

By: Cole

H.B. No. 4694

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the SH130 Municipal Management District No. 1; 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 C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3971 to read as follows:

CHAPTER 3971. SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3971.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Austin.

(3) "Director" means a board member.

(4) "District" means the SH130 Municipal Management District No. 1.

Sec. 3971.0102. NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3971.0103. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter.

(b) By creating the district and in authorizing the city and

1 other political subdivisions to contract with the district, the
2 legislature has established a program to accomplish the public
3 purposes set out in Section 52-a, Article III, Texas Constitution.

4 (c) The creation of the district is necessary to promote,
5 develop, encourage, and maintain employment, commerce,
6 transportation, housing, tourism, recreation, the arts,
7 entertainment, economic development, safety, and the public
8 welfare in the district.

9 (d) This chapter and the creation of the district may not be
10 interpreted to relieve the city from providing the level of
11 services provided as of the effective date of the Act enacting this
12 chapter to the area in the district. The district is created to
13 supplement and not to supplant city services provided in the
14 district.

15 Sec. 3971.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

16 (a) All land and other property included in the district will
17 benefit from the improvements and services to be provided by the
18 district under powers conferred by Sections 52 and 52-a, Article
19 III, and Section 59, Article XVI, Texas Constitution, and other
20 powers granted under this chapter.

21 (b) The district is created to serve a public use and
22 benefit.

23 (c) The creation of the district is in the public interest
24 and is essential to further the public purposes of:

25 (1) developing and diversifying the economy of the
26 state;

27 (2) eliminating unemployment and underemployment; and

1 (3) developing or expanding transportation and
2 commerce.

3 (d) The district will:

4 (1) promote the health, safety, and general welfare of
5 residents, employers, potential employees, employees, visitors,
6 and consumers in the district, and of the public;

7 (2) provide needed funding for the district to
8 preserve, maintain, and enhance the economic health and vitality of
9 the district territory as a community and business center;

10 (3) promote the health, safety, welfare, and enjoyment
11 of the public by providing pedestrian ways and by landscaping and
12 developing certain areas in the district, which are necessary for
13 the restoration, preservation, and enhancement of scenic beauty;
14 and

15 (4) provide for water, wastewater, drainage, road, and
16 recreational facilities for the district.

17 (e) Pedestrian ways along or across a street, whether at
18 grade or above or below the surface, and street lighting, street
19 landscaping, parking, and street art objects are parts of and
20 necessary components of a street and are considered to be a street
21 or road improvement.

22 (f) The district will not act as the agent or
23 instrumentality of any private interest even though the district
24 will benefit many private interests as well as the public.

25 Sec. 3971.0105. INITIAL DISTRICT TERRITORY. (a) The
26 district is initially composed of the territory described by
27 Section 2 of the Act enacting this chapter.

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

5 (1) organization, existence, or validity;

6 (2) right to issue any type of bonds for the purposes
7 for which the district is created or to pay the principal of and
8 interest on the bonds;

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

10 (4) legality or operation.

11 Sec. 3971.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

12 All or any part of the area of the district is eligible to be
13 included in:

14 (1) a tax increment reinvestment zone created under
15 Chapter 311, Tax Code; or

16 (2) a tax abatement reinvestment zone created under
17 Chapter 312, Tax Code.

18 Sec. 3971.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
19 DISTRICTS LAW. Except as otherwise provided by this chapter,
20 Chapter 375, Local Government Code, applies to the district.

21 Sec. 3971.0108. CONSTRUCTION OF CHAPTER. This chapter
22 shall be liberally construed in conformity with the findings and
23 purposes stated in this chapter.

24 SUBCHAPTER B. BOARD OF DIRECTORS

25 Sec. 3971.0201. GOVERNING BODY; TERMS. (a) The district is
26 governed by a board of five elected directors who serve staggered
27 terms of four years.

1 (b) Directors are elected in the manner provided by
2 Subchapter D, Chapter 49, Water Code.

3 Sec. 3971.0202. COMPENSATION; EXPENSES. (a) The district
4 may compensate each director in an amount not to exceed \$150 for
5 each board meeting. The total amount of compensation for each
6 director in one year may not exceed \$7,200.

7 (b) A director is entitled to reimbursement for necessary
8 and reasonable expenses incurred in carrying out the duties and
9 responsibilities of the board.

10 Sec. 3971.0203. INITIAL DIRECTORS. (a) The initial board
11 consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Warren Hayes</u>
<u>2</u>	<u>Stephen Shang</u>
<u>3</u>	<u>Jim Young</u>
<u>4</u>	<u>Robert Walker</u>
<u>5</u>	<u>Albert Hawkins</u>

18 (b) Initial directors serve until permanent directors are
19 elected under Section 3971.0201.

20 SUBCHAPTER C. POWERS AND DUTIES

21 Sec. 3971.0301. GENERAL POWERS AND DUTIES. The district
22 has the powers and duties necessary to accomplish the purposes for
23 which the district is created.

24 Sec. 3971.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
25 district, using any money available to the district for the
26 purpose, may provide, design, construct, acquire, improve,
27 relocate, operate, maintain, or finance an improvement project or

1 service authorized under this chapter or Chapter 375, Local
2 Government Code.

3 (b) The district may contract with a governmental or private
4 entity to carry out an action under Subsection (a).

5 (c) The implementation of a district project or service is a
6 governmental function or service for the purposes of Chapter 791,
7 Government Code.

8 Sec. 3971.0303. NONPROFIT CORPORATION. (a) The board by
9 resolution may authorize the creation of a nonprofit corporation to
10 assist and act for the district in implementing a project or
11 providing a service authorized by this chapter.

12 (b) The nonprofit corporation:

13 (1) has each power of and is considered to be a local
14 government corporation created under Subchapter D, Chapter 431,
15 Transportation Code; and

16 (2) may implement any project and provide any service
17 authorized by this chapter.

18 (c) The board shall appoint the board of directors of the
19 nonprofit corporation. The board of directors of the nonprofit
20 corporation shall serve in the same manner as the board of directors
21 of a local government corporation created under Subchapter D,
22 Chapter 431, Transportation Code, except that a board member is not
23 required to reside in the district.

24 Sec. 3971.0304. LAW ENFORCEMENT SERVICES. To protect the
25 public interest, the district may contract with a qualified party,
26 including the city, to provide law enforcement services in the
27 district for a fee.

1 Sec. 3971.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

2 The district may join and pay dues to a charitable or nonprofit
3 organization that performs a service or provides an activity
4 consistent with the furtherance of a district purpose.

5 Sec. 3971.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
6 district may engage in activities that accomplish the economic
7 development purposes of the district.

8 (b) The district may establish and provide for the
9 administration of one or more programs to promote state or local
10 economic development and to stimulate business and commercial
11 activity in the district, including programs to:

12 (1) make loans and grants of public money; and

13 (2) provide district personnel and services.

14 (c) The district may create economic development programs
15 and exercise the economic development powers provided to
16 municipalities by:

17 (1) Chapter 380, Local Government Code; and

18 (2) Subchapter A, Chapter 1509, Government Code.

19 Sec. 3971.0307. PARKING FACILITIES. (a) The district may
20 acquire, lease as lessor or lessee, construct, develop, own,
21 operate, and maintain parking facilities or a system of parking
22 facilities, including lots, garages, parking terminals, or other
23 structures or accommodations for parking motor vehicles off the
24 streets and related appurtenances.

25 (b) The district's parking facilities serve the public
26 purposes of the district and are owned, used, and held for a public
27 purpose even if leased or operated by a private entity for a term of

1 years.

2 (c) The district's parking facilities are parts of and
3 necessary components of a street and are considered to be a street
4 or road improvement.

5 (d) The development and operation of the district's parking
6 facilities may be considered an economic development program.

7 Sec. 3971.0308. ADDING OR EXCLUDING LAND. The district may
8 add or exclude land in the manner provided by Subchapter J, Chapter
9 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

10 Sec. 3971.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The
11 board by resolution shall establish the number of directors'
12 signatures and the procedure required for a disbursement or
13 transfer of district money.

14 Sec. 3971.0310. NO EMINENT DOMAIN POWER. The district may
15 not exercise the power of eminent domain.

16 SUBCHAPTER D. ASSESSMENTS

17 Sec. 3971.0401. PETITION REQUIRED FOR FINANCING SERVICES
18 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
19 service or improvement project with assessments under this chapter
20 unless a written petition requesting that service or improvement
21 has been filed with the board.

22 (b) A petition filed under Subsection (a) must be signed by
23 the owners of a majority of the assessed value of real property in
24 the district subject to assessment according to the most recent
25 certified tax appraisal roll for the county.

26 Sec. 3971.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
27 The board by resolution may impose and collect an assessment for any

1 purpose authorized by this chapter in all or any part of the
2 district.

3 (b) An assessment, a reassessment, or an assessment
4 resulting from an addition to or correction of the assessment roll
5 by the district, penalties and interest on an assessment or
6 reassessment, an expense of collection, and reasonable attorney's
7 fees incurred by the district:

8 (1) are a first and prior lien against the property
9 assessed;

10 (2) are superior to any other lien or claim other than
11 a lien or claim for county, school district, or municipal ad valorem
12 taxes; and

13 (3) are the personal liability of and a charge against
14 the owners of the property even if the owners are not named in the
15 assessment proceedings.

16 (c) The lien is effective from the date of the board's
17 resolution imposing the assessment until the date the assessment is
18 paid. The board may enforce the lien in the same manner that the
19 board may enforce an ad valorem tax lien against real property.

20 (d) The board may make a correction to or deletion from the
21 assessment roll that does not increase the amount of assessment of
22 any parcel of land without providing notice and holding a hearing in
23 the manner required for additional assessments.

24 SUBCHAPTER E. TAXES AND BONDS

25 Sec. 3971.0501. TAX ELECTION REQUIRED. The district must
26 hold an election in the manner provided by Chapter 49, Water Code,
27 or, if applicable, Chapter 375, Local Government Code, to obtain

1 voter approval before the district may impose an ad valorem tax.

2 Sec. 3971.0502. OPERATION AND MAINTENANCE TAX. (a) If
3 authorized by a majority of the district voters voting at an
4 election under Section 3971.0501, the district may impose an
5 operation and maintenance tax on taxable property in the district
6 in the manner provided by Section 49.107, Water Code, for any
7 district purpose, including to:

8 (1) maintain and operate the district;

9 (2) construct or acquire improvements; or

10 (3) provide a service.

11 (b) The board shall determine the operation and maintenance
12 tax rate. The rate may not exceed the rate approved at the
13 election.

14 Sec. 3971.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
15 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
16 terms determined by the board.

17 (b) The district may issue bonds, notes, or other
18 obligations payable wholly or partly from ad valorem taxes,
19 assessments, impact fees, revenue, contract payments, grants, or
20 other district money, or any combination of those sources of money,
21 to pay for any authorized district purpose.

22 (c) The limitation on the outstanding principal amount of
23 bonds, notes, or other obligations provided by Section 49.4645,
24 Water Code, does not apply to the district.

25 Sec. 3971.0504. BONDS SECURED BY REVENUE OR CONTRACT
26 PAYMENTS. The district may issue, without an election, bonds
27 secured by:

1 (1) revenue other than ad valorem taxes, including
2 contract revenues; or

3 (2) contract payments, provided that the requirements
4 of Section 49.108, Water Code, have been met.

5 Sec. 3971.0505. BONDS SECURED BY AD VALOREM TAXES;
6 ELECTIONS. (a) If authorized at an election under Section
7 3971.0501, the district may issue bonds payable from ad valorem
8 taxes.

9 (b) Section 375.243, Local Government Code, does not apply
10 to the district.

11 (c) At the time the district issues bonds payable wholly or
12 partly from ad valorem taxes, the board shall provide for the annual
13 imposition of a continuing direct annual ad valorem tax, without
14 limit as to rate or amount, for each year that all or part of the
15 bonds are outstanding as required and in the manner provided by
16 Sections 54.601 and 54.602, Water Code.

17 (d) All or any part of any facilities or improvements that
18 may be acquired by a district by the issuance of its bonds may be
19 submitted as a single proposition or as several propositions to be
20 voted on at the election.

21 Sec. 3971.0506. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT
22 UNDER AGREEMENT. If the improvements financed by an obligation
23 will be conveyed to or operated and maintained by a municipality or
24 retail utility provider pursuant to an agreement between the
25 district and the municipality or retail utility provider entered
26 into before the issuance of the obligation, the obligation may be in
27 the form of bonds, notes, or other obligations payable wholly or

1 partly from assessments, issued by public or private sale, in the
2 manner provided by Subchapter A, Chapter 372, Local Government
3 Code.

4 Sec. 3971.0507. CONSENT OF MUNICIPALITY REQUIRED. (a) The
5 board may not issue bonds until each municipality in whose
6 corporate limits or extraterritorial jurisdiction the district is
7 located has consented by ordinance or resolution to the creation of
8 the district and to the inclusion of land in the district.

9 (b) This section applies only to the district's first
10 issuance of bonds payable from ad valorem taxes.

11 SUBCHAPTER F. SALES AND USE TAX

12 Sec. 3971.0601. APPLICABILITY OF CERTAIN TAX CODE
13 PROVISIONS. (a) Chapter 321, Tax Code, governs the imposition,
14 computation, administration, enforcement, and collection of the
15 sales and use tax authorized by this subchapter except to the extent
16 Chapter 321, Tax Code, is inconsistent with this chapter.

17 (b) For the purposes of this subchapter, a reference in
18 Chapter 321, Tax Code, to a municipality or the governing body of a
19 municipality is a reference to the district or the board,
20 respectively.

21 Sec. 3971.0602. ELECTION; ADOPTION OF TAX. (a) The
22 district may adopt a sales and use tax if:

- 23 (1) the city consents to the adoption of the tax; and
24 (2) the tax is authorized by a majority of the voters
25 of the district voting at an election held for that purpose.

26 (b) Subject to city consent under Subsection (a), the board
27 by order may call an election to authorize the adoption of the sales

1 and use tax. The election may be held on any uniform election date
2 and in conjunction with any other district election.

3 (c) The district shall provide notice of the election and
4 shall hold the election in the manner prescribed by Section
5 3971.0501.

6 (d) The ballot shall be printed to provide for voting for or
7 against the proposition: "Authorization of a sales and use tax in
8 the SH130 Municipal Management District No. 1 at a rate not to
9 exceed ____ percent" (insert rate of one or more increments of
10 one-eighth of one percent).

11 Sec. 3971.0603. SALES AND USE TAX RATE. (a) Not later than
12 the 10th day after the date the results are declared of an election
13 held under Section 3971.0602 at which the voters authorized
14 imposition of a tax, the board shall provide by resolution or order
15 the initial rate of the tax, which must be in one or more increments
16 of one-eighth of one percent.

17 (b) After the authorization of a tax under Section
18 3971.0602, the board may decrease the rate of the tax by one or more
19 increments of one-eighth of one percent.

20 (c) The board may not decrease the rate of the tax if the
21 decrease would impair the repayment of any outstanding debt or
22 obligation payable from the tax.

23 (d) The initial rate of the tax or any rate resulting from
24 subsequent decreases may not exceed the lesser of:

25 (1) the maximum rate authorized at the election held
26 under Section 3971.0602; or

27 (2) a rate that, when added to the rates of all sales

1 and use taxes imposed by other political subdivisions with
2 territory in the district, would result in the maximum combined
3 rate prescribed by Section 321.101(f), Tax Code, at any location in
4 the district.

5 Sec. 3971.0604. NOTIFICATION OF RATE CHANGE. The board
6 shall notify the comptroller of any changes made to the tax rate
7 under this subchapter in the same manner the municipal secretary
8 provides notice to the comptroller under Section 321.405(b), Tax
9 Code.

10 Sec. 3971.0605. USE OF REVENUE. Revenue from the sales and
11 use tax imposed under this subchapter is for the use and benefit of
12 the district and may be used for any district purpose. The district
13 may pledge all or part of the revenue to the payment of bonds,
14 notes, or other obligations, and that pledge of revenue may be in
15 combination with other revenue, including tax revenue, available to
16 the district.

17 Sec. 3971.0606. ABOLITION OF TAX. (a) Except as provided
18 by Subsection (b), the board may abolish the tax imposed under this
19 subchapter without an election.

20 (b) The board may not abolish the tax imposed under this
21 subchapter if the district has any outstanding debt or obligation
22 secured by the tax, and repayment of the debt or obligation would be
23 impaired by the abolition of the tax.

24 (c) If the board abolishes the tax, the board shall notify
25 the comptroller of that action in the same manner the municipal
26 secretary provides notice to the comptroller under Section
27 321.405(b), Tax Code.

1 (d) If the board abolishes the tax or decreases the tax rate
2 to zero, a new election to authorize a sales and use tax must be held
3 under Section 3971.0602 before the district may subsequently impose
4 the tax.

5 SUBCHAPTER G. HOTEL OCCUPANCY TAX

6 Sec. 3971.0701. DEFINITION. In this subchapter, "hotel"
7 has the meaning assigned by Section 156.001, Tax Code.

8 Sec. 3971.0702. APPLICABILITY OF CERTAIN TAX CODE
9 PROVISIONS. (a) For the purposes of this subchapter:

10 (1) a reference in Chapter 352, Tax Code, to a county
11 is a reference to the district; and

12 (2) a reference in Chapter 352, Tax Code, to the
13 commissioners court is a reference to the board.

14 (b) Except as inconsistent with this subchapter, Subchapter
15 A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized
16 by this subchapter, including the collection of the tax, subject to
17 the limitations prescribed by Sections 352.002(b) and (c), Tax
18 Code.

19 Sec. 3971.0703. TAX AUTHORIZED; USE OF REVENUE. (a) The
20 district may not impose a hotel occupancy tax unless the city
21 consents to the imposition.

22 (b) The district may impose the hotel occupancy tax for:

23 (1) any purpose authorized under Chapter 351, Tax
24 Code; or

25 (2) the construction, operation, or maintenance of a
26 sports-related facility of the district if the city is authorized
27 to impose the tax under Section 351.002, Tax Code, for that purpose

1 that:

2 (A) has a notable impact on tourism and hotel
3 activity; and

4 (B) is available to the public.

5 Sec. 3971.0704. TAX RATE. The amount of the hotel occupancy
6 tax may not exceed seven percent of the price paid for a room in a
7 hotel.

8 Sec. 3971.0705. INFORMATION. The district may examine and
9 receive information related to the imposition of hotel occupancy
10 taxes to the same extent as if the district were a county.

11 SUBCHAPTER I. DISSOLUTION

12 Sec. 3971.0901. DISSOLUTION. (a) The board shall dissolve
13 the district on written petition filed with the board by the owners
14 of:

15 (1) 66 percent or more of the assessed value of the
16 property subject to assessment by the district based on the most
17 recent certified county property tax rolls; or

18 (2) 66 percent or more of the surface area of the
19 district, excluding roads, streets, highways, utility
20 rights-of-way, other public areas, and other property exempt from
21 assessment by the district according to the most recent certified
22 county property tax rolls.

23 (b) The board by majority vote may dissolve the district at
24 any time.

25 (c) The district may not be dissolved by its board under
26 Subsection (a) or (b) if the district:

27 (1) has any outstanding debt until that debt has been

1 repaid or defeased in accordance with the order or resolution
2 authorizing the issuance of the debt;

3 (2) has a contractual obligation to pay money until
4 that obligation has been fully paid in accordance with the
5 contract; or

6 (3) owns, operates, or maintains public works,
7 facilities, or improvements unless the district contracts with
8 another person for the ownership and operation or maintenance of
9 the public works, facilities, or improvements.

10 (d) Sections 375.261, 375.262, and 375.264, Local
11 Government Code, do not apply to the district.

12 SECTION 2. The SH130 Municipal Management District No. 1
13 initially includes all territory contained in the following area:

14 Tract 1: Being a 23.92 acre tract or parcel of land, situated in the
15 Oliver Buckman Survey, Number 40, Abstract 60, Travis County,
16 Texas, and being the remainders of "Tract 1", a called 20.00 acre
17 tract of land, "Tract 2", a called 5.00 acre tract of land and
18 "Tract 3", a called 20.05 acre tract of land, all as conveyed to
19 Hayes Modular Group, Inc., recorded in Document No. 2009120857,
20 Official Public Records of Travis County, Texas, save and except
21 that portion conveyed to the State of Texas in Document
22 No. 2005052171, Official Public Records of Travis County, Texas,
23 also being the remainder of that certain called 5.15 acre tract of
24 land conveyed to Hayes Trucking Service, Inc., recorded in Document
25 No. 2003226321, Official Public Records of Travis County, Texas,
26 save and except that portion described in a Possession and Use
27 Agreement for Transportation Purposes, recorded in Document

1 No. 2006027200, Official Public Records of Travis County, Texas,
2 and being more particularly described as follows:
3 BEGINNING at a 1/2" iron rod found on the east line of that certain
4 tract of land called 402.07 acres, as described in a deed to the
5 City of Austin, recorded in Volume 3428, Page 565, Deed Records of
6 Travis County, Texas, marking the northwest corner of the said
7 Tract 3, also marking the southeast corner of that certain tract of
8 land called 269.22 acres, as described in a deed to Ann Bloor
9 Schryver, recorded in Volume 8251, Page 216, Deed Records of Travis
10 County, Texas, for the northwest corner hereof;
11 THENCE, with the north line of the said Tract 3, the south line of
12 the said Schryver tract, S 62° 16' 13" E, passing the northwest
13 corner of the said Tract 2, for a distance of 619.37 feet to a 1/2"
14 iron rod found on the north line of the said Tract 3 and the north
15 line of the said Tract 2, being on the west right-of-way of State
16 Highway 130, as described in a deed to the State of Texas, recorded
17 in Document No. 2005052171, Official Public Records of Travis
18 County, Texas, marking the northeast corner of the said remainder
19 of Tract 2 and Tract 3, for the northeast corner hereof;
20 THENCE, with the west right-of-way of State Highway 130, the east
21 line of the remainders of Tract 2 and Tract 3, S 31° 20' 06" W, 646.66
22 feet to a 1/2" iron rod found, marking the southeast corner of the
23 remainder of Tract 3 and the northeast corner of the remainder of
24 Tract 1, for an angle point hereof;
25 THENCE, with the west right-of-way of State Highway 130 and the east
26 line of the said remainder of Tract 1, S 24° 47' 53" W, 710.79 feet to
27 an iron rod found with an aluminum cap marked "TXDOT" on the

1 northeast line of the remainder of the said Hayes Trucking tract, on
2 the southwest right-of-way of State Highway 130, marking the
3 southeast corner of the said Remainder of Tract 1, for an angle
4 point hereof;

5 THENCE, with the southwest right-of-way of State Highway 130 and
6 the northeast line of the remainder of the said Hayes Trucking
7 tract, S 15° 27' 52" E, 50.67 feet to a calculated point on the
8 southwest line of the said State Highway 130 tract recorded in
9 Document No. 2005052171, marking the most northerly corner of that
10 certain tract of land called 0.474 of an acre as described in a
11 Possession and Use Agreement for Transportation Purposes, recorded
12 in Document No. 2006027200, Official Public Records of Travis
13 County, Texas, also marking the most easterly southeast corner of
14 the remainder of the said Hayes Trucking tract, for an angle point
15 hereof;

16 THENCE, with the west right-of-way of State Highway 130 and the east
17 line of the remainder of the said Hayes Trucking tract, the
18 following three (3) calls:

19 S 48° 58' 27" W, 147.87 feet to a calculated point for an angle point
20 hereof;

21 N 89° 08' 20" W, 42.86 feet to an iron rod found with an aluminum cap
22 marked "TXDOT" for an angle point hereof;

23 S 40° 50' 32" W, 90.78 feet to an iron rod found with an aluminum cap
24 marked "TXDOT" on the north right-of-way of Farm to Market Highway
25 973, marking the southwest corner of the said Possession and Use
26 Agreement tract, also marking the most southerly southeast corner
27 of the remainder of the said Hayes Trucking tract, for the southeast

1 corner hereof;

2 THENCE, with the north right-of-way of Farm to Market Highway 973
3 and the south line of the remainder of the said Hayes Trucking
4 tract, N 88° 59' 51" W, 607.68 feet to a 1/2" iron rod found, marking
5 the southwest corner of the remainder of the said Hayes Trucking
6 tract, also marking the southeast corner of that certain tract of
7 land called 77.52 acres, as described in a deed to the City of
8 Austin, recorded in Volume 3555, Page 1196, Deed Records of Travis
9 County, Texas, for the southwest corner hereof;

10 THENCE, with the west line of the remainders of the said Hayes
11 Trucking tract, Tract 1 and Tract 3, the following four (4) calls:

12 With the east line of the said City of Austin 77.52 acre tract, N 29°
13 02' 43" E, 345.28 feet to a 1/2" iron rod found marking the
14 northwest corner of the remainder of the said Hayes Trucking tract
15 and the southwest corner of the remainder of the said Tract 1;

16 N 29° 04' 04" E, passing the northeast corner of the said City of
17 Austin 77.52 acre tract and the southeast corner of the said City of
18 Austin 402.07 acre tract, 439.37 feet to a round head bolt found on
19 the west line of the said Tract 1 remainder, for an angle point
20 hereof;

21 With the east line of the said City of Austin 402.07 acre tract, N
22 27° 07' 24" E, 478.47 feet to a 1/2" iron rod found marking the
23 northwest corner of the said Tract 1 remainder and the southwest
24 corner of the said Tract 3 remainder, for an angle point hereof;

25 With the east line of the said City of Austin 402.07 acre tract, N
26 27° 03' 16" E, 648.87 feet to the PLACE OF BEGINNING, and containing
27 23.92 acres of land in all, more or less, based on a map or plat

1 prepared by Holt Carson, Inc. on October 4, 2011.

2 Tract 2: Being a 61.484 acre tract or parcel of land, situated in
3 the Oliver Buckman Survey No. 40, Abstract 60, and the Reuben
4 Hornsby Survey No. 17, Abstract 15, in Travis County, Texas, being
5 all of that certain tract of land called Tract 3A, 94.910 acres, as
6 described in a deed to William D. Wittliff and wife, Salty B.
7 Wittliff, recorded in Volume 12034, Page 325, Real Property Records
8 of Travis County, Texas, Save and Except that certain tract of land
9 called 31.676 acres, as described in an agreed judgment to the State
10 of Texas, recorded in Document No. 2013046364, Official Public
11 Records of Travis County, Texas, and being more particularly
12 described as follows:

13 BEGINNING at an iron rod found at a fence comer, on the north line of
14 the said Wittliff tract, being on the east right-of-way of State
15 Highway 130, marking the northeast comer of the said 31.676 acre
16 tract, also marking the southwest comer of that certain tract of
17 land called 7 .306 acres, as described in a deed to Bobby Gosey and
18 wife, Sheldon Gosey, recorded in Document No. 2012151067, Official
19 Public Records of Travis County, Texas, for the northwest comer
20 hereof;

21 THENCE, with the south tine of the said Gosey tract and the north
22 line of the said Wittliff tract, S 63° 17' 08" E, 1098.03 feet, to a
23 calculated point in a 2 'x2' rock column fence comer on the west
24 right-of-way of Gilbert Lane, for the southeast comer of the said
25 Gosey tract and the northeast comer of the said Wittliff tract, for
26 the northeast comer hereof;

27 THENCE, with the west right-of-way of Gilbert Lane and the east line

1 of the said Wittliff tract, the following three (3) calls:
2 S 08° 31' 11" W, 496.94 feet to an iron rod found at the beginning of
3 a curve to the right;
4 With said curve to the right, having a radius of 1148.47 feet, a
5 chord bears S 19° 03' 50" W, 421.11 feet, for an arc distance of
6 423.50 feet to an iron rod found at the end of said curve;
7 S 29° 41' 17" W, 571.46 feet to a calculated point in a 2'x2' rock
8 column fence comer, marking the northeast comer of that certain
9 tract of land called Tract 1: 159.06 acres, as described in a deed
10 to Vincent DiMare III Trust on 2012. Recorded in document
11 No. 2013222143, Official Public Records of Travis County, Texas,
12 also marking the southeast comer of the said Wittliff tract, for the
13 southeast comer hereof;
14 THENCE, with the north line of the said DiMare tract and the south
15 line of the said Wittliff tract, the following three (3) calls:
16 N 60° 42' 55" W, 188.79 feet to an iron rod found at the beginning of
17 a curve to the left;
18 With said curve to the left, having a radius of 1351.54 feet, a
19 chord bears N 80° 38' 14" W, 934.29 feet, for an arc distance of
20 953.97 feet to an iron rod found at the end of said curve;
21 S 79° 08' 00" W, 1042.53 feet to an iron rod found on the approximate
22 west line of the said Oliver Buckman Survey and the east line of the
23 said Reuben Hornsby Survey, marking an angle point in the said
24 DiMare tract, also marking the most southerly southwest corner of
25 the said Wittliff tract, for the most southerly southwest corner
26 hereof;
27 THENCE, with the approximate west tine of the said Buckman Survey

1 and the approximate east line of the said Hornsby Survey, an east
2 line of the said DiMare tract and a west line of the said Wittliff
3 tract, N 26° 50' 36" E, 123.00 feet to an iron rod found for an angle
4 point in the DiMare tract and the Wittliff tract;

5 THENCE, with the north line of the said DiMare tract and the south
6 line of the said Wittliff tract, the following three (3) calls:

7 N 37° 35' 23" W, 30.60 feet to a 1 2" tree stump fence post; N 85° 11'
8 11" W, 17 .07 feet, to a 10" tree stump fence post;

9 N 63° 50' 59" W, 59. 72 feet to a 2" pipe fence comer post on the east
10 right-of-way of State Highway 1 30, marking the southeast comer of
11 the said 3 1 .676 acre tract, marking the northwest comer of the
12 said DiMare tract, for the most westerly southwest corner hereof;

13 THENCE, crossing the said Wittliff tract, with the east
14 right-of-way of State Highway 1 30 and the east line of the said
15 31.676 acre tract, the following two (2) calls:

16 N 45" 36' 23" E, at 539.60 feet, pass an iron rod found with a cap
17 marked Inland, for a total distance of 2039.47 feet to an iron rod
18 found;

19 N 39° 27' 15" E, 314.97 feet to the PLACE OF BEGINNING and containing
20 61.484 acres of land, more or less.

21 Tract 3: FIELD NOTES DESCRIPTION OF 715.48 ACRES OF LAND OUT OF THE
22 JAMES GILLELAND SURVEY NUMBER 13 AND THE THOMAS TOULSON SURVEY
23 NUMBER 12, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT
24 CALLED PARCEL 1 TRACT 1, ALL OF THAT CERTAIN TRACT CALLED PARCEL 1
25 TRACT II, ALL OF THAT CERTAIN TRACT CALLED PARCEL 2 TRACT I AND ALL
26 OF THAT CERTAIN TRACT CALLED PARCEL 2 TRACT II IN A DEED TO GRAGG
27 INTERESTS, LTD, RECORDED IN VOLUME 11561, PAGE 1637 OF THE REAL

1 PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID PARCEL 1 TRACT I
2 BEING MORE PARTICULARLY DESCRIBED AS 236.08 ACRES IN A DEED TO
3 CHARLES H. MORRISON RECORDED IN VOLUME 3103, PAGE 382 OF THE DEED
4 RECORDS OF TRAVIS COUNTY, TEXAS AND THE SAID PARCEL 1 TRACT II BEING
5 MORE PARTICULARLY DESCRIBED AS 168.2 ACRES IN A DEED TO GARY
6 MORRISON RECORDED IN VOLUME 3124, PAGE 1120 OF THE DEED RECORDS OF
7 TRAVIS COUNTY, TEXAS. THE SAID PARCEL 2 TRACT 1 BEING ALL OF THAT
8 CERTAIN 236.08 ACRES CALLED SECOND TRACT CONVEYED TO THOMAS WARREN
9 BURLESON IN AN EXECUTOR'S AND PARTITION DEED RECORDED IN VOLUME
10 3049, PAGE 1609 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE
11 AND EXCEPT THE PORTION LOCATED IN THE 41.432 ACRE TRACT, CALLED TO
12 BE SAVED AND EXCEPTED IN THE DESCRIPTION OF THE SAID PARCEL 2 TRACT
13 II. THE SAID PARCEL 2 TRACT II BEING ALL OF THAT CERTAIN 236.08 ACRE
14 TRACT CALLED SECOND TRACT CONVEYED TO BAYLOR EUGENE BURLESON IN AN
15 EXECUTOR'S AND PARTITION DEED RECORDED IN VOLUME 3049, PAGE 1619 OF
16 THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT
17 DESCRIBED AS 117.986 ACRES IN A DEED TO BETTY JANE LAWRENCE RECORDED
18 IN VOLUME 10837, PAGE 154 OF THE REAL PROPERTY RECORDS OF TRAVIS
19 COUNTY, TEXAS AND SAVE AND EXCEPT THAT PORTION LOCATED IN THE SAID
20 41.432 ACRE TRACT, CALLED TO BE SAVED AND EXCEPTED IN THE
21 DESCRIPTION OF THE SAID PARCEL 2 TRACT II. THE SAID 715.48 ACRES OF
22 LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
23 FOLLOWS:

24 BEGINNING at a fence corner post found on the south line of F.M.
25 Highway 969, the same being the north line of the said 236.08 acre
26 Thomas Warren Burleson tract, at the northeast corner of the said
27 Parcel 2, Tract I and the northwest corner of the said 41.432 acre

1 Save and Except tract, from which a concrete right-of-way monument
2 found, called to be at Station 617+00.7, according to Texas
3 Department of Transportation maps, bears S 72°09'54" E, 875.35 feet;
4 THENCE, traversing the interior of the said 236.08 acre Thomas
5 Warren Burlleson tract and the said 236.08 acre Baylor Eugene
6 Burlleson tract, along the westerly and southerly lines of the said
7 41.432 acre Save and Except tract, being common lines with the said
8 Parcel 2, Tract I and the said Parcel 2, Tract II, the following
9 four (4) courses and distances:

10 1) S 27°53'06" W, 703.43 feet to a 1/2 inch diameter steel pin
11 set with cap stamped Lenz & Assoc., from which a fence corner post
12 found bears N 48°43' E, 1.6 feet;

13 2) S 31°21'54" E, 272.57 feet to a 1/2 inch diameter steel pin
14 set with cap stamped Lenz & Assoc., from which a 3/4 inch diameter
15 iron pipe found bears S 23°37'E, 1.50 feet;

16 3) S 30°25;54: E, 272.57 feet to a 1/2 inch diameter steel pin
17 set with cap stamped Lenz & Assoc.;

18 4) S 62°29'36: E, 43.00 feet to a 1/2 inch diameter steel pin
19 set with cap stamped Lenz & Assoc. in the interior of the said
20 236.08 acre Baylor Eugene Burlleson tract, at an exterior corner of
21 the said 117.986 acre Betty Jane Lawrence tract, and northeast
22 corner of the said Parcel 2, Tract II, from which a fence corner
23 post found bears N 85°55'W, 1.9 feet and a 1/2 inch diameter steel
24 pin found at the southeast corner of the said 41.432 acre Save and
25 Except tract bears S 62°29'36" E, 903.59 feet;

26 THENCE, S 27°54'57" W, a distance of 4993.00 feet to a 1/2 inch
27 diameter steel pin set with cap stamped Lenz & Assoc. In the

1 interior of the said 236.08 acre Baylor Eugene Burleson tract at the
2 southwest corner of the said 117.986 acre Lawrence tract, the same
3 being an interior corner of the said Parcel 2, Tract II, from which
4 a fence corner post found bears N 02°50' W, 0.9 feet;

5 THENCE, S62°29'17" E, a distance of 1003.46 feet to a 1/2 inch
6 diameter steel pin found on the east line of the said 236.08 acre
7 Baylor Eugene Burleson tract, at the southeast corner of the said
8 117.986 acre Lawrence tract, and being an exterior corner of the
9 said Parcel 2, Tract II, from which a fence corner post found bears
10 S88°11'W, 1.7 feet;

11 THENCE, S27°55'09" W, a distance of 3147.99 feet to an iron pipe
12 found at the southeast corner of the said 236.08 acre Baylor Eugene
13 Burleson tract and the said Parcel 2, Tract II, from which the
14 present centerline of Gilleland Creek bears S 27°55'09" W, 693.93
15 feet;

16 THENCE, along the south line of the said 236.08 acre Baylor Eugene
17 Burleson tract and the said Parcel 2, Tract II, the following six
18 (6) courses and distances:

19 1)N 42°10'37" W, 125.04 feet to a 1/2 inch diameter steel pin
20 found;

21 2)N 37°00'37" W, 257.22 feet to a 1/2 inch diameter steel pin
22 set with cap stamped Lenz & Assoc.;

23 3)N 30°21'17" W, 176.02 feet to a 1/2 inch diameter steel pin
24 set with cap stamped Lenz & Assoc.;

25 4)N 44°21'37" W, 164.44 feet to a 1/2 inch diameter steel pin
26 found;

27 5)N 51°16'37" W, 118.36 feet to a 1/2 inch diameter steel pin

1 found;

2 6)N 50°11'37" W, 355.28 feet to a 1/2 inch diameter steel pin
3 set with cap stamped Lenz & Assoc. at the southwest corner of the
4 said 236.08 acre Baylor Eugene Burleson tract and the said Parcel 2,
5 Tract II, the same being the southeast corner of the said 236.08
6 acre Thomas Warren Burleson tract and the said Parcel 2, Tract I;
7 THENCE, along and with the south line of the said 236.08 acre Thomas
8 Eugene Burleson tract and the said Parcel 2, Tract 1, the following
9 three (3) courses and distances:

10 1)N 50°20'03" W, 167.78 feet to a 1/2 inch diameter steel pin
11 set with cap stamped Lenz Assoc;

12 2)N 64°45'03" W, 223.61 feet to a 1/2 inch diameter steel pin
13 set with cap stamped Lenz & Assoc;

14 3)N 54°35'03" W, 85.62 feet to a point at the intersection
15 with the present centerline of Gilleland Creek, the same being the
16 east line of that certain 732.18 acre tract called Tract Three
17 conveyed to William Karl Rison in a Partition Deed recorded in
18 Volume 11686, Page 684 of the Real Property Records of Travis
19 County, Texas;

20 THENCE, along the approximate centerline of Gilleland Creek, being
21 the west line of the said Parcel 2, Tract I, the west line of the
22 said Parcel 1, Tract II and the west line of the said Parcel 1, Tract
23 1, the centerline of Gilleland Creek also being the east line of the
24 said 732.18 acre William Karl Rison tract, the east line of that
25 certain 464.75 acre tract called Tract Three conveyed to Charles
26 Wilson Hackett, Jr. in the said Partition Deed recorded in Volume
27 11686, page 684 of the Real Property Records of Travis County,

1 Texas, the east line of Twin Creek Meadows, a subdivision of record
2 in Book 83, pages 121A-122C of the Plat Records of Travis County,
3 Texas and the east line of that certain 157.763 acre tract described
4 in a deed to Jack D. Shaw, Sr. and wife, Betty R. Shaw recorded in
5 Volume 8304, Page 250 of the Real Property Records of Travis County,
6 Texas, the following one-hundred & seventy-four (174) courses and
7 distances:

- 8 1)N 21°07'51" W, 119.68 feet to a point;
- 9 2)N 32°11'53" W, 121.33 feet to a point;
- 10 3)N 64°17'33" W, 74.37 feet to a point;
- 11 4)N 77°46'49" W, 62.86 feet to a point;
- 12 5)N 49°27'13" W, 111.95 feet to a point;
- 13 6)N 38°01'21" W, 67.54 feet to a point;
- 14 7)N 29°20'25" W, 45.76 feet to a point;
- 15 8)N 10°24'43" W, 239.47 feet to a point;
- 16 9)N 16°50'03" W, 200.68 feet to a point;
- 17 10)N 22°49'16" W, 149.75 feet to a point;
- 18 11)N 02°35'51" W, 47.20 feet to a point;
- 19 12)N 60°54'27" W, 77.59 feet to a point;
- 20 13)S 78°06'31" W, 159.40 feet to a point;
- 21 14)S 84°23'42" W, 70.65 feet to a point;
- 22 15)N 64°54'15" W, 37.91 feet to a point;
- 23 16)N 42°55'05" W, 177.12 feet to a point;
- 24 17)N 27°00'12" W, 121.62 feet to a point;
- 25 18)N 20°31'51" W, 57.20 feet to a point;
- 26 19)N 27°40'32" E, 51.58 feet to a point;
- 27 20)N 64°22'50" E, 49.64 feet to a point;

- 1 21) N 71°19'41" E, 167.54 feet to a point;
- 2 22) N 66°21'43" E, 138.83 feet to a point;
- 3 23) N 72°07'46" E, 87.42 feet to a point;
- 4 24) N 81°38'05" E, at 83.44 feet passing the intersection with
- 5 Elm Branch for a common corner of the said 732.18 acre William Karl
- 6 Rison tract and the said 464.75 acre Charles Wilson Hackett, Jr.
- 7 tract, and continuing a total distance of 92.15 feet to a point;
- 8 25) S 73°40'39" E, 69.77 feet to a point;
- 9 26) S 89°00'20" E, 90.52 feet to a point;
- 10 27) N 74°54'33" E, 110.02 feet to a point;
- 11 28) N 64°32'15" E, 197.07 feet to a point;
- 12 29) N 52°53'54" E, 60.90 feet to a point;
- 13 30) N 65°43'41" E, 63.64 feet to a point;
- 14 31) N 29°25'31" E, 150.21 feet to a point;
- 15 32) N 24°44'29" E, 120.47 feet to a point;
- 16 33) N 02°12'04" E, 158.83 feet to a point;
- 17 34) N 13°00'10" W, 127.46 feet to a point;
- 18 35) N 24°56'30" E, 165.55 feet to a point;
- 19 36) N 29°06'17" E, 100.13 feet to a point;
- 20 37) N 03°31'23" E, 97.42 feet to a point;
- 21 38) N 20°07'04" E, 102.08 feet to a point;
- 22 39) N 11°55'31" E, 72.43 feet to a point;
- 23 40) N 20°10'49" W, 285.50 feet to a point;
- 24 41) N 11°51'37" W, 59.35 feet to a point;
- 25 42) N 23°47'15" W, 77.99 feet to a point;
- 26 43) N 42°53'07" W, 228.83 feet to a point;
- 27 44) N 38°50'02" W, 68.38 feet to a point;

- 1 45) N 63°53'40" W, 67.10 feet to a point;
- 2 46) N 78°00'32" W, 57.26 feet to a point;
- 3 47) S 89°03'54" W, 110.52 feet to a point;
- 4 48) N 75°50'30" W, 65.54 feet to a point;
- 5 49) N 85°39'50" W, 48.83 feet to a point;
- 6 50) N 79°58'43" W, 106.82 feet to a point;
- 7 51) N 73°09'30" W, 165.41 feet to a point;
- 8 52) N 84°37'13" W, 170.04 feet to a point;
- 9 53) N 69°39'14" W, 161.46 feet to a point;
- 10 54) N 57°17'20" W, 84.79 feet to a point;
- 11 55) N 65°56'10" W, 104.16 feet to a point;
- 12 56) N 73°48'53" W, 157.22 feet to a point;
- 13 57) N 89°41'57" W, 46.42 feet to a point;
- 14 58) N 75°33'09" W, 124.24 feet to a point;
- 15 59) N 57°11'51" W, 102.51 feet to a point;
- 16 60) N 37°27'55" W, 92.08 feet to a point;
- 17 61) N 20°00'42" W, 129.64 feet to a point;
- 18 62) N 04°34'16" E, 31.57 feet to a point;
- 19 63) N 23°34'39" W, 32.77 feet to a point;
- 20 64) N 44°45'11" W, 55.41 feet to a point;
- 21 65) N 62°55'00" W, 32.67 feet to a point;
- 22 66) N 81°58'50" W, 84.74 feet to a point;
- 23 67) N 75°51'02" W, 141.20 feet to a point;
- 24 68) N 68°12'39" W, 83.84 feet to a point;
- 25 69) N 85°13'14" W, 48.91 feet to a point;
- 26 70) N 71°50'44" W, 58.26 feet to a point;
- 27 71) N 13°25'49" W, 105.53 feet to a point;

- 1 72)N 01°27'16" W, 55.36 feet to a point;
2 73)N 12°03'14" E, 173.31 feet to a point;
3 74)N 34°19'48" E, . feet to a point;
4 75)N 07°46'02" E, at 30.94 feet passing the intersection of
5 Decker Branch for the southeast corner of the said Twin Creek
6 Meadows subdivision, the same being a corner of the said 464.75 acre
7 Charles Wilson Hackett, Jr. tract, and continuing a total distance
8 of 98.65 feet to a point;
9 76) N 08°48'24" W, 83.86 feet to a point;
10 77) N 09°27'12" W, 85.62 feet to a point;
11 78) N 06°07'48" E, 180.87 feet to a point at the common rear
12 corner of Lots 20 and 21 of the said Twin Creek Meadows subdivision,
13 from which a 1/2 inch diameter steel pin found on the east line of
14 Decker Creek Drive at the common front corner of the said Lots 20
15 and 21 bears N 47°21'06" W, 53.91 feet and N 60°36'06" W, 989.29 feet;
16 79) N 16°16'48" E, 163.87 feet to a point;
17 80) N 20°32'48" E, 82.09 feet to a point;
18 81) N 24°00'48" E, 69.50 feet to a point;
19 82) N 16°33'48" E, 69.76 feet to a point;
20 83) N 37°23'48" E, 61.98 feet to a point;
21 84) N 40°21'27" E, 76.96 feet to a point;
22 85) N 49°21'27" E, 60.46 feet to a point;
23 86) N 86°02'12" E, 91.44 feet to a point;
24 87) N 28°06'12" W, 81.71 feet to a point;
25 88) N 86°02'12" W, 80.77 feet to a point;
26 89) N 53°36'12" W, 138.43 feet to a point;
27 90) N 17°37'12" W, 58.43 feet to a point;

- 1 91) N 27°15'12" W, 77.46 feet to a point;
- 2 92) N 10°02'12" W, 83.40 feet to a point;
- 3 93) N 06°38'12" W, 115.05 feet to a point;
- 4 94) N 08°27'48" E, 75.97 feet to a point;
- 5 95) N 01°07'12" W, 103.15 feet to a point;
- 6 96) N 07°49'48" E, 49.66 feet to a point;
- 7 97) N 36°44'48" E, 197.55 feet to a point;
- 8 98) N 40°50'48" E, 104.02 feet to a point;
- 9 99) N 32°22'48" E, 149.35 feet to a point at the common rear
10 corner of Lots 27 and 28 of the said Twin Creek Meadows subdivision,
11 from which a 1/2 inch diameter steel pin found on the east
12 right-of-way line of Decker Creek Drive on the west line of the said
13 Lot 28, at the beginning of a 60 foot radius curve, bears N 62°25'21"
14 W, 446.69 feet and N 29°22'46" E, 144.21 feet;
- 15 100) N 29°18'48" E, 151.47 feet to a point;
- 16 101) N 15°49'48" E, 100.39 feet to a point at the northeast
17 corner of the said Twin Creek Meadows subdivision and southeast
18 corner of the said 157.763 acre Shaw tract;
- 19 102) N 32°16'16" E, 186.67 feet to a point;
- 20 103) N 66°53'45" E, 69.37 feet to a point;
- 21 104) N 63°07'19" E, 114.58 feet to a point;
- 22 105) N 25°42'03" E, 155.37 feet to a point;
- 23 106) N 40°53'01" E, 47.33 feet to a point;
- 24 107) N 83°36'08" E, 44.60 feet to a point;
- 25 108) S 59°14'12" E, 92.35 feet to a point;
- 26 109) S 53°56'49" E, 45.73 feet to a point;
- 27 110) N 59°34'22" E, 45.98 feet to a point;

- 1 111) N 21°04'27" E, 66.74 feet to a point;
- 2 112) N 31°51'50" E, 49.95 feet to a point;
- 3 113) N 47°15'41" E, 57.09 feet to a point;
- 4 114) N 26°23'21" E, 170.26 feet to a point;
- 5 115) N 37°13'19" E, 90.34 feet to a point;
- 6 116) N 67°44'09" E, 73.83. feet to a point;
- 7 117) S 34°48'49" E, 117.74 feet to a point;
- 8 118) S 18°07'49" E, 86.24 feet to a point;
- 9 119) S 63°05'14" E, 84.83 feet to a point;
- 10 120) S 83°45'31" E, 51.65 feet to a point;
- 11 121) S 68°49'56" E, 108.81 feet to a point;
- 12 122) N 74°10'25" E, 76.10 feet to a point;
- 13 123) N 55°26'04" E, 149.30 feet to a point;
- 14 124) N 06°42'55" E, 43.34 feet to a point;
- 15 125) N 48°28'11" E, 85.96 feet to a point;
- 16 126) N 63°53'47" E, 139.95 feet to a point;
- 17 127) N 65°47'12" E, 51.68 feet to a point;
- 18 128) N 10°06'21" E, 44.58 feet to a point;
- 19 129) N 13°09'02" W, 70.23 feet to a point;
- 20 130) N 22°16'48" E, 65.12 feet to a point;
- 21 131) S 83°51'42" E, 32.19 feet to a point;
- 22 132) N 53°14'52" E, 68.27 feet to a point;
- 23 133) S 80°25'08" E, 92.91 feet to a point;
- 24 134) N 78°36'50" E, 88.54 feet to a point;
- 25 135) N 58°00'33" E, 61.71 feet to a point;
- 26 136) N 24°39'17" E, 84.20 feet to a point;
- 27 137) N 60°09'04" E, 75.55 feet to a point;

- 1 138) S 71°49'56" W, 42.26 feet to a point;
- 2 139) N 88°50'36" W, 80.48 feet to a point;
- 3 140) N 36°37'28" W, 62.68 feet to a point;
- 4 141) N 23°17'02" E, 162.01 feet to a point;
- 5 142) N 13°30'15" W, 118.38 feet to a point;
- 6 143) N 23°27'28" W, 76.36 feet to a point;
- 7 144) N 04°51'59" E, 114.74 feet to a point;
- 8 145) N 60°03'01" W, 60.82 feet to a point;
- 9 146) N 60°03'01" W, 132.50 feet to a point;
- 10 147) N 01°22'12" W, 49.44 feet to a point;
- 11 148) N 34°22'37" E, 66.00 feet to a point;
- 12 149) N 50°55'42" E, 171.34 feet to a point;
- 13 150) N 76°35'07" E, 60.99 feet to a point;
- 14 151) N 53°54'01" E, 168.94 feet to a point;
- 15 152) N 72°31'25" E, 79.23 feet to a point;
- 16 153) S 57°46'48" E, 82.69 feet to a point;
- 17 154) S 30°13'55" E, 97.85 feet to a point;
- 18 155) S 08°44'30" E, 44.68 feet to a point;
- 19 156) S 28°10'24" E, 102.81 feet to a point;
- 20 157) S 63°59'59" E, 121.08 feet to a point;
- 21 158) N 60°16'49" E, 45.46 feet to a point;
- 22 159) S 86°31'48" E, 41.90 feet to a point;
- 23 160) S 73°13'02" E, 107.79 feet to a point;
- 24 161) N 76°40'56" E, 14.51 feet to a point;
- 25 162) S 57°46'48" E, 32.55 feet to a point;
- 26 163) S 89°07'42" E, 102.03 feet to a point;
- 27 164) S 18°36'11" E, 20.56 feet to a point;

1 165) S 86°28'54" E, 32.87 feet to a point;
2 166) N 68°24'52" E, 64.55 feet to a point;
3 167) N 14°23'09" W, 49.62 feet to a point;
4 168) N 42°54'47" W, 102.34 feet to a point;
5 169) N 27°56'54" W, 39.87 feet to a point;
6 170) N 51°09'15" E, 36.99 feet to a point;
7 171) S 87°21'40" E, 123.19 feet to a point;
8 172) N 54°33'22" E, 24.59 feet to a point;
9 173) N 02°43'51" W, 59.49 feet to a point;
10 174) N 04°04'03" E, 63.40 feet to a point at the intersection
11 with the south right-of-way line of F.M. Highway No. 969 at the
12 northwest corner of the said Parcel 1, Tract I and northeast corner
13 of the said 157.763 acre Shaw tract, from which a concrete
14 right-of-way monument found bears S 89°46'58" W, 177.73 feet;
15 THENCE, along and with the south right-of-way line of F.M. Highway
16 Number 969 and north lines of the said Parcel 1, Tract I and Parcel
17 2, Tract I, the following three (3) courses and distances:
18 1)N 89°46'58" E, 1352.07 feet to a concrete right-of-way
19 monument found;
20 2)With a curve to the right, having a central angle of
21 18°09'15", a radius of 1859.86 feet, an arc of 589.29 feet and a
22 chord bearing and distance of S 81°15'26" E, 586.83 feet to a
23 concrete right-of-way monument found;
24 3)S 72°09'54" E, 908.15 feet to the PLACE OF BEGINNING,
25 containing 715.48 acres of land, more or less.

26 Tract 4: FIELD NOTES DESCRIPTION OF 18.53 ACRES OF LAND OUT OF THE
27 THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY, TEXAS, ALSO BEING A

1 PORTION OF THAT CERTAIN TRACT CALLED TO CONTAIN 400 ACRES, CALLED
2 THIRD TRACT, IN A DEED TO BAYLOR B. BURLESON AND EUGENE S. BURLESON
3 RECORDED IN VOLUME 257, PAGE 508 OF THE DEED RECORDS OF TRAVIS
4 COUNTY, TEXAS. THE SAID 18.53 ACRES OF LAND BEING MORE PARTICULARLY
5 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

6 BEGINNING at an iron pipe found on the east line of the said 400 acre
7 Burleson tract at the southeast corner of that certain 236.08 acre
8 tract called Second Tract conveyed to Baylor Eugene Burleson in an
9 Executor's and Partition Deed recorded in Volume 3049, Page 1619 of
10 the Deed Records of Travis County, Texas, the same being the
11 southeast corner of that certain tract called Parcel 2, Tract II in
12 a deed to Gragg Interests LTD, recorded in Volume 11561, Page 1637
13 of the Real Property Records of Travis County, Texas;

14 THENCE, S27°55'09" W, a distance of 693.93 feet along the east line
15 of the said 400 acre Burleson tract to a point at the intersection
16 with the present centerline of Gilleland Creek for the southeast
17 corner of the said 400 acre Burleson tract;

18 THENCE, with the approximate present centerline of Gilleland Creek
19 and west line of the said 400 acre Burleson tract, the same being
20 the east line of that certain 732.18 acre tract called Tract Three
21 conveyed to William Karl Rison in a Partition Deed recorded in
22 Volume 11686, Page 684 of the Real Properly Records of Travis
23 County, Texas, the following thirteen (13) courses and distances:

- 24 1)N 56°18'59" W, 52.49 feet to a point;
- 25 2)N 61°12'22" W, 167.33 feet to a point;
- 26 3)N 44°52'14" W, 74.35 feet to a point;
- 27 4)N 36°22'55" W, 173.57 feet to a point;

1 5)N 27°20'55" W, 170.45 feet to a point;
2 6)N 17°41'10" W, 145.99 feet to a point;
3 7)N 02°32'12" W, 101.23 feet to a point;
4 8)N 10°04'19" W, 164.05 feet to a point;
5 9)N 19°05'44" W, 185.93 feet to a point;
6 10) N 21°01'07" W, 85.59 feet to a point;
7 11) N 24°30'51" W, 507.79 feet to a point;
8 12) N 28°36'36" W, 129.79 feet to a point;
9 13) N 21°07'51" W, 50.91 feet to a point on the west line of
10 that certain 236.08 acre tract called Second Tract conveyed to
11 Thomas Warren Burleson in an Executor's and Partition Deed recorded
12 in Volume 3049, Page 1609 of the Deed Records of Travis, County,
13 Texas, the same being the west line of that certain tract called
14 Parcel 2, Tract I in a deed to Gragg Interests LTD, recorded in
15 Volume 11561, Page 1637 of the Real Property Records of Travis
16 County, Texas;
17 THENCE, along and with the west line of the said 236.08 acre Thomas
18 Warren Burleson tract and the said Parcel 2, Tract I, the following
19 three (3) courses and distances;
20 1)S 54°35'03" E, 85.62 feet to a 1/2 inch diameter steel pin
21 set with cap stamped Lenz & Assoc;
22 2)S 64°45'03" E, 223.61 feet to a 1/2 inch diameter steel pin
23 set with cap stamped Lenz & Assoc;
24 3)S 50°20'03" E, 167.78 feet to a 1/2 inch diameter steel pin
25 set with cap stamped Lenz & Assoc. at the southeast corner of the
26 said 236.08 acre Thomas Warren Burleson tract and the said Parcel 2,
27 Tract I, the same being the southwest corner of the said 236.08 acre

1 Baylor Eugene Burleson tract and the said parcel 2, Tract II;
2 THENCE, along and with the west line of the said 236.08 acre Baylor
3 Eugene Burleson tract and the said parcel 2, Tract II, the following
4 six (6) courses and distances:

5 1)S 50°11'37" E, 355.28 feet to a 1/2 inch diameter steel pin
6 found;

7 2)S51°16'37" E, 118.36 feet to a 1/2 inch diameter steel pin
8 found;

9 3)S 44°21'37" E, 164.44 feet to a 1/2 inch diameter steel pin
10 set with cap stamped Lenz & Assoc;

11 4)S 30°21'17" E, 176.02 feet to a 1/2 inch diameter steel pin
12 set with cap stamped Lenz & Assoc;

13 5)S 37°00'37" E, 257.22 feet to a 1/2 inch diameter steel pin
14 found;

15 6)S 42°10'37" E, 125.04 feet to the PLACE OF BEGINNING,
16 containing 18.53 acres of land, more or less.

17 Tract 5: FIELD NOTES DESCRIPTION OF 117.98 ACRES OF LAND (GROSS
18 AREA) OUT OF THE THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY,
19 TEXAS, BEING ALL OF THAT CERTAIN TRACT CALLED TO CONTAIN 117.986
20 ACRES DESCRIBED IN A DEED TO BETTY JANE LAWERENCE RECORDED IN VOLUME
21 10837, PAGE 154 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,
22 TEXAS, SAVE AND EXCEPT 0.23 ACRES, BEING ALL OF THAT CERTAIN TRACT
23 CALLED TO CONTAIN 0.2296 ACRES, DESCRIBED IN A DEED FROM BETTY JANE
24 LAWRENCE TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN VOLUME
25 11545, PAGE 824 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,
26 TEXAS, RESULTING IN A NET AREA OF 117.75 ACRES OF LAND. THE SAID
27 117.75 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND

1 BOUNDS AS FOLLOWS:
2 BEGINNING at a 1/2 inch diameter steel pine set with cap stamped
3 Lenz & Assoc. on the curving south right-of-way line of F.M. Highway
4 969 at the northeast corner of the said Lawrence tract, the same
5 being at the northwest corner of that certain 9.371 acre tract
6 described in a deed to Robert Gliden Kuykendall, III and Ann
7 Kuykendall recoded in Volume 13232, Page 199 of the Real Property
8 Records of Travis County, Texas, from which a concrete right-of-way
9 monument found at the east end of said curve, called to be at
10 Station 628+07.4 Bk = 628+08.8 Fwd according to Texas Department of
11 Highways and Transportation maps bears a chord bearing and distance
12 of S 55°04'05" E, 263.18, feet;
13 Thence, S 27°55'12" W, along the east line of the said Lawrence
14 tract, passing a 1/2 inch diameter steel pin found at 2.36 feet,
15 passing a 1/2 inch diameter steel pin found at the southwest corner
16 of the said 9.371 acre Kuykendall tract, the same being the
17 northwest corner of the certain 18.357 acre tract described in the
18 said deed to Kuykendall at 1052.32 feet, passing a 1/2 inch diameter
19 steel pin found at the southwest corner of the said 18.357 acre
20 Kuykendall tract, the same being an exterior corner of that certain
21 819.425 acre tract described in a deed to Bill F. McGraw and
22 Katherine H. McGraw recorded in Volume 13229, Page 2338 of the Real
23 Property Records of Travis County, Texas at 2145.17 feet and
24 continuing a total distance of 6264.23 feet to a 1/2 inch diameter
25 steel pin found on the west line of the said McGraw tract at the
26 southeast corner of the said Lawrence tract and Southeast corner of
27 the Erin described tract, the same being an exterior corner of that

1 certain 715.48 acre tract described in a deed to Webbers Crossing
2 Ltd. recorded in Document Number 2005228084 of the Official Public
3 Records of Travis County, Texas;

4 THENCE, N 62°29'17" W, a distance of 1003.46 feet to a 1/2 inch
5 diameter steel pin found with cap stamped Lenz & Assoc. at the
6 southwest corner of the said Lawrence tract, the same being an
7 interior corner of the said 715.48 acre Webbers Crossing, Ltd.
8 tract;

9 THENCE, N 27°54'57" E, a distance of 4993.00 feet to a 1/2 diameter
10 steel pin four with cap stamped Lenz & Assoc. at an exterior corner
11 of the said Lawrence tract for an angle point on the east line of the
12 said 715.48 acre Webbers Crossing, Ltd. tract, the same being an
13 angle point on the south line of that certain 41.432 acre Save and
14 Except tract described in Parcel 2, Tract II of a deed recorded in
15 Volume 11561, Page 1637 of the Real Property Records of Travis
16 County, Texas;

17 THENCE, S 62°29'36" E, a distance of 903.59 feet to a 1/2 inch
18 diameter steel pin found at an interior corner of the said Lawrence
19 tract, the same being the southeast corner of the said 41.432 acre
20 Save and Except tract;

21 THENCE, N 27°55'12" E, a distance of 1284.62 feet to a 1/2 inch
22 diameter steel pin set with cap stamped Lenz & Assoc. on the south
23 right-of-way line of F.M. Highway 969 at the northerly northwest
24 corner of the said Lawrence tract and northeast corner of the said
25 41.432 acre Save and Except tract, from which a concrete
26 right-of-way monument found in the north right-of-way line of F.M.
27 Highway Number 969 bears N 53°07'06" W, 34.78 feet and N 30°11'22" E,

1 80.31 feet;

2 THENCE along the south right-of-way line of F.M. Highway 969, the
3 following two (2) courses and distance:

4 1)S 53°07'06" E, 63.79 feet to a 1/2 diameter steel pin set,
5 from which a concrete right-of-way monument found on the north
6 right-of-way line of F.M. Highway 969 bears N 31°55'47" E, 99.43
7 feet;

8 2)With a curve to the right, having a central angle of
9 0°39'48", a radius of 3224.05 feet, an arc of 37.32 feet and a chord
10 bearing and distance of S 57°44'20" E, 37.32 feet to the PLACE OF
11 BEGINNING, containing 117.98 acres of land (Gross Area), SAVE AND
12 EXCEPT the following described tract containing 0.23 acres of land
13 resulting 117.75 acres (Net Area):

14 0.23 ACRES OF LAND OUT OF THE THOMAS TOULSON SURVEY 12, TRAVIS
15 COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT CONVEYED FROM BETTY
16 JANE LAWRENCE TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN
17 VOLUME 11545, PAGE 824 OF THE REAL PROPERTY RECORDS OF TRAVIS
18 COUNTY, TEXAS. THE SAID 0.23 ACRE OF LAND BEING MORE PARTICULARLY
19 DESCRIBED BY METES AND BOUND AS FOLLOWS:

20 COMMENCING at a 1/2 inch diameter steel pin found at the southeast
21 corner of the above described tract:

22 THENCE, N 62°29'17" W, a distance of 377.97 feet along the south line
23 of the above described tract to a point;

24 THENCE, N 27°30'43" E, a distance of 127.04 feet to a 1/2 inch
25 diameter steel pin found in the interior of the said Lawrence tract
26 at the southeast corner of the said Manville Water Supply
27 Corporation tract of the PLACE OF BEGINNING of the herein described

1 tract;

2 THENCE, N 62°28'12" W, a distance of 99.90 feet to a 1/2 inch
3 diameter steel pin found southwest corner of the said Manville
4 Water Supply Corporation tract;

5 THENCE, N 27°28'34" W, a distance of 99.96 feet to a 1/2 inch
6 diameter steel pin found northwest corner of the said Manville
7 Water Supply Corporation tract;

8 THENCE, N 62°20'59" W, a distance of 99.90 feet to a 1/2 inch
9 diameter steel pin found northeast corner of the said Manville
10 Water Supply Corporation tract;

11 THENCE, N 27°35'23" W, a distance of 99.75 feet to the PLACE OF
12 BEGINNING, containing 0.23 acres of land, more or less.

13 Tract 6: FIELD NOTES DESCRIPTION OF 41.39 ACRES OF LAND OUT OF THE
14 THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY. TEXAS. BEING A
15 REMAINDER PORTION OF THAT CERTAIN 236.08 ACRE TRACT, CALLED
16 SECOND TRACT, CONVEYED TO THOMAS WARREN BURLESON BY DEED
17 RECORDED IN VOLUME 3049, PAGE 1609 OF THE DEED RECORDS OF TRAVIS
18 COUNTY, TEXAS, ALSO BEING A REMAINDER PORTION OF THAT CERTAIN
19 236.08 ACRE TRACT, CALLED SECOND TRACT, CONVEYED TO
20 BAYLOR EUGENE BURLESON BY DEED RECORDED IN VOLUME 3049, PAGE 1619
21 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 41.39 ACRES
22 OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
23 FOLLOWS:

24 BEGINNING at a 1/2 inch diameter steel pin set with cap stamped
25 Lenz & Assoc. on the south right-of-way line of F.M. Highway 969, as
26 described in a deed to the State of Texas recorded in Volume 1421,
27 Page 174 of the Deed Records of Travis County, Texas, the same being

1 the north line of the said 236.08 acre Baylor Eugene Burleson
2 tract, and being at the northerly most northwest corner of that
3 certain 117.75 acre tract described in a deed to James R.
4 Carpenter recorded in Document Number 2006148977 of the
5 Official Public Records of Travis County, Texas;

6 THENCE, S 27°55'12" W, a distance of 1284.62 feet to a 1/2 inch
7 diameter steel pin found at an interior corner of the said 117.75
8 acre Carpenter tract;

9 THENCE, N 62°29'36" W, at 903.59 feet passing a 1/2 inch
10 diameter steel pin set with cap stamped Lenz & Assoc. at an
11 exterior corner of the said 117.75 acre Carpenter tract, the same
12 being an exterior corner of that certain 715.48 acre tract
13 described in a deed to Webbers Crossing, LTO recorded in
14 Document Number 2005228084 of the Official Public Records of
15 Travis County, Texas, and continuing a total distance of 946.59
16 feet to a 1/2 inch diameter steel pin set with cap stamped Lenz &
17 Assoc. at an angle point on the east line of the said 715.48 acre
18 Webbers Crossing, LTD tract;

19 THENCE, along the east line of the said 715.48 acre Webbers
20 Crossing, LTO tract, the following three (3) courses and distances:

21 1) N 30°25'54" W, 272.57 feet to a 60d nail set on top of a fence
22 corner post;

23 2) N 31°21'54" W, 471.22 feet to a 1/2 inch diameter steel pin set
24 with cap stamped Lenz & Assoc.;

25 3) N 2°53'06" E, 703.43 feet to a fence corner post found on the
26 south line of F.M. Highway Number 969 at an exterior corner of the
27 said 715.48 acre Webbers Crossing, LTO tract, from which a concrete

1 right-of-way monument found bears N 72°09'54" W, 908.15 feet;
2 THENCE, along and with the south right-of-way line of F.M. Highway
3 Number 969, the following five {5) courses and distances:
4 1) S 72°09'54" E, 875.35 feet to a concrete right-of-way monument
5 found;
6 2) With a curve to the right, having a central angle of 03°27'57", a
7 radius of 3224.05 feet, an arc of 195.02 feet and a chord bearing
8 and distance of S 70°20'53" E, 194.99 feet to a concrete
9 right-of-way monument found;
10 3) S 73°28'24" E, 99.96 feet to a concrete right-of-way monument
11 found;
12 4) With a curve to the right, having a central angle of 07°02'23", a
13 radius of 3234.05 feet. an arc of 397.36 feet and a chord bearing
14 and distance of S 63°19'49" E, 397.11 feet to a 1/2 inch diameter
15 steel pin set with cap stamped Lenz & Assoc., from which a concrete
16 right- of-way monument found on the north right-of-way line of F.M.
17 Highway Number 969 bears N 30°11'22" E, 80.31 feet;
18 5) S 53°07'06" E, 34.78 feet to the PLACE OF BEGINNING, containing
19 41.39 acres of land, more or less.
20 Tract 7: FIELD NOTES DESCRIPTION OF 159.802 ACRES OF LAND OUT OF THE
21 JAMES GILLELAND SURVEY NO. 13 TRAVIS COUNTY, TEXAS. BEING ALL OF
22 THAT CERTAIN TRACT CALLED 159.631 ACRES IN A TO EQUIVEST
23 PROPERTIES, INC. TRUSTEE, RECORDED IN VOLUME 11205, PAGE 1205 OF
24 THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE
25 PARTICULARLY DESCRIBED AS TWO TRACTS, BEING 77.92 ACRES DESCRIBED
26 IN A DEED TO EQUIVEST PROPERTIES, INC., TRUSTEE RECORDED IN VOLUME
27 4738, PAGE 647 AND 81.90 ACRES IN A DEED TO QUIVEST PROPERTIES,

1 INC., TRUSTEE RECORD ED IN VOLUME 4736, PAGE 662, BOTH OF THE DEED
2 RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 159.802 ACRES OF LAND
3 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4 BEGINNING, at a 1/2 inch diameter steel pin found at the
5 intersection of the north right-of-way line of F.M. Highway Number
6 969 with the west line of Burlleson-Manor Road and being at the
7 southeast corner of the aid 77.92 acre tract describe in Volume
8 4735, Page 547 of the Deed Record of Travis County, Texas;

9 THENCE, along and with the north right-of-way line of F.M. Highway
10 Number 969, the following three (3) courses and distances:

11 1)N 70°03'56" W, 529.64 feet to a concrete right-of-way
12 monument found;

13 2)With a curve to the left, having a central angle of
14 18°09'25", a radius of 1959.86 feet, an arc of 621.07 feet and a
15 chord bearing and distance of N 79°06'31" W, 618.48 feet to a
16 concrete right-of-way monument found;

17 3)N 88°07'39" W, 710.64 feet to a 1/2 inch diameter steel pin
18 set with cap stamped Lenz & Assoc. at the southwest corner of the
19 said 81.90 acre tract, the same being the southeast corner of the
20 certain 79.756 acre tract described in a deed to Christopher R.
21 Murray and Florentina Murry recorded in Volume 12322, Page 344 of
22 the Real Property Records of Travis County, Texas, the same being
23 the southeast corner of a 1.39 acre portion of the said 79.785 acre
24 Murray tract described in a deed to Tremur Consulting Contractors,
25 Inc. recorded in Volume 12658, Page 421 of the Real Property Records
26 of Travis County, Texas, from which a concrete right-of-way
27 monument found bears N 88°07'39" W, 820.07 feet and a 1/2 inch

1 diameter steel pin found bears S 30°00'00" W, 0.31 feet;
2 THENCE, N 30°00'00" E, along the west line of the said 81.90 acre
3 tract, the same being the east line of the said 1.39 acre Tremor
4 Consulting Contractors, Inc. tract and the remainder portion of the
5 said 79.788 acre Murray tract, passing a 1/2 inch diameter steel pin
6 found 0.29 feet east of line at 169.38 feet passing a 1/2 inch
7 diameter steel pin found 0.28 feet west of line at 305.27 feet,
8 passing a 1/2 inch diameter steel pin found 0.29 feet west of line
9 at 1331.22 feet and continuing a total distance of 4303.44 feet to a
10 1/2 inch diameter steel pin found at a fence corner post at the
11 northwest corner of the said 81.90 acre tract, the same being the
12 northeast corner of the said 79.785 acre Murray tract and being on
13 the south line, as presently fenced, of that certain 72.453 acre
14 tract described in a deed to Mary Frances Wisian recorded in Volume
15 5208, Page 989 of the northwest corner of the said 79.785 Murray
16 tract, the same being an interior corner of the said 72.453 acre
17 Wisian tract bears N 50°27'54" W. 588.19 feet;
18 THENCE, S 50°56'10" E, a distance of 1775.73 feet along the north
19 line of the said 81.90 acre and 77.92 acre Equivest Properties, Inc.
20 Trustee tracts, as presently fenced, the same being the south line
21 of the said 72.453 acre Wisian tract, as presently fenced, to a
22 fenced corner post on the west line of Burleson-Manor Road;
23 THENCE, along and with the east line of the said 77.92 acre tract
24 and west line of Burleson-Manor Road, the following three (3)
25 course and distances;
26 1) S 29°52'56" W, 3129.27 feet to a 1/2 inch diameter steel pin
27 set cap stamped Lenz & Assoc.;

1 2)S 44°27'00" W, 165.92 feet to a 1/2 inch diameter steel pin
2 set with cap stamped Lenz & Assoc.;
3 S 31°14'00" W, 413.61 feet to the PLACE OF BEGINNING, containing
4 159.802 acres of land, more or less.

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

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

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

19 (d) All requirements of the constitution and laws of this
20 state and the rules and procedures of the legislature with respect
21 to the notice, introduction, and passage of this Act have been
22 fulfilled and accomplished.

23 SECTION 4. This Act takes effect immediately if it receives
24 a vote of two-thirds of all the members elected to each house, as
25 provided by Section 39, Article III, Texas Constitution. If this
26 Act does not receive the vote necessary for immediate effect, this
27 Act takes effect September 1, 2019.