) tract, the following two (2)  
2 courses;

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

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

7 Tract 7

8 FIELD NOTE DESCRIPTION OF 5.165 ACRES OF LAND OUT OF THE  
9 ELIJAH CAPLES SURVEY, ABSTRACT No. 155, AND BEING ALL THAT CERTAIN  
10 (5.188 ACRES) TRACT OF LAND AS CONVEYED TO ALBERT G. MASSEY AND  
11 WIFE, KATHLEEN E. MASSEY BY DEED RECORDED IN VOLUME 4610 PAGE 1852  
12 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE  
13 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

14 BEGINNING at a 3/8" iron rod found in the West right-of-way  
15 line of Wright Road, and being the Southeast corner of that certain  
16 (6.006 Acres) tract of land as conveyed to Sharon Williams by  
17 Warranty Deed recorded in Volume 13278 Page 3459 of the Real  
18 Property Records of Travis County, Texas, and being the Northeast  
19 corner of that certain (5.188 Acres) tract of land as conveyed to  
20 Albert G. Massey, and wife, Kathleen E. Massey by deed recorded in  
21 Volume 4610 Page 1852 of the Deed Records of Travis County, Texas,  
22 and being the Northeast corner and PLACE OF BEGINNING of the herein  
23 described tract, and from which a 3/8" iron rod found for the  
24 Northeast corner of said Williams (6.006 Acres) tract bears  
25 N11deg.08'17"E 424.22 ft.;

26 THENCE with the West right-of-way line of Wright Road and the  
27 East line of said Massey (5.188 Acres) tract S10deg.41'24"W 250.84



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

9       THENCE leaving the West right-of-way line of Wright Road,  
10 with the common line of said Reed (4.49 Acres) tract and said Massey  
11 (5.188 Acres) tract, N61deg.00'26"W 872.17 ft. to a 3/8" iron rod  
12 found for the Northwest corner of said Reed (4.49 Acres) tract, and  
13 for the Southeast of that certain (4.679 Acres) tract of land as  
14 conveyed to Randy J. Stary and Martha C. Stary by deed recorded in  
15 Volume 12409 Page 432 of the Real Property Records of Travis County,  
16 Texas, and being the Southwest corner of said Massey (5.188 Acres)  
17 tract, and being the Southwest corner of this tract, and from which  
18 a 1/2" iron rod found for the Southwest of said Reed (4.49 Acres)  
19 tract bears S10deg.23'50"W 235.99 ft.;

20       THENCE with the common line of said Stary (4.679 Acres)  
21 tract, and the said Massey (5.188 Acres) tract, N10deg.27'09"E at  
22 249.99 ft. passing a 1/2" iron rod found for the Northeast corner of  
23 said Stary (4.679 Acres) tract, and being the Southeast corner of  
24 that certain (4.704 Acres) tract of land as conveyed to Clarence E.  
25 Tjossem and spouse, Marlyn J. Tjossem by deed recorded in Volume  
26 6030 Page 834 of the Deed Records of Travis County, Texas, and  
27 continuing with the same bearing for a total distance of 292.63 ft.

1 to a 3/8" iron rod found for the Southwest corner of said Williams  
2 (6.006 Acres) tract, and being the Northwest corner of said Massey  
3 (5.188 Acres) tract, and being the Northwest corner of this tract;

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

7 Tract 8

8 FIELD NOTE DESCRIPTION OF 9.921 ACRES OF LAND OUT OF THE  
9 ELIJAH CAPLES SURVEY ABSTRACT No. 155 IN TRAVIS COUNTY, TEXAS,  
10 BEING ALL OF THAT CERTAIN (9.979 ACRE) TRACT OF LAND AS CONVEYED TO  
11 KATHRYN L. KISTNER AND GARY L. KISTNER BY WARRANTY DEED RECORDED IN  
12 VOLUME 12909 PAGE 568 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,  
13 TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
14 FOLLOWS:

15 BEGINNING at a 3/8" iron rod found in the West right-of-way  
16 line of Wright Road and for the Northeast corner of that certain  
17 (9.979 acre) tract of land as conveyed to Kathryn L. Kistner and  
18 Gary L. Kistner by Warranty Deed recorded in Volume 12909 Page 568  
19 of the Real Property Records of Travis County, Texas, and for the  
20 Southeast corner of that certain (4.560 acre) tract of land as  
21 conveyed to Dennis D. Reed by deed recorded in Volume 12941 Page 733  
22 of the Real Property Records of Travis County, Texas, and being the  
23 Northeast corner and PLACE OF BEGINNING of the herein described  
24 tract;

25 THENCE with the West right-of-way line of Wright Road, and  
26 with the East line of said Kistner (9.979 acre) tract, S 10deg. 29'  
27 05" W 523.33 ft. to a 3/8" iron rod found for the Southeast corner of

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1 said Kistner (9.979 acre) tract, and being the Northeast corner of  
2 that certain (43.428 acre) tract of land as conveyed to Jake  
3 Sandgarten by deed recorded in Volume 8296 Page 366 of the Deed  
4 Records of Travis County, Texas, and being the Southeast corner of  
5 this tract;

6 THENCE leaving the West right-of-way line of Wright Road with  
7 the common line of said Sandgarten (43.428 acre) tract, and said  
8 Kistner (9.979 acre) tract, N 60deg. 56' 00" W 871.10 ft. to a 3/8"  
9 iron rod found for the Southwest corner of said Kistner (9.979 acre)  
10 tract, and being Southeast corner of that certain (9.947 acre)  
11 tract as conveyed to Kenneth Ray Smith by deed recorded in Volume  
12 5646 Page 400 of the Deed Records of Travis County, Texas, and being  
13 an angle point of said Sandgarten (43.428 acre) tract, and being the  
14 Southwest corner of this tract;

15 THENCE with the common line of said Smith (9.947 acre), and  
16 Kistner (9.979 acre) tract, N 10deg. 25' 55" E 523.32 ft. to a 1/2"  
17 iron rod found for the Northeast corner of said Smith (9.947 acre)  
18 tract, and being the Southeast corner of that certain (8.977 acre)  
19 tract of land as conveyed to Leon J. and Virginia Smith by deed  
20 recorded in Volume 12429 Page 1214 of the Real Property Records of  
21 Travis County, Texas, and being the Southwest corner of said Reed  
22 (4.560 acre) tract, and being the Northwest corner of said Kistner  
23 (9.979 acre) tract, and being the Northwest corner of this tract;

24 THENCE with the common line of said Reed (4.560 acre) tract  
25 and said Kistner (9.979 acre) tract, S 60deg. 56' 37" E 871.55 ft.  
26 to the PLACE OF BEGINNING, containing 9.921 acres of land.

27 Tract 9

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1 FIELD NOTE DESCRIPTION OF 6.97 ACRES OF LAND OUT OF THE  
2 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING A  
3 PORTION OF BLOCK 33, WILLIAMS SUBDIVISION, A SUBDIVISION IN TRAVIS  
4 COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN  
5 VOLUME 2 PAGE 591 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND  
6 BEING ALL OF THAT CERTAIN (6.933 ACRE) TRACT OF LAND AS CONVEYED TO  
7 BILLY EARL GANDY, JR. AND WIFE, HOLLY BROWNLEE GANDY BY DEED  
8 RECORDED IN VOLUME 11470 PAGE 6194 OF THE REAL PROPERTY RECORDS OF  
9 TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY  
10 METES AND BOUNDS AS FOLLOWS:

11 BEGINNING FOR REFERENCE at a  $\frac{1}{2}$ " iron pipe found near a fence  
12 corner post in the East line of Carl Road for the Northwest corner  
13 of that certain (74.52 acre) tract of land described as "Second  
14 Tract" and as conveyed to Z.T. Scott by deed recorded in Volume 736  
15 Page 228 of the Deed Records of Travis County, Texas, and for the  
16 Northwest corner of that certain (56.85 acre) tract of land as  
17 conveyed to Texas Disposal Systems Landfill, Inc. by Special  
18 Warranty Deed recorded in Document No. 2000053428 of the Official  
19 Public Records of Travis County, Texas, and for the West corner of  
20 that certain (16.77 acre) tract of land as conveyed to Billy Earl  
21 Gandy and Billy Earl Gandy, Jr. by deed recorded in Volume 12827  
22 Page 937 of the Real Property Records of Travis County, Texas, and  
23 for the Southwest corner of that certain (86.868 acre) tract of land  
24 as conveyed to Billy Earl Gandy and Billy Earl Gandy, Jr. by said  
25 deed recorded in Volume 12827 Page 937 of the Real Property Records  
26 of Travis County, Texas;

27 THENCE with the East line of Carl Road, N 29 deg. 57' 57" E

1 1330.54 ft. to a  $\frac{1}{2}$ " iron rod found for the Southwest corner of that  
2 certain (6.933 acre) tract of land as conveyed to Billy Earl Gandy,  
3 Jr. and wife, Holly Brownlee Gandy by deed recorded in Volume 11470  
4 Page 6194 of the Real Property Records of Travis County, Texas, and  
5 being the Southwest corner and PLACE OF BEGINNING of the herein  
6 described tract;

7         THENCE continuing with the East line of Carl Road, N 30 deg.  
8 13' 30" E 340.32 ft. to a point previously occupied by a  $\frac{1}{2}$ " iron pipe  
9 found (found in March, 1999) for the Northwest corner of said Gandy  
10 (6.933 acre) tract and being the Northwest corner of this tract, and  
11 from which a  $\frac{1}{2}$ " iron rod found bears N 26 deg. 04' 21" W 1.27 ft.;  
12 THENCE leaving the East line of Carl Road with the North line of  
13 said Gandy (6.933 acre) tract, S 59 deg. 12' 19" E 291.69 ft. to a  $\frac{1}{2}$ "  
14 iron rod found being 3.88 ft. South of the South line of Lot 1,  
15 Hunters Ridge, a subdivision in Travis County, Texas, according to  
16 the map or plat thereof recorded in Volume 85 Page 153A of the Plat  
17 Records of Travis County, Texas;

18         THENCE continuing with the North line of said Gandy (6.933  
19 acre) tract, S 59 deg. 53' 08" E 210.20 ft. to a  $\frac{1}{2}$ " iron rod found  
20 being 3.67 ft. South of the South line of Lot 10 of said Hunters  
21 Ridge;

22         THENCE continuing with the North line of said Gandy (6.933  
23 acre) tract, S 60 deg. 18' 38" E 272.86 ft. to a  $\frac{1}{2}$ " iron rod found  
24 being 1.37 ft. South of the South line of said Lot 10;

25         THENCE continuing with the North line of said Gandy (6.933  
26 acre) tract, S 59 deg. 48' 08" E 173.29 ft. to a  $\frac{1}{2}$ " iron rod found  
27 for the Northeast corner of said Gandy (6.933 acre) tract being 1.45

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1 ft. South of the South line of Lot 11 of said Hunters Ridge and being  
2 the Northeast corner of this tract, and from which a  $\frac{1}{2}$ " iron rod  
3 found for the Southeast corner of said Lot 11 bears N 27 deg. 38' 31"  
4 E 1.45 ft. and S 59 deg. 49' 42" E 90.60 ft.;

5 THENCE with the East line of said Gandy (6.933 acre) tract, S  
6 27 deg. 38' 31" W 298.88 ft. to a  $\frac{1}{2}$ " iron rod found for the Southeast  
7 corner of said Gandy (6.933 acre) tract and for the Northeast corner  
8 of Tract A, Ralph K. Williams Subdivision, a subdivision in Travis  
9 County, Texas, according to the map or plat thereof recorded in  
10 Volume 84 Page 91B of the Plat Records of Travis County, Texas, and  
11 being the Southeast corner of this tract;

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

15 Tract 10

16 FIELD NOTE DESCRIPTION OF 85.68 ACRES OF LAND OUT OF THE  
17 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING A  
18 PORTION OF BLOCK 32 AND BLOCK 33, WILLIAMS SUBDIVISION, A  
19 SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
20 THEREOF RECORDED IN VOLUME Z PAGE 591 OF THE DEED RECORDS OF TRAVIS  
21 COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (86.868 ACRE) TRACT OF  
22 LAND AS CONVEYED TO BILLY EARL GANDY AND BILLY EARL GANDY, JR. BY  
23 WARRANTY DEED RECORDED IN VOLUME 12827 PAGE 937 OF THE REAL PROPERTY  
24 RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY  
25 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

26 BEGINNING at a  $\frac{1}{2}$ " iron pipe found near a fence corner post in  
27 the East line of Carl Road for the Northwest corner of that certain

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1 (74.52 acre) tract of land described as "Second Tract" and as  
2 conveyed to Z.T. Scott by deed recorded in Volume 736 Page 228 of  
3 the Deed Records of Travis County, Texas, and for the Northwest  
4 corner of that certain (56.85 acre) tract of land as conveyed to  
5 Texas Disposal Systems Landfill, Inc. by Special Warranty Deed  
6 recorded in Document No. 2000053428 of the Official Public Records  
7 of Travis County, Texas, and for the West corner of that certain  
8 (16.77 acre) tract of land as conveyed to Billy Earl Gandy and Billy  
9 Earl Gandy, Jr. by deed recorded in Volume 12827 Page 937 of the  
10 Real Property Records of Travis County, Texas, and for the  
11 Southwest corner of that certain (86.868 acre) tract of land as  
12 conveyed to Billy Earl Gandy and Billy Earl Gandy, Jr. by said deed  
13 recorded in Volume 12827 Page 937 of the Real Property Records of  
14 Travis County, Texas, and being the Southwest corner and PLACE OF  
15 BEGINNING of the herein described tract;

16 THENCE with the East line of Carl Road, N 29 deg. 57' 57" E  
17 968.64 ft. to a ½" iron rod found for the Southwest corner of Tract  
18 A, Ralph K. Williams Subdivision, a subdivision in Travis County,  
19 Texas, according to the map or plat thereof recorded in Volume 84  
20 Page 91B of the Plat Records of Travis County, Texas, for an angle  
21 corner of said Gandy (86.868 acre) tract, and being an angle corner  
22 of this tract;

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

1           THENCE with the East line of said Tract A, N 29 deg. 49' 05" E  
2 362.03 ft. to a ½" iron rod found for the Northeast corner of said  
3 Tract A and for the Southeast corner of that certain (6.933 acre)  
4 tract of land as conveyed to Billy Earl Gandy, Jr. and wife, Holly  
5 Brownlee Gandy by deed recorded in Volume 11470 Page 6194 of the  
6 Real Property Records of Travis County, Texas;

7           THENCE with the East line of said Gandy (6.933 acre) tract, N  
8 27 deg. 38' 31" E at 298.88 ft. passing a ½" iron rod found for the  
9 Northeast corner of said Gandy (6.933 acre) tract and continuing  
10 with the same course for a total distance of 300.33 ft. to a point of  
11 intersection with the South line of Lot 11, Hunters Ridge, a  
12 subdivision in Travis County, Texas, according to the map or plat  
13 thereof recorded in Volume 85 Page 153A of the Plat Records of  
14 Travis County, Texas, for the northerly Northwest corner of said  
15 Gandy (86.868 acre) tract and being the northerly Northwest corner  
16 of this tract, and from which a ½" iron rod found for the Southwest  
17 corner of Lot 1 of said Hunters Ridge bears N 59 deg. 49' 42" W  
18 924.42 ft. ;

19           THENCE with the South line of said Lot 11, Hunters Ridge, S 59  
20 deg. 49' 42" E 90.60 ft. to a ½" iron rod found for the Southeast  
21 corner of said Lot 11 and for the Southwest corner of that certain  
22 (20.00 acre) tract of land as conveyed to Eduardo Navarro and Marilu  
23 Navarro by deed recorded in Document No. 2000027147 of the Official  
24 Public Records of Travis County, Texas;

25           THENCE with the North line of said Gandy (86.868 acre) tract,  
26 S 58 deg. 49' 00" E at 518.25 ft. passing a ½" iron rod found with a  
27 plastic cap imprinted with "Bush Surveying" for the Southeast



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1 corner of said Navarro (20.00 acre) tract and for the Southwest  
2 corner of that certain (42.47 acre) tract of land as conveyed to  
3 Texas Disposal Systems Landfill, Inc. by General Warranty Deed  
4 recorded in Document No.2002097296 of the Official Public Records  
5 of Travis County, Texas, and continuing with the same course for a  
6 total distance of 1604.67 ft. to a ½" iron rod found with a plastic  
7 cap imprinted with "Bush Surveying" for the Northeast corner of  
8 said Gandy (86.868 acre) tract and for the Southeast corner of said  
9 (42.47 acre) tract and being the Northeast corner of this tract;

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

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

17 2) S 30 deg. 00' 54" W 1410.98 ft. to a ½" iron pipe found  
18 for the Northeast corner of said Scott (74.52 acre) tract and  
19 for the Northeast corner of said Gandy (16.77 acre) tract,  
20 and for the Southeast corner of said Gandy(86.868 acre)  
21 tract, and being the Southeast corner of this tract, and from  
22 which a 5/8" iron rod found for the Southeast corner of said  
23 Gandy(16.77 acre) tract bears S 29 deg. 51' 17" W 551.84 ft.;

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

27 Tract 11

1 FIELD NOTE DESCRIPTION OF 16.74 ACRES OF LAND OUT OF THE  
2 SANTIAGO DEL VALLE TEN LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING A  
3 PORTION OF BLOCK 32 AND BLOCK 33, WILLIAMS SUBDIVISION, A  
4 SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
5 THEREOF RECORDED IN VOLUME Z PAGE 591 OF THE DEED RECORDS OF TRAVIS  
6 COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (16.77 ACRE) TRACT OF  
7 LAND AS CONVEYED TO BILLY EARL GANDY AND BILLY EARL GANDY, JR. BY  
8 WARRANTY DEED RECORDED IN VOLUME 12827 PAGE 937 OF THE REAL PROPERTY  
9 RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY  
10 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

11 BEGINNING at a  $\frac{1}{2}$ " iron pipe found near a fence corner post in  
12 the East line of Carl Road for the Northwest corner of that certain  
13 (74.52 acre) tract of land described as "Second Tract" and as  
14 conveyed to Z.T. Scott by deed recorded in Volume 736 Page 228 of  
15 the Deed Records of Travis County, Texas, and for the Northwest  
16 corner of that certain (56.85 acre) tract of land as conveyed to  
17 Texas Disposal Systems Landfill, Inc. by Special Warranty Deed  
18 recorded in Document No. 2000053428 of the Official Public Records  
19 of Travis County, Texas, and for the West corner of that certain  
20 (16.77 acre) tract of land as conveyed to Billy Earl Gandy and Billy  
21 Earl Gandy, Jr. by deed recorded in Volume 12827 Page 937 of the  
22 Real Property Records of Travis County, Texas, and for the  
23 Southwest corner of that certain (86.868 acre) tract of land as  
24 conveyed to Billy Earl Gandy and Billy Earl Gandy, Jr. by said deed  
25 recorded in Volume 12827 Page 937 of the Real Property Records of  
26 Travis County, Texas, and being the West corner and PLACE OF  
27 BEGINNING of the herein described tract, and from which a  $\frac{1}{2}$ " iron

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1 rod found in the East line of Carl Road for the Southwest corner of  
2 Tract A, Ralph K. Williams Subdivision, a subdivision in Travis  
3 County, Texas, according to the map or plat thereof recorded in  
4 Volume 84 Page 91B of the Plat Records of Travis County, Texas, for  
5 an angle corner of said Gandy (86.868 acre) tract bears N 29 deg.  
6 57' 57" E 968.64 ft.;

7 THENCE leaving the East line of Carl Road with the common line  
8 of said Gandy (86.868 acre) tract and Gandy (16.77 acre) tract, S 60  
9 deg. 00' 00" E 2643.81 ft. to a ½" iron pipe found for the Northeast  
10 corner of said Scott (74.52 acre) tract and for the Northeast corner  
11 of said Gandy (16.77 acre) tract, and for the Southeast corner of  
12 said Gandy (86.868 acre) tract, and being the Northeast corner of  
13 this tract,

14 THENCE with the East line of said Gandy (16.77 acre) tract, S  
15 29 deg. 51' 17" W 551.84 ft. to a 5/8" iron rod found for the  
16 Southeast corner of said Gandy (16.77 acre) tract and for the  
17 Northeast corner of said (56.85 acre) tract and being the Southeast  
18 corner of this tract;

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

23 Tract 12

24 FIELD NOTE DESCRIPTION OF 2.50 ACRES OF LAND OUT OF THE  
25 SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF  
26 THAT CERTAIN (2.50 ACRE) TRACT OF LAND CONVEYED TO DONALD H. NELSON  
27 AND WIFE, BARBARA L. NELSON IN WARRANTY DEED RECORDED IN VOLUME

1 11907 PAGE 151 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,  
2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
3 FOLLOWS:

4 BEGINNING at a ½" iron rod found in the Easterly right-of-way  
5 line of Carl Road and being the Southwest corner of that certain  
6 (2.50 acre) tract of land conveyed to Donald H. Nelson and wife,  
7 Barbara L. Nelson in warranty deed recorded in Volume 11907 Page 151  
8 of the Real Property Records of Travis County, Texas, and being the  
9 Southwest corner and PLACE OF BEGINNING of the herein described  
10 tract;

11 THENCE with the Easterly right-of-way line of Carl Road and  
12 the Westerly line of said Nelson (2.50 acre) tract, N 29 deg. 43'  
13 51" E 299.97 ft. to a ½" iron rod found at the Northwest corner of  
14 said Nelson (2.50 acre) tract and being the Northwest corner of this  
15 tract;

16 THENCE leaving the Easterly right-of-way line of Carl Road  
17 and with the Northerly line of said Nelson (2.50 acre) tract, S 60  
18 deg. 15' 34" E passing a ½" iron rod found at 24.94 ft. for the  
19 Southwest corner of Lot 3, Hunters Ridge, a subdivision in Travis  
20 County, Texas according to the map or plat of record in Volume 85  
21 Page 153A of the Plat Records of Travis County, Texas, and  
22 continuing along the same course for a total distance of 363.00 ft.  
23 to a ½" iron rod found for the Northeast corner of said Nelson (2.50  
24 acre), and being the Northwest corner of Lot 8, Hunters Ridge, and  
25 being the Northeast corner of this tract, and from which a ½" iron  
26 rod found for the Southeast corner of said Lot 3, bears S 60 deg. 17'  
27 03" E 62.68 ft.;

1           THENCE with the common line of said Nelson (2.50 acre) tract  
2 and said Lot 8, Hunters Ridge, S 29 deg. 46' 37" W 299.56 ft. to a ½"  
3 iron rod found at the Southeast corner of said Nelson (2.50 acre)  
4 tract, and being the Southwest corner of said Lot 8, Hunters Ridge,  
5 and being the Southeast corner of this tract, and from which a ½"  
6 iron rod found for the Northeast corner of Lot 2, Hunters Ridge,  
7 bears S 59 deg. 58' 34" E 61.28 ft.;

8           THENCE with the Southerly line of said Nelson (2.50 acre)  
9 tract, N 60 deg. 19' 30" W passing a ½" iron rod found at 337.69 ft.  
10 for the Northwest corner of Lot 2, Hunters Ridge, and continuing  
11 along the same course for a total distance of 362.76 ft. to the  
12 Place of Beginning, containing 2.50 acres of land.

13           Tract 13

14           Lot 2, HUNTERS RIDGE, a subdivision in Travis County, Texas,  
15 according to the map or plat thereof, recorded in Volume 85, Page(s)  
16 153A of the Plat Records of Travis County, Texas.

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

24           (b) The governor, one of the required recipients, has  
25 submitted the notice and Act to the Texas Commission on  
26 Environmental Quality.

27           (c) The Texas Commission on Environmental Quality has filed

1 its recommendations relating to this Act with the governor, the  
2 lieutenant governor, and the speaker of the house of  
3 representatives within the required time.

4 (d) All requirements of the constitution and laws of this  
5 state and the rules and procedures of the legislature with respect  
6 to the notice, introduction, and passage of this Act are fulfilled  
7 and accomplished.

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