By:  Goodwin (Senate Sponsor - Watson) H.B. No. 4691

(In the Senate - Received from the House May 6, 2019; May 6, 2019, read first time and referred to Committee on Intergovernmental Relations; May 15, 2019, reported favorably by the following vote: Yeas 7, Nays 0; May 15, 2019, sent to printer.)

COMMITTEE VOTE

                    Yea Nay Absent  PNV

Lucio                X

Schwertner           X

Alvarado             X

Campbell             X

Fallon               X

Menéndez             X

Nichols              X

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Travis County Municipal Utility District No. 25; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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 8025 to read as follows:

CHAPTER 8025. TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8025.0101.  DEFINITIONS. In this chapter:

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

(2)  "Commission" means the Texas Commission on Environmental Quality.

(3)  "Director" means a board member.

(4)  "District" means the Travis County Municipal Utility District No. 25.

Sec. 8025.0102.  NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8025.0103.  CONFIRMATION AND DIRECTOR ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

Sec. 8025.0104.  CONSENT OF MUNICIPALITY REQUIRED. The temporary directors may not hold an election under Section 8025.0103 until each municipality in whose corporate limits or extraterritorial jurisdiction the district is located has consented by ordinance or resolution to the creation of the district and to the inclusion of land in the district.

Sec. 8025.0105.  FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a) The district is created to serve a public purpose and benefit.

(b)  The district is created to accomplish the purposes of:

(1)  a municipal utility district as provided by general law and Section 59, Article XVI, Texas Constitution; and

(2)  Section 52, Article III, Texas Constitution, that relate to the construction, acquisition, improvement, operation, or maintenance of macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 8025.0106.  INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act enacting this chapter.

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

(1)  organization, existence, or validity;

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

(3)  right to impose a tax; or

(4)  legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 8025.0201.  GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors.

(b)  Except as provided by Section 8025.0202, directors serve staggered four-year terms.

Sec. 8025.0202.  TEMPORARY DIRECTORS. (a) The temporary board consists of:

(1)  Steven Stein;

(2)  Keith Darden;

(3)  Ruby Clotiere;

(4)  Monica Hale; and

(5)  Curtis K. Dyer.

(b)  Temporary directors serve until the earlier of:

(1)  the date permanent directors are elected under Section 8025.0103; or

(2)  the fourth anniversary of the effective date of the Act enacting this chapter.

(c)  If permanent directors have not been elected under Section 8025.0103 and the terms of the temporary directors have expired, successor temporary directors shall be appointed or reappointed as provided by Subsection (d) to serve terms that expire on the earlier of:

(1)  the date permanent directors are elected under Section 8025.0103; or

(2)  the fourth anniversary of the date of the appointment or reappointment.

(d)  If Subsection (c) applies, the owner or owners of a majority of the assessed value of the real property in the district may submit a petition to the commission requesting that the commission appoint as successor temporary directors the five persons named in the petition. The commission shall appoint as successor temporary directors the five persons named in the petition.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 8025.0301.  GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 8025.0302.  MUNICIPAL UTILITY DISTRICT POWERS AND DUTIES. The district has the powers and duties provided by the general law of this state, including Chapters 49 and 54, Water Code, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution.

Sec. 8025.0303.  AUTHORITY FOR ROAD PROJECTS. Under Section 52, Article III, Texas Constitution, the district may design, acquire, construct, finance, issue bonds for, improve, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 8025.0304.  ROAD STANDARDS AND REQUIREMENTS. (a) A road project must meet all applicable construction standards, zoning and subdivision requirements, and regulations of each municipality in whose corporate limits or extraterritorial jurisdiction the road project is located.

(b)  If a road project is not located in the corporate limits or extraterritorial jurisdiction of a municipality, the road project must meet all applicable construction standards, subdivision requirements, and regulations of each county in which the road project is located.

(c)  If the state will maintain and operate the road, the Texas Transportation Commission must approve the plans and specifications of the road project.

Sec. 8025.0305.  COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. The district shall comply with all applicable requirements of any ordinance or resolution that is adopted under Section 54.016 or 54.0165, Water Code, and that consents to the creation of the district or to the inclusion of land in the district.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 8025.0401.  ELECTIONS REGARDING TAXES OR BONDS. (a) The district may issue, without an election, bonds and other obligations secured by:

(1)  revenue other than ad valorem taxes; or

(2)  contract payments described by Section 8025.0403.

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

(c)  The district may not issue bonds payable from ad valorem taxes to finance a road project unless the issuance is approved by a vote of a two-thirds majority of the district voters voting at an election held for that purpose.

Sec. 8025.0402.  OPERATION AND MAINTENANCE TAX. (a) If authorized at an election held under Section 8025.0401, the district may impose an operation and maintenance tax on taxable property in the district in accordance with Section 49.107, Water Code.

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

Sec. 8025.0403.  CONTRACT TAXES. (a) In accordance with Section 49.108, Water Code, the district may impose a tax other than an operation and maintenance tax and use the revenue derived from the tax to make payments under a contract after the provisions of the contract have been approved by a majority of the district voters voting at an election held for that purpose.

(b)  A contract approved by the district voters may contain a provision stating that the contract may be modified or amended by the board without further voter approval.

SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

Sec. 8025.0501.  AUTHORITY TO ISSUE BONDS AND OTHER OBLIGATIONS. The district may issue bonds or other obligations payable wholly or partly from ad valorem taxes, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources, to pay for any authorized district purpose.

Sec. 8025.0502.  TAXES FOR BONDS. At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct ad valorem tax, without limit as to rate or amount, while all or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

Sec. 8025.0503.  BONDS FOR ROAD PROJECTS. At the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of the real property in the district.

SECTION 2.  The Travis County Municipal Utility District No. 25 initially includes all the territory contained in the following area:

DESCRIPTION OF 568.22 ACRES OF LAND IN THE D&W RR CO. SURVEY NO. 101, THE M.F. CAMPBELL SURVEY NO. 98, AND THE W.B. CORWIN SURVEY NO. 189, TRAVIS COUNTY, TEXAS; SAID 568.22 ACRES OF LAND BEING AREA OF THE RESIDENTIAL LOTS AND STREETS OF THE PROPOSED MARSHALL'S VISTA SUBDIVISION AND BEING ALL OF A CALLED 0.439 ACRE TRACT DESCRIBED AS TRACT 2, A PORTION OF A CALLED 533.312 ACRE TRACT DESCRIBED AS TRACT 1, AND BEING ALL OF A CALLED 6.336 ACRE TRACT DESCRIBED AS TRACT 3, 25.408 ACRE TRACT DESCRIBED AS TRACT 4 AND A 1.903 ACRE TRACT DESCRIBED AS TRACT 5, DESCRIBED IN DEEDS TO MARSHALL'S VISTA, LTD, OF RECORD IN DOCUMENT NO. 2000200222 AND DOCUMENT NO. 2001039121, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 1.815 ACRE TRACT AND A PORTION OF A 3.721 ACRE TRACT DESCRIBED IN A DEED TO STEVEN MORSE, TRUSTEE OF RECORD IN DOCUMENT NO. 1999139961, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAVE AND EXCEPT 207.59 ACRES OF LAND BEING LOTS 117-G THROUGH 126-G (GOLF COURSE LOTS) AND LOT 130-FS OF THE SAID PROPOSED MARSHALL'S VISTA SUBDIVISION FOR A NET AREA OF 360.63 ACRES; SAID 360.63 NET ACRES OF LAND, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3084-C, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract, same being in the east line of a called 101.00 acre tract described in a deed to Lago Vista Independent School District of record in Volume 13174, Page 3008, Real Property Records of Travis County, Texas, being the north corner of Lot 74, Marshall's Harbor, a subdivision according to the plat of record in Document No, 200000248, Official Public Records of Travis County, Texas, being the most western corner and POINT OF BEGINNING of the tract described herein;

THENCE, with the west line of said 533.312 acre tract, the following eleven (11) courses and distances:

1.  N 28° 33' 16" E, a distance of 134.52 feet to a 1/2-inch iron rod found,

2.  N 29° 44' 31" E, a distance of 302.92 feet to a 1/2-inch iron rod found,

3.  N 27° 37' 31" E, a distance of 694.17 feet to a 5/8-inch iron rod found,

4.  N 23° 01' 06" E, a distance of 298.86 feet to a 5/8-inch iron rod found,

5.  N 06° 39' 54" E, a distance of 95.69 feet to a 5/8-inch iron rod found,

6.  N 01° 18' 13" E, a distance of 148.31 feet to a 5/8-inch iron rod found,

7.  N 00° 20' 35" E, a distance of 148.14 feet to a 5/8-inch iron rod found,

8.  N 03° 13' 17" W, a distance of 197.02 feet to a 5/8-inch iron rod found,

9.  N 04° 41' 22" W, a distance of 174.43 feet to a 5/8-inch iron rod found,

10.  N 13° 17' 17" W, a distance of 120.49 feet to a 5/8-inch iron rod found, and

11.  N 17° 52' 27" W, a distance of 11.14 feet to a 1/2-inch iron rod found for the south corner of said 0.439 acre tract and an angle point in the west line of the tract described herein

THENCE with the west line of said 0.439 acre tract the following three (3) courses and distances:

1.  N 15° 05' 02" W, a distance of 119.06 feet to a 1/2-inch iron rod found,

2.  N 19° 41' 55" W a distance of 63.38 feet to a 1/2-inch iron rod found, and

3.  N 23° 29' 38" W, a distance of 100.20 feet to a 1/2-inch iron rod found for the west corner of said 0.439 acre tract and the northwest corner of the tract described herein;

THENCE, S 63° 09' 41" E, with the north line of said 0.439 acre tract, a distance of 209.55 feet to a 1/2-inch iron rod found for the east corner of said 0.439 acre tract, being an angle point in the west line of said 533.312 acre tract and an angle point in the north line of the tract described herein;

THENCE N 28° 50' 50" E, with the west line of said 533.312 acre tract, a distance of 1,777.55 feet to a 1/2-inch iron rod found for an angle point;

THENCE N 29° 05' 46" E, continuing with the west line of said 533.312 acre tract, a distance of 325.26 feet to a 1/2-inch iron rod found for the northwest corner of said 533.312 acre tract and being the northwest corner of the tract described herein;

THENCE with the north line of said 533.312 acre tract the following three (3) courses and distances:

1.  S 62° 01' 05" E a distance of 1,197.02 feet to a 1/2-inch iron rod found for an angle point in the north line of said 533.312 acre tract,

2.  S 61° 56' 25" E a distance of 969.37 feet to a 1/2-inch iron rod found for an angle point in the north line of said 533.312 acre tract,

3.  S 61° 58' 36" E a distance of 2,486.35 feet to a 1/2-inch iron rod found for the northeast corner of said 533.312 acre tract, being the northwest corner of Lot 18, Marshall's Point, a subdivision according to the plat of record in Document No. 19990289, Official Public Records of Travis County, Texas, and being the most northern northeast corner;

THENCE S 28° 00' 37" W, with the east line of said 533.132 acre tract, same being the west line of said Marshall's Point subdivision, at a distance of 1,141.82 feet pass a 1/2-inch iron rod found for the southwest corner of Lot 19, said Marshall's Point, and continuing across said 533.132 acre tract for a total distance of 1,196.71 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set in the north line of public right-of-way easement described in Document Nos. 1999045815 and 2000127760, Official Public Records of Travis County, Texas, said right-of-way easement known as Marshall's Point Drive;

THENCE with the north line of said right-of-way easement, being the arc of a curve to the right an arc distance of 151.21 feet, having a radius of 1,730.00 feet and a chord bearing S 70° 58' 12" E a distance of 151.16 feet to a 1/2-inch iron rod found for a corner in the south line of said Lot 19, and being the west corner of a called 0.184 acre tract dedicated for additional public right-of-way by the final plat of said Marshall's Point subdivision;

THENCE S 53° 19' 56" E continuing with the south line of said Marshall's Point, same being the south terminus of Marshall's Point Drive as dedicated by said final plat of Marshall's Point, for a distance of 451.75 feet to a 1/2-inch iron rod found in the south line of said public right-of-way easement described in Document Nos. 1999045815 and 2000127760, Official Public Records of Travis County, Texas;

THENCE with the south line of said right-of-way easement, being a curve to the left, an arc distance of 599.54, having a radius of 1,670.00 feet and a chord bearing N 63° 36' 51" W a distance of 596.33 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for corner;

THENCE S 21° 37' 03" W, leaving the south ROW line of said easement and crossing said 533.312 acre tract, a distance of 284.12 feet to a 1/2-inch iron rod set for corner;

THENCE with the north and east line of said 533.312 acre tract, said 1.903 acre tract, said 25.408 acre tract, and said 6.336 acre tract, the following thirty (30) courses and distances:

1.  S 54° 50' 47" E a distance of 246.76 feet to a calculated angle point,

2.  S 54° 26' 18" E a distance of 323.03 feet to a calculated angle point,

3.  S 54° 57' 45" E, a distance of 73.48 feet to a calculated angle point,

4.  S 41° 50' 04" E, a distance of 298.92 feet to a calculated angle point;

5.  S 47° 40' 07" W, a distance of 250.00 feet to a calculated angle point,

6.  S 69° 32' 50" W, a distance of 182.51 feet to a calculated angle point,

7.  S 18° 28' 05" E, a distance of 312.23 feet to a 1/2-inch iron rod found for an angle point,

8.  S 18° 48' 27" E, a distance of 199.40 feet to a 1-inch iron pipe found for an angle point,

9.  S 75° 58' 36" E, a distance of 167.44 feet to a 1-inch iron pipe found for an angle point,

10.  S 03° 30' 58" W, a distance of 91.15 feet to a 1-inch iron pipe found for an angle point,

11.  N 78° 56' 36" W, a distance of 126.63 feet to a 1-inch iron pipe found for an angle point,

12.  S 43° 57' 53" W, a distance of 169.13 feet to a 1-inch iron pipe found for an angle point,

13.  S 51° 52' 46" W, a distance of 36.85 feet to a 1-inch iron pipe found for an angle point,

14.  S 07° 32' 45" E, a distance of 259.13 feet to a 1-inch iron pipe found for an angle point,

15.  S 07° 39' 29" E, a distance of 73.40 feet to a 1-inch iron pipe found for an angle point,

16.  S 29° 53' 51" W, a distance of 82.19 feet to a 1-inch iron pipe found for an angle point,

17.  S 59° 11' 09" W, a distance of 114.76 feet to a 1-inch iron pipe found for an angle point,

18.  S 68° 39' 00" W, a distance of 129.56 feet to a 1-inch iron pipe found for an angle point,

19.  S 69° 10' 41" W, a distance of 119.97 feet to a 1-inch iron pipe found for an angle point,

20.  S 23° 48' 38" W, a distance of 104.01 feet to a 1-inch iron pipe found for an angle point,

21.  S 23° 46' 33" W, a distance of 98.90 feet to a 1-inch iron pipe found for an angle point,

22.  S 38° 49' 03" W, a distance of 96.75 feet to a 1-inch iron pipe found for an angle point,

23.  S 40° 34' 29" W, a distance of 100.13 feet to a 1-inch iron pipe found for an angle point,

24.  S 26° 32' 54" W, a distance of 100.17 feet to a 1-inch iron pipe found for an angle point,

25.  S 26° 48' 44" W, a distance of 100.29 feet to a 1-inch iron pipe found for an angle point,

26.  S 26° 49' 23" W, a distance of 204.20 feet to a 1/2-inch iron rod found for an angle point,

27.  S 79° 08' 18" W, a distance of 35.87 feet to a 1-inch iron pipe found for an angle point,

28.  S 80° 12' 16" W, a distance of 33.60 feet to a 1/2-inch iron rod found for an angle point,

29.  S 56° 27' 34" W, a distance of 38.06 feet to a 1-inch iron pipe found for an angle point, and

30.  S 31° 00' 56" W, a distance of 72.23 feet to a 1-inch iron pipe found, for the southeast corner of said 25.408 acre tract, and being the southeast corner of the tract described herein;

THENCE, with the south line of said 25.408 acre tract, the following four (4) courses and distances:

1.  N 55° 12' 54" W, a distance of 115.53 feet to a 1/2-inch iron rod found for an angle point,

2.  N 40° 30' 23" W, a distance of 191.74 feet to a 1/2-inch iron rod found for an angle point,

3.  N 72° 16' 50" W, at 42.18 feet passing a 1/2-inch iron rod with plastic cap stamped "LAI" set, for a total distance of 45.92 feet to a 1/2-inch iron rod found for an angle point, and

4.  S 71° 40' 47" W, at 32.62 feet passing a 1/2-inch iron rod with plastic cap stamped "LAI" set, for a total distance of 102.83 feet to a 5/8-inch iron rod found for the southwest corner of said 25.408 acre tract, same being the north corner of said 6.336 acre tract;

THENCE with the east and south lines of said 6.336 acre tract the following eight (8) courses and distances:

1.  S 10° 44' 39" E, a distance of 326.31 feet to a 1/2-inch iron rod found for and angle point,

2.  S 12° 52' 20" E, a distance of 331.50 feet to a calculated angle point,

3.  N 74° 05' 18" E, a distance of 10.34 feet to a calculated angle point,

4.  S 02° 25' 48" E, a distance of 172.87 feet to a calculated angle point,

5.  S 19° 24' 55" W, a distance of 224.77 feet to a calculated angle point,

6.  S 58° 51' 02" W, a distance of 113.17 feet to calculated angle point,

7.  S 56° 20' 39" W, a distance of 221.85 feet to a calculated angle point, and

8.  N 35° 47' 59" W, a distance of 417.89 feet to a calculated angle point for the southwest corner of said 6.336 acre tract, same being the southeast corner of said 533.312 acre tract and an angle point in the south line of the tract described herein;

THENCE with the south line of said 1.815 acre tract, being the north line of said Marshall's Harbor subdivision the following three (3) courses and distances:

1.  N 17° 36' 21" W a distance of 387.70 feet to a calculated angle point,

2.  N 41° 18' 47" W a distance of 224.01 feet to a calculated angle point, and

3.  N 08° 03' 43" W a distance of 141.59 feet to a calculated point, being the southwest corner of said 1.815 acre tract, same being in the south line of said 533.312 acre tract and an angle point in the south line of the tract described herein;

THENCE S 77° 23' 46" W, continuing with the south line of said 533.312 acre tract, being the north line of said Marshall's Harbor subdivision a distance of 81.88 feet to a calculated angle point in the north line of said Marshall's Harbor subdivision;

THENCE N 58° 27' 46" W, continuing with the south line of said 533.312 acre tract, being the north line of said Marshall's Harbor subdivision a distance of 519.00 feet to a 1/2-inch iron rod found at a point of curvature of a curve to the left;

THENCE continuing with the south line of said 533.312 acre tract, being the north line of said Marshall's Harbor subdivision, with the arc of said curve to the left an arc distance of 584.97 feet, having a radius of 850.00 feet and a chord bearing N 44° 50' 38" W a distance of 573.50 feet to a 1/2-inch iron road found for an angle point;

THENCE N 64° 33' 14" W, with the south line of said 533.312 acre tract, being the north line of said Marshall's Harbor subdivision, at 665.24 feet passing 1/2-inch iron road found and continuing for a total distance of 1,410.17 feet to a 1/2-inch iron rod found for an angle point;

THENCE, N 53° 51' 21" W, with the south line of said 533.312 acre tract, same being the north line of said Marshall's Harbor subdivision, a distance of 1,736.03 feet to the POINT OF BEGINNING and containing 568.22 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING SEVEN TRACTS OF LAND WITHIN THE BOUNDS OF THE ABOVE DESCRIBED 568.22 ACRES (BEING LOTS 117-G THROUGH 126-G, THE GOLF COURSE LOTS AND LOT 130-FS OF THE PROPOSED MARSHALL'S VISTA SUBDIVISION):

TRACT 117-G -- 7.54 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set in the south line of Shoreline Ranch Drive, a varying width public right-of-way easement described in the instruments of record in Document No. 1999045815 and Document No. 2000127760, Official Public Records of Travis County, Texas, and being the southwest corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears S 75° 35' 57" W a distance of 2,142.85 feet;

THENCE crossing said 533.312 acre tract with the south right-of-way line of said Shoreline Ranch Drive, the following three (3) course and distances:

1.  with a curve to the right an arc distance of 528.92 feet, having a radius of 1,560.00 feet and a chord bearing N 41° 19' 08" E, a distance of 526.39 feet to a 1/2-inch iron found,

2.  N 51° 00' 17" E, a distance of 192.66 feet to a 1/2-inch iron rod found, and

3.  with the arc of a curve to the left an arc distance of 46.35 feet, having a radius of 840.00 feet and a chord bearing N 49° 26' 23" E, a distance of 46.35 feet to a 1/2-inch iron rod found for the northeast corner of the tract described herein and being at the intersection of the southeast right-of-way line of said Shoreline Drive and the southwest right-of-way line of Marshall's Point Drive, a varying width public right-of-way easement described in the instruments of record in Document No. 1999045815 and Document No. 2000127760, Official Public Records of Travis County, Texas;

THENCE continuing across said 533.312 acre tract with the southwest line of said Marshall's Point Drive the following three (3) courses and distances:

1.  with a curve to the right an arc distance of 74.67 feet, having a radius of 50.00 feet and a chord bearing S 89° 08' 28" W, a distance of 67.92 feet to a 1/2-inch iron found,

2.  S 47° 59' 46" E a distance of 204.07 feet to a 1/2-inch iron rod found, and

3.  with the arc of a curve to the left an arc distance of 122.99 feet, having a radius of 730.00 feet and a chord bearing S 52° 49' 49" E a distance of 122.85 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

THENCE leaving said right-of-way line of Marshall's Point Drive and continuing across said 533.312 acre tract, the following four (4) courses and distances:

1.  S 32° 34' 07" W a distance of 166.55 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  with the arc of a curve to the left an arc distance of 235.37 feet, having a radius of 75.00 feet and a chord bearing S 32° 28' 21" W a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  S 32° 22' 35" W a distance of 317.94 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

4.  N 68° 43' 04" W a distance of 546.79 feet to the POINT OF BEGINNING and containing 7.54 acres of land, more or less.

TRACT 118-G -- 30.62 ACRES

BEGINNING at a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract, same being in the east line of a called 101.00 acre tract described in a deed to Lago Vista Independent School District of record in Volume 13174, Page 3008, Real Property Records of Travis County, Texas, being the north corner of Lot 74, Marshall's Harbor, a subdivision according to the plat of record in Document No, 200000248, Official Public Records of Travis County, Texas, being the most western corner and POINT OF BEGINNING of the tract described herein;

THENCE, with the west line of said 533.312 acre tract, the following seven (7) courses and distances:

1.  N 28° 33' 16" E, a distance of 134.52 feet to a 1/2-inch iron rod found,

2.  N 29° 44' 31" E, a distance of 302.92 feet to a 1/2-inch iron rod found,

3.  N 27° 37' 31" E, a distance of 694.17 feet to a 5/8-inch iron rod found,

4.  N 23° 01' 06" E, a distance of 298.86 feet to a 5/8-inch iron rod found,

5.  N 06° 39' 54" E, a distance of 95.69 feet to a 5/8-inch iron rod found,

6.  N 01° 18' 13" E, a distance of 148.31 feet to a 5/8-inch iron rod found, and

7.  N 00° 20' 35" E, a distance of 108.66 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for a western exterior corner of the tract described herein;

THENCE leaving the west line of said 533.312 acre tract and crossing said 533.312 acre tract with the perimeter of the tract described herein the following nineteen (19) courses and distances:

1.  N 61° 49' 18" E, a distance of 260.97 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  S 45° 23' 25" E, a distance of 158.62 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  S 16° 48' 43" E, a distance of 111.37 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  S 13° 56' 29" W, a distance of 211.31 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  S 08° 58' 24" E, a distance of 168.31 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  S 19° 50' 50" W, a distance of 547.90 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  with the arc of a curve to the left an arc distance of 190.84 feet, having a radius of 210.00 feet, and a chord bearing S 62° 57' 13" W, a distance of 184.34 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

8.  S 36° 55' 09" W, a distance of 63.88 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

9.  with the arc of a curve to the right an arc distance of 60.00 feet, having a radius of 470.00 feet and a chord bearing S 40° 34' 35" W a distance of 59.96 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

10.  S 44° 14' 01" W, a distance of 164.49 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

11.  with the arc of a curve to the left an arc distance of 286.19 feet, having a radius of 245.00 feet and a chord bearing S 10° 46' 08" W, a distance of 270.20 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

12.  S 22° 41' 45" E, a distance of 33.05 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

13.  with the arc of a curve to the left an arc distance of 136.11 feet, having a radius of 203.25 feet and a chord bearing S 41° 52' 48" E, a distance of 133.58 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

14.  with the arc of a curve to the left an arc distance of 65.54 feet, having a radius of 256.50 feet and a chord bearing S 68° 23' 04" E, a distance of 65.36 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

15.  with the arc of a curve to the left an arc distance of 124.25 feet, having a radius of 203.25 feet and a chord bearing N 86° 46' 59" E, a distance of 122.32 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

16.  with the arc of a curve to the right an arc distance of 25.57 feet, having a radius of 140.00 feet and a chord bearing N 74° 30' 09" E, a distance of 25.53 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

17.  S 57° 13' 20" E, a distance of 1,015.66 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

18.  with the arc of a curve to the right an arc distance of 103.55 feet, having a radius of 139.75 feet and a chord bearing S 35° 59' 38" E, a distance of 101.20 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

19.  S 68° 44' 31" E, a distance of 227.13 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set in the northwest right-of-way line of Shoreline Drive a public right-of-way easement described in the instruments of record in Document No. 1999045815 and Document No. 2000127760, Official Public Records of Travis County, Texas;

THENCE continuing across said 533.312 acre tract with the northwest right-of-way line of said Shoreline Drive, the following three (3) courses and distances:

1.  with the arc of a curve to the right an arc distance of 187.94 feet, having a radius of 650.00 feet and a chord bearing S 21° 11' 56" W, a distance of 187.28 feet to a 1/2-inch iron rod found,

2.  S 60° 31' 04" E, a distance of 10.00 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

3.  with the arc of a curve to the right an arc distance of 242.29 feet, having a radius of 660.00 feet and a chord bearing S 39° 59' 56" W, a distance of 240.93 feet to a 1/2-inch iron rod found in the south line of said 533.312 acre tract, same being the north line of Lot 67, said Marshall's Harbor, for the southeast corner of the tract described herein;

THENCE with the south line of said 533.312 acre tract, same being the north line of said Marshall's Harbor, the following two (2) courses and distances:

1.  N 64° 33' 14" W, a distance of 271.19 feet to a 1/2-inch iron rod found, and

2.  N 53° 51' 21" W, a distance of 1,736.03 feet to the POINT OF BEGINNING and containing 30.62 acres of land, more or less.

TRACT LOT 119-G - 40.08 Acres

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set for southwestern corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears S 22° 46' 53" W a distance of 2,214.55 feet;

THENCE, crossing said 533.312 acre tract, the following four (4) courses and distances:

1.  N 34° 03' 38" E a distance of 831.26 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  N 57° 32' 58" E a distance of 446.49 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  with the arc of a curve to the left an arc distance of 185.06 feet, having a radius of 100.00 feet and a chord bearing N 04° 32' 01" E, a distance of 159.76 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

4.  N 48° 28' 55" W a distance of 509.00 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set in the west line of said 533.312 acre tract, same being the east line of Lagos Ranchos, a subdivision according to the plat of record in Plat Book/Volume 49, Page 27, Plat Records of Travis County, Texas;

THENCE, N 28° 50' 50" E, with the west line of said 533.312 acre tract, being the east line of said Lagos Ranchos, a distance of 457.77 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the northwest corner of the tract described herein from which a 1/2-inch iron rod found for the northwest corner of said 533.312 acre tract bears N 28° 50' 50" E a distance of 25.56 feet to a 1/2-inch iron rod found and N 29° 05' 46" E a distance of 325.26 feet;

THENCE, leaving the west line and crossing said 533.312 acre tract, the following nine (9) courses and distances:

1.  S 68° 25'02" E, a distance of 907.98 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  S 49° 43' 17" E a distance of 328.05 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  S 55° 37' 28" E a distance of 300.57 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  with the arc of a curve to the right an arc distance of 85.52 feet, having a radius of 175.00 feet and a chord bearing S 41° 37' 27" E, a distance of 84.67 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  S 27° 37' 26" E, a distance of 254.88 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  S 85° 02' 31" E a distance of 502.76 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  S 59° 47' 31" E a distance of 653.67 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

8.  with the arc of a curve to the right an arc distance of 173.31 feet, having a radius of 175.00 feet and a chord bearing S 31° 25' 12" E, a distance of 166.32 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

9.  S 03° 02' 53" E, a distance of 336.39 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set in the curving west line of Marshall's Point Drive a varying width public right-of-way easement described in the said instrument of record in Document No. 1999045815, Official Public Records of Travis County, Texas, and being the northeast corner of the tract described herein,

THENCE with said west line of Marshall's Point Drive, being a curve to the left, an arc distance of 200.44 feet, having a radius of 545.00 feet and a chord bearing S 38° 32' 46" W, a distance of 199.31 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set;

THENCE leaving the west right-of-way line of said Marshall's Point Drive and crossing said 533.312 acre tract with the perimeter of the tract described herein the following eighteen (18) courses and distances:

1.  N 61° 37' 02" W a distance of 298.94 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  N 17° 49' 35" E a distance of 99.44 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  with the arc of a curve to the left an arc distance of 204.64 feet, having a radius of 150.00 feet and a chord bearing N 21° 25' 35" W, a distance of 189.13 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  N 60° 30' 32" W, a distance of 284.96 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  N 61° 42' 09" W, a distance of 174.79 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  N 70° 10' 48" W, a distance of 113.87 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  N 71° 42' 37" W a distance of 683.37 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

8.  with a curve to the right an arc distance of 137.03 feet, having a radius of 75.00 feet, and a chord bearing N 19° 18' 25" W, a distance of 118.75 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

9.  with the arc of a curve to the left an arc distance of 72.50 feet, having a radius of 50.00 feet and a chord bearing N 08° 30' 12" W, a distance of 66.31 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

10.  N 50° 02' 26" W, a distance of 457.96 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

11.  N 54° 46' 49" W, a distance of 400.36 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

12.  S 50° 01' 55" W, a distance of 134.64 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

13.  S 29° 21' 42" E, a distance of 449.67 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

14.  with the arc of a curve to the right an arc distance of 264.99 feet, having a radius of 175.00 feet and a chord bearing S 14° 01' 01" W, a distance of 240.39 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

15.  S 57° 23' 44" W a distance of 513.23 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

16.  S 47° 13' 53" W, a distance of 908.64 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set;

17.  with the arc of a curve to the right an arc distance of 93.69 feet, having a radius of 150.00 feet and a chord bearing N 18° 38' 11" W, a distance of 92.17 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

18.  N 00° 44' 35" W a distance of 111.24 feet to the POINT OF BEGINNING and containing 40.08 acres of land, more or less.

TRACT 120-G - 9.72 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set for the southwest corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears S 59° 36' 50" W a distance of 3,227.74 feet;

THENCE crossing said 533.312 acre tract with the perimeter of the tract described herein the following eight (8) courses and distances:

1.  N 01° 40' 58" E, a distance of 52.36 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for a point of curvature of a curve to the right,

2.  with the arc of a curve to the right an arc distance of 91.68 feet, having a radius of 150.00 feet, and a chord bearing N 19° 11' 33" E a distance of 90.26 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  N 36° 42' 07" E, a distance of 88.05 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  N 86° 49' 22" E, a distance of 82.13 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  with the arc of a curve to the right an arc distance of 166.58 feet, having a radius of 175.00 feet, and a chord bearing S 65° 54' 30" E a distance of 160.36 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  S 38° 38' 22" E, a distance of 211.89 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  with the arc of a curve to the left an arc distance of 192.99 feet, having a radius of 175.00 feet, and a chord bearing S 70° 13' 54" E a distance of 183.35 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

8.  N 78° 10' 34" E, a distance of 651.15 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set in the west right-of-way line of Marshall's Point Drive, a varying width public right-of-way easement described in the instrument of record in Document 1999045815, Official Public Records of Travis County, Texas, and being the northeast corner of the tract described herein;

THENCE with the west right-of-way line of said Shoreline Ranch Drive, being a curve to the left, an arc distance of 158.01 feet, having a radius of 745.00 feet and a chord bearing S 13° 20' 07" W a distance of 157.72 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the southeast corner of the tract described herein;

THENCE leaving said right-of-way and continuing across said 533.312 acre tract with the perimeter of the tract described herein the following four (4) courses and distances:

1.  S 64° 51' 53" W, a distance of 669.06 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  S 64° 52' 14" W, a distance of 218.28 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  with the arc of a curve to the right an arc distance of 271.86 feet, having a radius of 175.00 feet, and a chord bearing N 69° 42' 49" W a distance of 245.34 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

4.  N 25° 12' 32" W, a distance of 433.39 feet to the POINT OF BEGINNING and containing 9.72 acres of land, more or less.

TRACT 121-G -- 15.03 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set in the north line of Shoreline Ranch Drive, a varying width public right-of-way easement described in the instruments of record in Document No. 1999045815 and Document No. 2000127760, Official Public Records of Travis County, Texas, and being the a southeast corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears S 69° 04' 42" W a distance of 2,374.54 feet;

THENCE crossing said 533.312 acre tract with the perimeter of the tract described herein the following twenty-nine (29) courses and distances:

1.  N 44° 00' 53" W a distance of 397.20 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  S 68° 30' 00" W a distance of 28.60 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  with the arc of a curve to the right an arc distance of 426.16 feet, having a radius of 175.00 feet and a chord bearing S 61° 28' 35" W a distance of 328.40 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  N 48° 45' 36" W a distance of 284.02 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  with the arc of a curve to the left an arc distance of 66.05 feet, having a radius of 210.00 feet and a chord bearing N 42° 03' 00" W a distance of 65.78 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  N 51° 03' 36" W a distance of 183.98 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  with the arc of a curve to the right an arc distance of 126.81 feet, having a radius of 150.00 feet and a chord bearing N 26° 50' 28" W a distance of 123.07 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

8.  N 02° 37' 21" W a distance of 58.87 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

9.  with the arc of a curve to the right an arc distance of 15.17 feet, having a radius of 210.00 feet and a chord bearing N 04° 41' 32" W a distance of 15.17 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

10.  N 54° 33' 55" E a distance of 57.27 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

11.  S 65° 12' 35" E a distance of 663.44 feet to a rod 1/2-inch iron rod with plastic cap stamped "LAI" set,

12.  with the arc of a curve to the right an arc distance of 123.50 feet, having a radius of 175.00 feet and a chord bearing S 44° 59' 34" E a distance of 120.95 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

13.  N 68° 30' 00" E a distance of 44.05 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

14.  with the arc of a curve to the right an arc distance of 216.72 feet, having a radius of 175.00 feet and a chord bearing N 17° 15' 13" E a distance of 203.14 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

15.  N 52° 43' 54" E a distance of 324.40 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

16.  N 38° 53' 41" E a distance of 933.85 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

17.  S 63° 29' 30" E a distance of 6.19 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

18.  with the arc of a curve to the left an arc distance of 86.26 feet, having a radius of 630.00 feet and a chord bearing S 67° 24' 51" E a distance of 86.19 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

19.  S 71° 20' 12" E a distance of 16.81 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

20.  with the arc of a curve to the right an arc distance of 38.33 feet, having a radius of 25.00 feet and a chord bearing S 27° 24' 51" E a distance of 34.68 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

21.  S 16° 30' 30" W a distance of 255.48 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

22.  with the arc of a curve to the right an arc distance of 52.87 feet, having a radius of 150.00 feet and a chord bearing S 26° 36' 19" W a distance of 52.59 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

23.  S 36° 42' 07" W a distance of 167.74 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

24.  with the arc of a curve to the left an arc distance of 87.91 feet, having a radius of 210.00 feet and a chord bearing S 24° 42' 36" W a distance of 87.27 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

25.  S 25° 14' 45" W a distance of 361.02 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

26.  S 50° 37' 52" W a distance of 462.70 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

27.  with the arc of a curve to the right an arc distance of 188.98 feet, having a radius of 175.00 feet and a chord bearing S 81° 34' 03" W a distance of 179.93 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

28.  S 45° 59' 07" W a distance of 14.49 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

29.  S 44° 00' 53" E a distance of 289.26 feet a 1/2-inch iron rod with plastic cap stamped "LAI" set in the north line of said Shoreline Ranch Drive;

THENCE with the arc of a curve to the left, along the north line of said Shoreline Ranch Drive, an arc distance of 20.01 feet, having a radius of 1,640.00 feet and a chord bearing S 44° 01' 30" W a distance of 20.01 feet to the POINT OF BEGINNING and containing 15.03 acres of land, more or less.

TRACT 122-G -- 11.10 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set in the west line of Shoreline Ranch Drive, a varying width public right-of-way easement described in the instruments of record in Document 1999045815 and Document No. 2000127760 Official Public Records of Travis County, Texas, and being the southwest corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears S 83° 14' 55" W a distance of 1,829.29 feet;

THENCE crossing said 533.312 acre tract with the perimeter of the tract described herein the following fourteen (14) courses and distances:

1.  with the arc of a curve to the right an arc distance of 37.49 feet, having a radius of 25.00 feet and a chord bearing S 58° 26' 18" W a distance of 34.07 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  N 78° 36' 15" W, a distance of 22.41 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  with the arc of a curve to the left an arc distance of 117.18 feet, having a radius of 210.00 feet and a chord bearing S 85° 24' 37" W a distance of 115.67 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  S 69° 25' 29" W, a distance of 342.08 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  with the arc of a curve to the right an arc distance of 152.09 feet, having a radius of 470.00 feet and a chord bearing S 78° 41' 41" W a distance of 151.42 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  S 87° 57' 53" W, a distance of 185.09 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  with the arc of a curve to the left an arc distance of 32.21 feet, having a radius of 530.00 feet and a chord bearing S 86° 13' 26" W a distance of 32.20 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

8.  N 51° 43' 28" W, a distance of 83.08 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

9.  with the arc of a curve to the right an arc distance of 410.73 feet, having a radius of 176.20 feet and a chord bearing N 15° 03' 17" E a distance of 323.86 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

10.  N 81° 50' 03" E, a distance of 323.09 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

11.  with the arc of a curve to the left an arc distance of 129.79 feet, having a radius of 300.00 feet and a chord bearing N 69° 26' 25" E a distance of 128.78 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

12.  N 57° 02' 47" E, a distance of 694.43 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

13.  with the arc of a curve to the right an arc distance of 140.37 feet, having a radius of 100.00 feet and a chord bearing S 82° 44' 24" E a distance of 129.13 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

14.  S 42° 31' 38" E, a distance of 63.42 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set in the north right-of-way line of said Shoreline Ranch Drive for the northeast corner of the tract described herein;

THENCE continuing across said 533.312 acre tract with the north right-of-way line of said Shoreline Ranch Drive the following four (4) courses and distances:

1.  with the arc of a curve to the left an arc distance of 345.03 feet, having a radius of 1,640.00 feet and a chord bearing S 35° 33' 13" W a distance of 344.39 feet to a 1/2-inch iron rod found,

2.  N 60° 28' 25" W, a distance of 9.99 feet to a 1/2-inch iron rod found,

3.  S 29° 32' 22" W, a distance of 165.78 feet to a 1/2-inch iron rod found, and

4.  with the arc of a curve to the left an arc distance of 183.66 feet, having a radius of 750.00 feet and a chord bearing S 22° 29' 46" W a distance of 183.20 feet to the POINT OF BEGINNING and containing 11.10 acres of land, more or less.

TRACT 123-G-1 - 47.81 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set in the south line of Marshall's Point Drive, a varying width public right-of-way easement described in the instrument of record in Document No. 1999045815, Official Public Records of Travis County, Texas, and being the northwest corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears S 73° 26' 25" W a distance of 3,052.05 feet;

THENCE with the south right-of-way line of said Marshall's Point Drive the following six (6) courses and distances:

1.  with the arc of a curve to the left an arc distance of 517.15 feet, having a radius of 730.00 feet, and a chord bearing S 77° 57' 06" E a distance of 506.40 to a 1/2-inch iron rod found,

2.  N 81° 44' 31" E, a distance of 264.45 feet to a 1/2-inch iron rod found,

3.  S 08° 15' 29" E, a distance of 10.00 feet to a 1/2-inch iron rod found,

4.  N 81° 44' 31" E, a distance of 300.00 feet to a 1/2-inch iron rod found,

5.  N 08° 15' 29" W, a distance of 10.00 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

6.  N 81° 44' 31" E, a distance of 106.89 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set;

THENCE leaving said right-of-way and crossing said 533.312 acre tract with the perimeter of the tract described herein the following five (5) courses and distances:

1.  S 69° 09' 10" E, a distance of 132.64 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  with the arc of a curve to the right an arc distance of 377.77 feet, having a radius of 175.00 feet, and a chord bearing S 07° 18' 43" E a distance of 308.57 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  S 00° 12' 23" W, a distance of 49.37 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  S 81° 16' 49" E, a distance of 376.58 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

5.  N 02° 52' 37" W, a distance of 533.20 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set in the south line of said Marshall's Point Drive;

THENCE with the south right-of-way line of said Marshall's Point Drive, being a curve to the right an arc distance of 203.30 feet, having a radius of 1670.00 feet, and a chord bearing N 87° 13' 08" E a distance of 203.17 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

THENCE leaving the south right-of-way line of said Marshall's Point Drive and continuing across said 533.312 acre tract, with the perimeter of the tract described herein the following forty-five (45) courses and distances:

1.  with the arc of said curve to the right an arc distance of 40.03 feet, having a radius of 25.00 feet, and a chord bearing S 43° 25' 14" E a distance of 35.89 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  S 02° 27' 09" W, a distance of 171.62 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  with the arc of a curve to the left an arc distance of 130.81 feet, having a radius of 210.00 feet, and a chord bearing S 15° 23' 34" E a distance of 128.71 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  S 20° 42' 36" E, a distance of 326.05 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  with the arc of said curve to the right an arc distance of 599.86 feet, having a radius of 175.00 feet, and a chord bearing S 77° 29' 21" W a distance of 346.42 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  S 82° 40' 51" W, a distance of 478.76 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  with the arc of said curve to the left an arc distance of 87.06 feet, having a radius of 210.00 feet, and a chord bearing S 82° 40' 51" W a distance of 86.44 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

8.  S 82° 40' 51" W, a distance of 260.76 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

9.  S 59° 39' 19" W, a distance of 406.90 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

10.  with the arc of said curve to the right an arc distance of 16.95 feet, having a radius of 175.00 feet, and a chord bearing S 62° 25' 48" W a distance of 16.94 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

11.  S 21° 31' 09" E, a distance of 313.66 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

12.  with the arc of said curve to the right an arc distance of 72.65 feet, having a radius of 75.00 feet, and a chord bearing S 76° 06' 30" E a distance of 69.84 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

13.  S 49° 19' 18" E, a distance of 797.33 feet to a calculated point,

14.  N 84° 54' 11" E, a distance of 456.60 feet to a calculated point,

15.  N 40° 47' 54" E, a distance of 80.91 feet to a calculated point,

16.  N 34° 32' 39" W, a distance of 169.27 feet to a calculated point,

17.  N 85° 00' 14" E, a distance of 61.97 feet to a calculated point,

18.  S 77° 37' 22" E, a distance of 174.68 feet a calculated point,

19.  N 70° 26' 29" E, a distance of 66.80 feet to a calculated point,

20.  N 77° 47' 23" E, a distance of 74.13 feet to a calculated point,

21.  S 79° 53' 59" E, a distance of 91.75 feet to a calculated point,

22.  S 14° 00' 37" E, a distance of 208.07 feet to a calculated point,

23.  S 43° 58' 01" W, a distance of 410.18 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

24.  S 10° 28' 00" E, a distance of 99.70 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

25.  with the arc of a curve to the right an arc distance of 115.12 feet, having a radius of 75.00 feet, and a chord bearing S 33° 30' 20" W a distance of 104.15 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

26.  S 77° 28' 40" W, a distance of 844.10 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

27.  N 88° 46' 31" W, a distance of 157.33 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

28.  with the arc of said curve to the left an arc distance of 9.20 feet, having a radius of 203.25 feet, and a chord bearing N 40° 16' 53" W a distance of 9.20 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

29.  with the arc of said curve to the right an arc distance of 38.23 feet, having a radius of 165.00 feet, and a chord bearing N 34° 56' 27" W a distance of 38.15 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

30.  N 28° 18' 11" W, a distance of 125.22 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

31.  with the arc of a curve to the right an arc distance of 46.17 feet, having a radius of 140.00 feet, and a chord bearing N 18° 51' 17" W a distance of 45.96 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

32.  with the arc of a curve to the left an arc distance of 67.03 feet, having a radius of 203.25 feet, and a chord bearing N 18° 51' 17" W a distance of 66.73 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

33.  N 28° 18' 11" W, a distance of 31.28 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

34.  with the arc of a curve to the left an arc distance of 22.25 feet, having a radius of 203.25 feet, and a chord bearing N 31° 26' 19" W a distance of 22.23 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

35.  with the arc of a curve to the right an arc distance of 222.92 feet, having a radius of 175.00 feet, and a chord bearing N 19° 39' 49" E a distance of 208.15 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

36.  N 56° 09' 21" E, a distance of 100.06 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

37.  N 33° 50' 39" W, a distance of 598.82 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

38.  with the arc of said curve to the right an arc distance of 125.86 feet, having a radius of 75.00 feet, and a chord bearing N 12° 44' 42" E a distance of 111.60 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

39.  N 21° 31' 09" W, a distance of 313.66 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

40.  with the arc of a curve to the right an arc distance of 499.71 feet, having a radius of 175.00 feet, and a chord bearing N 26° 26' 22" W a distance of 346.43 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

41.  N 58° 17' 37" E, a distance of 170.62 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

42.  N 00° 12' 23" E, a distance of 147.22 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

43.  N 78° 22' 08" W, a distance of 645.52 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

44.  with the arc of a curve to the right an arc distance of 263.03 feet, having a radius of 75.00 feet, and a chord bearing N 22° 05' 59" E a distance of 147.50 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

45.  N 32° 34' 07" E, a distance of 166.55 feet to the POINT OF BEGINNING and containing 47.81 acres of land, more or less.

TRACT 124-G -- 17.14 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set in the south line of Lakeshore Drive, a public right-of-way easement described in the instruments of record in Document No. 1999045815 and Document No. 2000127760, Official Public Records of Travis County, Texas, being a northern corner and the POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears N 87° 11' 41" W a distance of 2,175.29 feet;

THENCE across said 533.312 acre tract, with the south line of said Lakeshore Drive, the following three (3) courses and distances:

1.  N 80° 37' 33" E, a distance of 97.47 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for a point of curvature of a curve to the right,

2.  with the arc of a curve to the right an arc distance of 338.10 feet, having a radius of 345.13 feet, and a chord bearing S 71° 18' 36" E a distance of 324.74 to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

3.  S 43° 15' 07" E, a distance of 234.52 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the eastern terminus of said Lakeshore Drive;

THENCE leaving said Lakeshore Drive and crossing said 533.312 acre tract the following eighteen (18) courses and distances:

1.  S 43° 14' 19" E, a distance of 136.38 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  with the arc of a curve to the right an arc distance of 83.17 feet, having a radius of 970.00 feet, and a chord bearing S 40° 46' 55" E a distance of 83.15 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  S 38° 19' 32" E, a distance of 320.84 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  with the arc of a curve to the left an arc distance of 323.26 feet, having a radius of 530.00 feet, and a chord bearing S 55° 47' 55" E a distance of 318.27 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  S 73° 16' 18" E, a distance of 132.58 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  with the arc of a curve to the right an arc distance of 153.41 feet, having a radius of 150.00 feet, and a chord bearing S 43° 58' 21" E a distance of 146.81 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  S 55° 36' 59" W, a distance of 788.44 feet to a 1/2-inch iron rod with plastic cap stamped "LAI",

8.  with the arc of a curve to the left an arc distance of 76.00 feet, having a radius of 210.00 feet, and a chord bearing N 40° 26' 21" W a distance of 75.58 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

9.  N 50° 48' 23" W, a distance of 203.35 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

10.  N 29° 19' 11" E, a distance of 308.92 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

11.  N 58° 10' 12" W, a distance of 309.62 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

12.  N 30° 34' 12" W, a distance of 366.17 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

13.  N 84° 23' 38" W, a distance of 44.70 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

14.  with the arc of a curve to the left an arc distance of 3.09 feet, having a radius of 330.00 feet, and a chord bearing N 25° 53' 46" W a distance of 3.09 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

15.  N 26° 09' 51" W, a distance of 440.60 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

16.  with the arc of a curve to the right an arc distance of 30.63 feet, having a radius of 270.00 feet, and a chord bearing S 22° 54' 51" E a distance of 30.62 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

17.  N 19° 39' 50" W, a distance of 45.84 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

18.  with the arc of a curve to the right an arc distance of 43.76 feet, having a radius of 25.00 feet, and a chord bearing N 30° 28' 52" E a distance of 38.38 feet to the POINT OF BEGINNING and containing 17.14 acres of land, more or less.

TRACT 125-G -- 10.54 ACRES

BEGINNING at a 1/2-inch iron rod found for an angle point in the south line of said 533.312 acre tract, being the northwest corner of Lot 56, Marshall's Harbor subdivision, a subdivision according to the plat of record in Document No. 200000248 Official Public Records of Travis County, Texas and being in the east line of Shoreline Ranch Drive, a varying width public right-of-way easement described in the instruments of record in Document No. 1999045815, and Document No. 2000127760, Official Public Records of Travis County, Texas, Official Public Records of Travis County, Texas, and being the southwest corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears N 64° 33' 14" W a distance of 358.49 feet to a 1/2-inch iron rod found and N 53° 51' 21" W a distance of 1,736.03 feet;

THENCE leaving the south line of said 533.312 acre tract with the southeast right-of-way line of said Shoreline Ranch Drive, the following three (3) course and distances:

1.  with a curve to the left an arc distance of 234.65 feet, having a radius of 740.00 feet and a chord bearing N 38° 33' 59" E, a distance of 233.67 feet to a 1/2-inch iron rod found,

2.  S 60° 31' 04" E, a distance of 10.00 feet to a 1/2-inch iron rod found,

3.  with the arc of a curve to the left an arc distance of 301.57 feet, having a radius of 750.00 feet and a chord bearing N 17° 57' 47" E, a distance of 299.54 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the northwest corner of the tract described herein;

THENCE leaving the southeast line of said Shoreline Drive and crossing said 533.312 acre tract the following thirteen (13) courses and distances:

1.  N 50° 19' 25" E, a distance of 95.57 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  with the arc of a curve to the right an arc distance of 204.51 feet, having a radius of 175.00 feet and a chord bearing N 83° 48' 09" E, a distance of 193.07 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  S 62° 43' 08" E, a distance of 101.22 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  with arc of a curve to the right an arc distance of 36.64 feet, having a radius of 140.00 feet and a chord bearing S 07° 42' 05" W, a distance of 36.53 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  with the arc of a curve to the left an arc distance of 45.18 feet, having a radius of 116.84 feet and a chord bearing S 04° 07' 10" W, a distance of 44.90 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  S 06° 57' 33" E, a distance of 88.67 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  with the arc of a curve to the right an arc distance of 40.09 feet, having a radius of 140.00 feet and a chord bearing S 01° 14' 39" W, a distance of 39.95 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

8.  S 09° 26' 52" W, a distance of 85.97 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

9.  with the arc of a curve to the left an arc distance of 220.84 feet, having a radius of 210.00 feet and a chord bearing S 20° 40' 46" E, a distance of 210.81 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

10.  S 50° 48' 23" E, a distance of 578.64 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

11.  with the arc of a curve to the right an arc distance of 109.83 feet, having a radius of 150.00 feet and a chord bearing S 29° 49' 49" E, a distance of 107.39 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

12.  S 08° 51' 15" E, a distance of 113.85 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

13.  with the arc of a curve to the left an arc distance of 115.79 feet, having a radius of 210.00 feet and a chord bearing S 24° 39' 00" E, a distance of 114.33 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set in the south line of said 533.312 acre tract, same being the north line of said Marshall's Harbor, and

THENCE with the south line of said 533.312 acre tract, same being the north line of said Marshall's Harbor, the following two (2) courses and distances:

1.  with the arc of a curve to the left an arc distance of 357.74 feet, having a radius of 850.00 feet and a chord bearing N 52° 30' 09" W, a distance of 355.10 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

2.  N 64° 33' 14" W, a distance of 1,051.68 feet to the POINT OF BEGINNING and containing 10.54 acres of land, more or less.

TRACT 126-G -- 16.51 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set in the east line of Shoreline Ranch Drive, a varying width public right-of-way easement described in the instruments of record in Document No. 1999045815 and Document No. 2000127760, Official Public Records of Travis County, Texas, and being the north corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears S 75° 35' 57" W a distance of 2,142.85 feet;

THENCE leaving the east line of said Shoreline Ranch Drive and crossing said 533.312 acre tract following fourteen (14) courses and distances:

1.  S 68° 43' 04" E a distance of 1,009.04 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  S 11° 01' 22" E a distance of 132.52 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  S 28° 18' 25" E a distance of 115.84 feet to a calculated point,

4.  with the arc of a curve to the left an arc distance of 20.20 feet, having a radius of 60.00 feet and a chord bearing S 37° 57' 08" E a distance of 20.11 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  with the arc of a curve to the right an arc distance of 21.16 feet, having a radius of 25.00 feet and a chord bearing S 23° 11' 14" E a distance of 20.54 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  with the arc of a curve to the left an arc distance of 115.61 feet, having a radius of 330.00 feet and a chord bearing S 08° 58' 27" E a distance of 115.02 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

7.  S 19° 00' 36" E a distance of 521.63 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

8.  with the arc of a curve to the right an arc distance of 116.30 feet, having a radius of 150.00 feet and a chord bearing S 03° 12' 03" W a distance of 113.41 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

9.  S 25° 24' 43" W a distance of 22.19 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

10.  with the arc of a curve to the right an arc distance of 42.01 feet, having a radius of 25.00 feet and a chord bearing S 73° 32' 51" W a distance of 37.24 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

11.  with the arc of a curve to the right an arc distance of 163.99 feet, having a radius of 470.00 feet and a chord bearing N 48° 19' 16" W a distance of 163.16 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

12.  N 38° 19' 32" W a distance of 320.84 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

13.  with the arc of a curve to the left an arc distance of 88.32 feet, having a radius of 1,030.00 feet and a chord bearing N 40° 46' 55" W a distance of 88.29 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

14.  N 43° 14' 19" W a distance of 136.37 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the most eastern terminus of Lakeshore Drive a public right-of-way easement described in the instruments of record in Document No. 1999045815 and Document No. 2000127760, Official Public Records of Travis County, Texas;

THENCE continuing across said 533.312 acre tract with the northern right-of-way line of said Lakeshore Drive the following four (4) courses and distances:

1.  N 43° 15' 07" W a distance of 234.55 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  with the arc of a curve to the left an arc distance of 396.88 feet, having a radius of 405.13 feet and a chord bearing N 71° 18' 36" W a distance of 381.20 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

3.  S 80° 37' 33" W a distance of 323.85 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and

4.  with the arc of a curve to the right an arc distance of 82.64 feet, having a radius of 50.00 feet and a chord bearing N 52° 01' 20" W a distance of 73.55 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set at the intersection of the southeast right-of-way line of said Shoreline Ranch Drive with the north right-of-way line of said Lakeshore Drive, for the southwest corner of the tract described herein;

THENCE continuing across said 533.312 acre tract with the southeast line of said Shoreline Ranch Drive the following six (6) courses and distances:

1.  with the arc of a curve to the right an arc distance of 63.98 feet, having a radius of 660.00 feet and a chord bearing N 01° 53' 35" W a distance of 63.96 feet to a 1/2-inch iron rod found,

2.  S 89° 06' 57" E a distance of 10.00 feet to a 1/2-inch iron rod found,

3.  with the arc of a curve to the right an arc distance of 324.77 feet, having a radius of 650.00 feet and a chord bearing N 15° 11' 52" E a distance of 321.40 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

4.  N 29° 32' 22" E a distance of 165.75 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

5.  N 60° 28' 25" W a distance of 10.01 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

6.  with the arc of a curve to the right an arc distance of 56.61 feet, having a radius of 1,560.00 feet and a chord bearing N 30° 33' 58" E a distance of 56.61 feet to the POINT OF BEGINNING and containing 16.51 acres of land, more or less.

TRACT 130-FS -- 1.50 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LAI" set for an angle point in the south line of said 533.312 acre tract, same being the south line of a public right-of-way easement described in the instrument of record in Volume 4582, Page 527 of the Deed Records of Travis County, Texas, also being an angle point in the northerly boundary line of a called 4.733 acre tract described in deed to Herman J. Stocker of record in Volume 8207, Page 201 of the Deed Records of Travis County, Texas, same being a point in the south right-of-way line of Lakeshore Drive, a proposed right-of-way of varying width, for the northwest corner and POINT OF BEGINNING of the tract described herein, from which a 5/8-inch iron rod found for the most western corner of said 533.312 acre tract bears N 65° 00' 10" W a distance of 4895.43 feet;

THENCE departing the northerly boundary line of said 5.075 acre tract, through the interior of said 533.312 acre tract, with the south right-of-way line of said proposed Lakeshore drive, the following two (2) courses and distances:

1.  N 85° 35' 46" E, a distance of 364.04 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

2.  with the arc of a curve to the left an arc distance of 215.46 feet, having a radius of 210.00 feet and a chord bearing N 56° 12' 13" E a distance of 206.14 feet to a 1-inch iron pipe found,

THENCE departing the south right-of-way line of said proposed Lakeshore Drive, with the south boundary line of said 533.312 acre tract, the following nine (9) courses and distances:

1.  S 26° 48' 44" W, a distance of 100.29 feet to a 1-inch iron pipe found,

2.  S 26° 49' 23" W, a distance of 204.20 feet to a 1/2-inch iron rod found,

3.  S 79° 08' 18" W, a distance of 35.87 feet to a 1-inch iron pipe found,

4.  S 80° 12' 16" W, a distance of 33.60 feet to a 1/2-inch iron rod found,

5.  S 56° 27' 34" W, a distance of 38.06 feet to a 1-inch iron pipe found,

6.  S 31° 00' 56" W, a distance of 72.23 feet to a 1-inch iron pipe found,

7.  N 55° 12' 43" W, a distance of 115.53 feet to a 1/2-inch iron rod found,

8.  N 40° 30' 23" W, a distance of 191.74 feet to a 1/2-inch iron rod found,

9.  N 72° 16' 50" W, a distance of 42.18 feet to the POINT OF BEGINNING and containing 1.50 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, NAD 83, Central Zone, Grid.

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

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

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

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

SECTION 4.  (a) If this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 8025, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 8025.0306 to read as follows:

Sec. 8025.0306.  NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

(b)  This section is not intended to be an expression of a legislative interpretation of the requirements of Section 17(c), Article I, Texas Constitution.

SECTION 5.  This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2019.

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