

1-1 By: Cole (Senate Sponsor - Watson) H.B. No. 4694  
1-2 (In the Senate - Received from the House May 6, 2019;  
1-3 May 6, 2019, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 15, 2019, reported favorably by  
1-5 the following vote: Yeas 7, Nays 0; May 15, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

1-15 A BILL TO BE ENTITLED  
1-16 AN ACT

1-17 relating to the creation of the SH130 Municipal Management District  
1-18 No. 1; providing authority to issue bonds; providing authority to  
1-19 impose assessments, fees, and taxes.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-21 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
1-22 Code, is amended by adding Chapter 3971 to read as follows:

1-23 CHAPTER 3971. SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 3971.0101. DEFINITIONS. In this chapter:

1-26 (1) "Board" means the district's board of directors.

1-27 (2) "City" means the City of Austin.

1-28 (3) "Director" means a board member.

1-29 (4) "District" means the SH130 Municipal Management

1-30 District No. 1.

1-31 Sec. 3971.0102. NATURE OF DISTRICT. The district is a  
1-32 special district created under Section 59, Article XVI, Texas  
1-33 Constitution.

1-34 Sec. 3971.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
1-35 creation of the district is essential to accomplish the purposes of  
1-36 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
1-37 Texas Constitution, and other public purposes stated in this  
1-38 chapter.

1-39 (b) By creating the district and in authorizing the city and  
1-40 other political subdivisions to contract with the district, the  
1-41 legislature has established a program to accomplish the public  
1-42 purposes set out in Section 52-a, Article III, Texas Constitution.

1-43 (c) The creation of the district is necessary to promote,  
1-44 develop, encourage, and maintain employment, commerce,  
1-45 transportation, housing, tourism, recreation, the arts,  
1-46 entertainment, economic development, safety, and the public  
1-47 welfare in the district.

1-48 (d) This chapter and the creation of the district may not be  
1-49 interpreted to relieve the city from providing the level of  
1-50 services provided as of the effective date of the Act enacting this  
1-51 chapter to the area in the district. The district is created to  
1-52 supplement and not to supplant city services provided in the  
1-53 district.

1-54 Sec. 3971.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-55 (a) All land and other property included in the district will  
1-56 benefit from the improvements and services to be provided by the  
1-57 district under powers conferred by Sections 52 and 52-a, Article  
1-58 III, and Section 59, Article XVI, Texas Constitution, and other  
1-59 powers granted under this chapter.

1-60 (b) The district is created to serve a public use and  
1-61 benefit.

2-1           (c) The creation of the district is in the public interest  
2-2 and is essential to further the public purposes of:  
2-3           (1) developing and diversifying the economy of the  
2-4 state;  
2-5           (2) eliminating unemployment and underemployment; and  
2-6           (3) developing or expanding transportation and  
2-7 commerce.  
2-8           (d) The district will:  
2-9           (1) promote the health, safety, and general welfare of  
2-10 residents, employers, potential employees, employees, visitors,  
2-11 and consumers in the district, and of the public;  
2-12           (2) provide needed funding for the district to  
2-13 preserve, maintain, and enhance the economic health and vitality of  
2-14 the district territory as a community and business center;  
2-15           (3) promote the health, safety, welfare, and enjoyment  
2-16 of the public by providing pedestrian ways and by landscaping and  
2-17 developing certain areas in the district, which are necessary for  
2-18 the restoration, preservation, and enhancement of scenic beauty;  
2-19 and  
2-20           (4) provide for water, wastewater, drainage, road, and  
2-21 recreational facilities for the district.  
2-22           (e) Pedestrian ways along or across a street, whether at  
2-23 grade or above or below the surface, and street lighting, street  
2-24 landscaping, parking, and street art objects are parts of and  
2-25 necessary components of a street and are considered to be a street  
2-26 or road improvement.  
2-27           (f) The district will not act as the agent or  
2-28 instrumentality of any private interest even though the district  
2-29 will benefit many private interests as well as the public.  
2-30           Sec. 3971.0105. INITIAL DISTRICT TERRITORY. (a) The  
2-31 district is initially composed of the territory described by  
2-32 Section 2 of the Act enacting this chapter.  
2-33           (b) The boundaries and field notes contained in Section 2 of  
2-34 the Act enacting this chapter form a closure. A mistake in the  
2-35 field notes or in copying the field notes in the legislative process  
2-36 does not affect the district's:  
2-37           (1) organization, existence, or validity;  
2-38           (2) right to issue any type of bonds for the purposes  
2-39 for which the district is created or to pay the principal of and  
2-40 interest on the bonds;  
2-41           (3) right to impose or collect an assessment or tax; or  
2-42           (4) legality or operation.  
2-43           Sec. 3971.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-44 All or any part of the area of the district is eligible to be  
2-45 included in:  
2-46           (1) a tax increment reinvestment zone created under  
2-47 Chapter 311, Tax Code; or  
2-48           (2) a tax abatement reinvestment zone created under  
2-49 Chapter 312, Tax Code.  
2-50           Sec. 3971.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-51 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-52 Chapter 375, Local Government Code, applies to the district.  
2-53           Sec. 3971.0108. CONSTRUCTION OF CHAPTER. This chapter  
2-54 shall be liberally construed in conformity with the findings and  
2-55 purposes stated in this chapter.  
2-56           SUBCHAPTER B. BOARD OF DIRECTORS  
2-57           Sec. 3971.0201. GOVERNING BODY; TERMS. (a) The district is  
2-58 governed by a board of five elected directors who serve staggered  
2-59 terms of four years.  
2-60           (b) Directors are elected in the manner provided by  
2-61 Subchapter D, Chapter 49, Water Code.  
2-62           Sec. 3971.0202. COMPENSATION; EXPENSES. (a) The district  
2-63 may compensate each director in an amount not to exceed \$150 for  
2-64 each board meeting. The total amount of compensation for each  
2-65 director in one year may not exceed \$7,200.  
2-66           (b) A director is entitled to reimbursement for necessary  
2-67 and reasonable expenses incurred in carrying out the duties and  
2-68 responsibilities of the board.  
2-69           Sec. 3971.0203. INITIAL DIRECTORS. (a) The initial board

3-1 consists of the following directors:

3-2	<u>Pos. No.</u>	<u>Name of Director</u>
3-3	<u>1</u>	<u>Warren Hayes</u>
3-4	<u>2</u>	<u>Stephen Shang</u>
3-5	<u>3</u>	<u>Jim Young</u>
3-6	<u>4</u>	<u>Robert Walker</u>
3-7	<u>5</u>	<u>Albert Hawkins</u>

3-8 (b) Initial directors serve until permanent directors are  
3-9 elected under Section 3971.0201.

3-10 SUBCHAPTER C. POWERS AND DUTIES

3-11 Sec. 3971.0301. GENERAL POWERS AND DUTIES. The district  
3-12 has the powers and duties necessary to accomplish the purposes for  
3-13 which the district is created.

3-14 Sec. 3971.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
3-15 district, using any money available to the district for the  
3-16 purpose, may provide, design, construct, acquire, improve,  
3-17 relocate, operate, maintain, or finance an improvement project or  
3-18 service authorized under this chapter or Chapter 375, Local  
3-19 Government Code.

3-20 (b) The district may contract with a governmental or private  
3-21 entity to carry out an action under Subsection (a).

3-22 (c) The implementation of a district project or service is a  
3-23 governmental function or service for the purposes of Chapter 791,  
3-24 Government Code.

3-25 Sec. 3971.0303. NONPROFIT CORPORATION. (a) The board by  
3-26 resolution may authorize the creation of a nonprofit corporation to  
3-27 assist and act for the district in implementing a project or  
3-28 providing a service authorized by this chapter.

3-29 (b) The nonprofit corporation:

3-30 (1) has each power of and is considered to be a local  
3-31 government corporation created under Subchapter D, Chapter 431,  
3-32 Transportation Code; and

3-33 (2) may implement any project and provide any service  
3-34 authorized by this chapter.

3-35 (c) The board shall appoint the board of directors of the  
3-36 nonprofit corporation. The board of directors of the nonprofit  
3-37 corporation shall serve in the same manner as the board of directors  
3-38 of a local government corporation created under Subchapter D,  
3-39 Chapter 431, Transportation Code, except that a board member is not  
3-40 required to reside in the district.

3-41 Sec. 3971.0304. LAW ENFORCEMENT SERVICES. To protect the  
3-42 public interest, the district may contract with a qualified party,  
3-43 including the city, to provide law enforcement services in the  
3-44 district for a fee.

3-45 Sec. 3971.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
3-46 The district may join and pay dues to a charitable or nonprofit  
3-47 organization that performs a service or provides an activity  
3-48 consistent with the furtherance of a district purpose.

3-49 Sec. 3971.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
3-50 district may engage in activities that accomplish the economic  
3-51 development purposes of the district.

3-52 (b) The district may establish and provide for the  
3-53 administration of one or more programs to promote state or local  
3-54 economic development and to stimulate business and commercial  
3-55 activity in the district, including programs to:

3-56 (1) make loans and grants of public money; and

3-57 (2) provide district personnel and services.

3-58 (c) The district may create economic development programs  
3-59 and exercise the economic development powers provided to  
3-60 municipalities by:

3-61 (1) Chapter 380, Local Government Code; and

3-62 (2) Subchapter A, Chapter 1509, Government Code.

3-63 Sec. 3971.0307. PARKING FACILITIES. (a) The district may  
3-64 acquire, lease as lessor or lessee, construct, develop, own,  
3-65 operate, and maintain parking facilities or a system of parking  
3-66 facilities, including lots, garages, parking terminals, or other  
3-67 structures or accommodations for parking motor vehicles off the  
3-68 streets and related appurtenances.

3-69 (b) The district's parking facilities serve the public

4-1 purposes of the district and are owned, used, and held for a public  
 4-2 purpose even if leased or operated by a private entity for a term of  
 4-3 years.

4-4 (c) The district's parking facilities are parts of and  
 4-5 necessary components of a street and are considered to be a street  
 4-6 or road improvement.

4-7 (d) The development and operation of the district's parking  
 4-8 facilities may be considered an economic development program.

4-9 Sec. 3971.0308. ADDING OR EXCLUDING LAND. The district may  
 4-10 add or exclude land in the manner provided by Subchapter J, Chapter  
 4-11 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

4-12 Sec. 3971.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
 4-13 board by resolution shall establish the number of directors'  
 4-14 signatures and the procedure required for a disbursement or  
 4-15 transfer of district money.

4-16 Sec. 3971.0310. NO EMINENT DOMAIN POWER. The district may  
 4-17 not exercise the power of eminent domain.

4-18 SUBCHAPTER D. ASSESSMENTS

4-19 Sec. 3971.0401. PETITION REQUIRED FOR FINANCING SERVICES  
 4-20 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
 4-21 service or improvement project with assessments under this chapter  
 4-22 unless a written petition requesting that service or improvement  
 4-23 has been filed with the board.

4-24 (b) A petition filed under Subsection (a) must be signed by  
 4-25 the owners of a majority of the assessed value of real property in  
 4-26 the district subject to assessment according to the most recent  
 4-27 certified tax appraisal roll for the county.

4-28 Sec. 3971.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
 4-29 The board by resolution may impose and collect an assessment for any  
 4-30 purpose authorized by this chapter in all or any part of the  
 4-31 district.

4-32 (b) An assessment, a reassessment, or an assessment  
 4-33 resulting from an addition to or correction of the assessment roll  
 4-34 by the district, penalties and interest on an assessment or  
 4-35 reassessment, an expense of collection, and reasonable attorney's  
 4-36 fees incurred by the district:

4-37 (1) are a first and prior lien against the property  
 4-38 assessed;

4-39 (2) are superior to any other lien or claim other than  
 4-40 a lien or claim for county, school district, or municipal ad valorem  
 4-41 taxes; and

4-42 (3) are the personal liability of and a charge against  
 4-43 the owners of the property even if the owners are not named in the  
 4-44 assessment proceedings.

4-45 (c) The lien is effective from the date of the board's  
 4-46 resolution imposing the assessment until the date the assessment is  
 4-47 paid. The board may enforce the lien in the same manner that the  
 4-48 board may enforce an ad valorem tax lien against real property.

4-49 (d) The board may make a correction to or deletion from the  
 4-50 assessment roll that does not increase the amount of assessment of  
 4-51 any parcel of land without providing notice and holding a hearing in  
 4-52 the manner required for additional assessments.

4-53 SUBCHAPTER E. TAXES AND BONDS

4-54 Sec. 3971.0501. TAX ELECTION REQUIRED. The district must  
 4-55 hold an election in the manner provided by Chapter 49, Water Code,  
 4-56 or, if applicable, Chapter 375, Local Government Code, to obtain  
 4-57 voter approval before the district may impose an ad valorem tax.

4-58 Sec. 3971.0502. OPERATION AND MAINTENANCE TAX. (a) If  
 4-59 authorized by a majority of the district voters voting at an  
 4-60 election under Section 3971.0501, the district may impose an  
 4-61 operation and maintenance tax on taxable property in the district  
 4-62 in the manner provided by Section 49.107, Water Code, for any  
 4-63 district purpose, including to:

4-64 (1) maintain and operate the district;

4-65 (2) construct or acquire improvements; or

4-66 (3) provide a service.

4-67 (b) The board shall determine the operation and maintenance  
 4-68 tax rate. The rate may not exceed the rate approved at the  
 4-69 election.

5-1 Sec. 3971.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE  
 5-2 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
 5-3 terms determined by the board.

5-4 (b) The district may issue bonds, notes, or other  
 5-5 obligations payable wholly or partly from ad valorem taxes,  
 5-6 assessments, impact fees, revenue, contract payments, grants, or  
 5-7 other district money, or any combination of those sources of money,  
 5-8 to pay for any authorized district purpose.

5-9 (c) The limitation on the outstanding principal amount of  
 5-10 bonds, notes, or other obligations provided by Section 49.4645,  
 5-11 Water Code, does not apply to the district.

5-12 Sec. 3971.0504. BONDS SECURED BY REVENUE OR CONTRACT  
 5-13 PAYMENTS. The district may issue, without an election, bonds  
 5-14 secured by:

5-15 (1) revenue other than ad valorem taxes, including  
 5-16 contract revenues; or

5-17 (2) contract payments, provided that the requirements  
 5-18 of Section 49.108, Water Code, have been met.

5-19 Sec. 3971.0505. BONDS SECURED BY AD VALOREM TAXES;  
 5-20 ELECTIONS. (a) If authorized at an election under Section  
 5-21 3971.0501, the district may issue bonds payable from ad valorem  
 5-22 taxes.

5-23 (b) Section 375.243, Local Government Code, does not apply  
 5-24 to the district.

5-25 (c) At the time the district issues bonds payable wholly or  
 5-26 partly from ad valorem taxes, the board shall provide for the annual  
 5-27 imposition of a continuing direct annual ad valorem tax, without  
 5-28 limit as to rate or amount, for each year that all or part of the  
 5-29 bonds are outstanding as required and in the manner provided by  
 5-30 Sections 54.601 and 54.602, Water Code.

5-31 (d) All or any part of any facilities or improvements that  
 5-32 may be acquired by a district by the issuance of its bonds may be  
 5-33 submitted as a single proposition or as several propositions to be  
 5-34 voted on at the election.

5-35 Sec. 3971.0506. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT  
 5-36 UNDER AGREEMENT. If the improvements financed by an obligation  
 5-37 will be conveyed to or operated and maintained by a municipality or  
 5-38 retail utility provider pursuant to an agreement between the  
 5-39 district and the municipality or retail utility provider entered  
 5-40 into before the issuance of the obligation, the obligation may be in  
 5-41 the form of bonds, notes, or other obligations payable wholly or  
 5-42 partly from assessments, issued by public or private sale, in the  
 5-43 manner provided by Subchapter A, Chapter 372, Local Government  
 5-44 Code.

5-45 Sec. 3971.0507. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
 5-46 board may not issue bonds until each municipality in whose  
 5-47 corporate limits or extraterritorial jurisdiction the district is  
 5-48 located has consented by ordinance or resolution to the creation of  
 5-49 the district and to the inclusion of land in the district.

5-50 (b) This section applies only to the district's first  
 5-51 issuance of bonds payable from ad valorem taxes.

#### 5-52 SUBCHAPTER F. SALES AND USE TAX

5-53 Sec. 3971.0601. APPLICABILITY OF CERTAIN TAX CODE  
 5-54 PROVISIONS. (a) Chapter 321, Tax Code, governs the imposition,  
 5-55 computation, administration, enforcement, and collection of the  
 5-56 sales and use tax authorized by this subchapter except to the extent  
 5-57 Chapter 321, Tax Code, is inconsistent with this chapter.

5-58 (b) For the purposes of this subchapter, a reference in  
 5-59 Chapter 321, Tax Code, to a municipality or the governing body of a  
 5-60 municipality is a reference to the district or the board,  
 5-61 respectively.

5-62 Sec. 3971.0602. ELECTION; ADOPTION OF TAX. (a) The  
 5-63 district may adopt a sales and use tax if:

5-64 (1) the city consents to the adoption of the tax; and

5-65 (2) the tax is authorized by a majority of the voters  
 5-66 of the district voting at an election held for that purpose.

5-67 (b) Subject to city consent under Subsection (a), the board  
 5-68 by order may call an election to authorize the adoption of the sales  
 5-69 and use tax. The election may be held on any uniform election date

6-1 and in conjunction with any other district election.

6-2 (c) The district shall provide notice of the election and  
6-3 shall hold the election in the manner prescribed by Section  
6-4 3971.0501.

6-5 (d) The ballot shall be printed to provide for voting for or  
6-6 against the proposition: "Authorization of a sales and use tax in  
6-7 the SH130 Municipal Management District No. 1 at a rate not to  
6-8 exceed \_\_\_\_ percent" (insert rate of one or more increments of  
6-9 one-eighth of one percent).

6-10 Sec. 3971.0603. SALES AND USE TAX RATE. (a) Not later than  
6-11 the 10th day after the date the results are declared of an election  
6-12 held under Section 3971.0602 at which the voters authorized  
6-13 imposition of a tax, the board shall provide by resolution or order  
6-14 the initial rate of the tax, which must be in one or more increments  
6-15 of one-eighth of one percent.

6-16 (b) After the authorization of a tax under Section  
6-17 3971.0602, the board may decrease the rate of the tax by one or more  
6-18 increments of one-eighth of one percent.

6-19 (c) The board may not decrease the rate of the tax if the  
6-20 decrease would impair the repayment of any outstanding debt or  
6-21 obligation payable from the tax.

6-22 (d) The initial rate of the tax or any rate resulting from  
6-23 subsequent decreases may not exceed the lesser of:

6-24 (1) the maximum rate authorized at the election held  
6-25 under Section 3971.0602; or

6-26 (2) a rate that, when added to the rates of all sales  
6-27 and use taxes imposed by other political subdivisions with  
6-28 territory in the district, would result in the maximum combined  
6-29 rate prescribed by Section 321.101(f), Tax Code, at any location in  
6-30 the district.

6-31 Sec. 3971.0604. NOTIFICATION OF RATE CHANGE. The board  
6-32 shall notify the comptroller of any changes made to the tax rate  
6-33 under this subchapter in the same manner the municipal secretary  
6-34 provides notice to the comptroller under Section 321.405(b), Tax  
6-35 Code.

6-36 Sec. 3971.0605. USE OF REVENUE. Revenue from the sales and  
6-37 use tax imposed under this subchapter is for the use and benefit of  
6-38 the district and may be used for any district purpose. The district  
6-39 may pledge all or part of the revenue to the payment of bonds,  
6-40 notes, or other obligations, and that pledge of revenue may be in  
6-41 combination with other revenue, including tax revenue, available to  
6-42 the district.

6-43 Sec. 3971.0606. ABOLITION OF TAX. (a) Except as provided  
6-44 by Subsection (b), the board may abolish the tax imposed under this  
6-45 subchapter without an election.

6-46 (b) The board may not abolish the tax imposed under this  
6-47 subchapter if the district has any outstanding debt or obligation  
6-48 secured by the tax, and repayment of the debt or obligation would be  
6-49 impaired by the abolition of the tax.

6-50 (c) If the board abolishes the tax, the board shall notify  
6-51 the comptroller of that action in the same manner the municipal  
6-52 secretary provides notice to the comptroller under Section  
6-53 321.405(b), Tax Code.

6-54 (d) If the board abolishes the tax or decreases the tax rate  
6-55 to zero, a new election to authorize a sales and use tax must be held  
6-56 under Section 3971.0602 before the district may subsequently impose  
6-57 the tax.

#### 6-58 SUBCHAPTER G. HOTEL OCCUPANCY TAX

6-59 Sec. 3971.0701. DEFINITION. In this subchapter, "hotel"  
6-60 has the meaning assigned by Section 156.001, Tax Code.

6-61 Sec. 3971.0702. APPLICABILITY OF CERTAIN TAX CODE  
6-62 PROVISIONS. (a) For the purposes of this subchapter:

6-63 (1) a reference in Chapter 352, Tax Code, to a county  
6-64 is a reference to the district; and

6-65 (2) a reference in Chapter 352, Tax Code, to the  
6-66 commissioners court is a reference to the board.

6-67 (b) Except as inconsistent with this subchapter, Subchapter  
6-68 A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized  
6-69 by this subchapter, including the collection of the tax, subject to

7-1 the limitations prescribed by Sections 352.002(b) and (c), Tax  
7-2 Code.

7-3 Sec. 3971.0703. TAX AUTHORIZED; USE OF REVENUE. (a) The  
7-4 district may not impose a hotel occupancy tax unless the city  
7-5 consents to the imposition.

7-6 (b) The district may impose the hotel occupancy tax for:

7-7 (1) any purpose authorized under Chapter 351, Tax  
7-8 Code; or

7-9 (2) the construction, operation, or maintenance of a  
7-10 sports-related facility of the district if the city is authorized  
7-11 to impose the tax under Section 351.002, Tax Code, for that purpose  
7-12 that:

7-13 (A) has a notable impact on tourism and hotel  
7-14 activity; and

7-15 (B) is available to the public.

7-16 Sec. 3971.0704. TAX RATE. The amount of the hotel occupancy  
7-17 tax may not exceed seven percent of the price paid for a room in a  
7-18 hotel.

7-19 Sec. 3971.0705. INFORMATION. The district may examine and  
7-20 receive information related to the imposition of hotel occupancy  
7-21 taxes to the same extent as if the district were a county.

#### 7-22 SUBCHAPTER I. DISSOLUTION

7-23 Sec. 3971.0901. DISSOLUTION. (a) The board shall dissolve  
7-24 the district on written petition filed with the board by the owners  
7-25 of:

7-26 (1) 66 percent or more of the assessed value of the  
7-27 property subject to assessment by the district based on the most  
7-28 recent certified county property tax rolls; or

7-29 (2) 66 percent or more of the surface area of the  
7-30 district, excluding roads, streets, highways, utility  
7-31 rights-of-way, other public areas, and other property exempt from  
7-32 assessment by the district according to the most recent certified  
7-33 county property tax rolls.

7-34 (b) The board by majority vote may dissolve the district at  
7-35 any time.

7-36 (c) The district may not be dissolved by its board under  
7-37 Subsection (a) or (b) if the district:

7-38 (1) has any outstanding debt until that debt has been  
7-39 repaid or defeased in accordance with the order or resolution  
7-40 authorizing the issuance of the debt;

7-41 (2) has a contractual obligation to pay money until  
7-42 that obligation has been fully paid in accordance with the  
7-43 contract; or

7-44 (3) owns, operates, or maintains public works,  
7-45 facilities, or improvements unless the district contracts with  
7-46 another person for the ownership and operation or maintenance of  
7-47 the public works, facilities, or improvements.

7-48 (d) Sections 375.261, 375.262, and 375.264, Local  
7-49 Government Code, do not apply to the district.

7-50 SECTION 2. The SH130 Municipal Management District No. 1  
7-51 initially includes all territory contained in the following area:

7-52 Tract 1: Being a 23.92 acre tract or parcel of land, situated in the  
7-53 Oliver Buckman Survey, Number 40, Abstract 60, Travis County,  
7-54 Texas, and being the remainders of "Tract 1", a called 20.00 acre  
7-55 tract of land, "Tract 2", a called 5.00 acre tract of land and  
7-56 "Tract 3", a called 20.05 acre tract of land, all as conveyed to  
7-57 Hayes Modular Group, Inc., recorded in Document No. 2009120857,  
7-58 Official Public Records of Travis County, Texas, save and except  
7-59 that portion conveyed to the State of Texas in Document  
7-60 No. 2005052171, Official Public Records of Travis County, Texas,  
7-61 also being the remainder of that certain called 5.15 acre tract of  
7-62 land conveyed to Hayes Trucking Service, Inc., recorded in Document  
7-63 No. 2003226321, Official Public Records of Travis County, Texas,  
7-64 save and except that portion described in a Possession and Use  
7-65 Agreement for Transportation Purposes, recorded in Document  
7-66 No. 2006027200, Official Public Records of Travis County, Texas,  
7-67 and being more particularly described as follows:

7-68 BEGINNING at a 1/2" iron rod found on the east line of that certain  
7-69 tract of land called 402.07 acres, as described in a deed to the

8-1 City of Austin, recorded in Volume 3428, Page 565, Deed Records of  
8-2 Travis County, Texas, marking the northwest corner of the said  
8-3 Tract 3, also marking the southeast corner of that certain tract of  
8-4 land called 269.22 acres, as described in a deed to Ann Bloor  
8-5 Schryver, recorded in Volume 8251, Page 216, Deed Records of Travis  
8-6 County, Texas, for the northwest corner hereof;  
8-7 THENCE, with the north line of the said Tract 3, the south line of  
8-8 the said Schryver tract, S 62° 16' 13" E, passing the northwest  
8-9 corner of the said Tract 2, for a distance of 619.37 feet to a 1/2"  
8-10 iron rod found on the north line of the said Tract 3 and the north  
8-11 line of the said Tract 2, being on the west right-of-way of State  
8-12 Highway 130, as described in a deed to the State of Texas, recorded  
8-13 in Document No. 2005052171, Official Public Records of Travis  
8-14 County, Texas, marking the northeast corner of the said remainder  
8-15 of Tract 2 and Tract 3, for the northeast corner hereof;  
8-16 THENCE, with the west right-of-way of State Highway 130, the east  
8-17 line of the remainders of Tract 2 and Tract 3, S 31° 20' 06" W, 646.66  
8-18 feet to a 1/2" iron rod found, marking the southeast corner of the  
8-19 remainder of Tract 3 and the northeast corner of the remainder of  
8-20 Tract 1, for an angle point hereof;  
8-21 THENCE, with the west right-of-way of State Highway 130 and the east  
8-22 line of the said remainder of Tract 1, S 24° 47' 53" W, 710.79 feet to  
8-23 an iron rod found with an aluminum cap marked "TXDOT" on the  
8-24 northeast line of the remainder of the said Hayes Trucking tract, on  
8-25 the southwest right-of-way of State Highway 130, marking the  
8-26 southeast corner of the said Remainder of Tract 1, for an angle  
8-27 point hereof;  
8-28 THENCE, with the southwest right-of-way of State Highway 130 and  
8-29 the northeast line of the remainder of the said Hayes Trucking  
8-30 tract, S 15° 27' 52" E, 50.67 feet to a calculated point on the  
8-31 southwest line of the said State Highway 130 tract recorded in  
8-32 Document No. 2005052171, marking the most northerly corner of that  
8-33 certain tract of land called 0.474 of an acre as described in a  
8-34 Possession and Use Agreement for Transportation Purposes, recorded  
8-35 in Document No. 2006027200, Official Public Records of Travis  
8-36 County, Texas, also marking the most easterly southeast corner of  
8-37 the remainder of the said Hayes Trucking tract, for an angle point  
8-38 hereof;  
8-39 THENCE, with the west right-of-way of State Highway 130 and the east  
8-40 line of the remainder of the said Hayes Trucking tract, the  
8-41 following three (3) calls:  
8-42 S 48° 58' 27" W, 147.87 feet to a calculated point for an angle point  
8-43 hereof;  
8-44 N 89° 08' 20" W, 42.86 feet to an iron rod found with an aluminum cap  
8-45 marked "TXDOT" for an angle point hereof;  
8-46 S 40° 50' 32" W, 90.78 feet to an iron rod found with an aluminum cap  
8-47 marked "TXDOT" on the north right-of-way of Farm to Market Highway  
8-48 973, marking the southwest corner of the said Possession and Use  
8-49 Agreement tract, also marking the most southerly southeast corner  
8-50 of the remainder of the said Hayes Trucking tract, for the southeast  
8-51 corner hereof;  
8-52 THENCE, with the north right-of-way of Farm to Market Highway 973  
8-53 and the south line of the remainder of the said Hayes Trucking  
8-54 tract, N 88° 59' 51" W, 607.68 feet to a 1/2" iron rod found, marking  
8-55 the southwest corner of the remainder of the said Hayes Trucking  
8-56 tract, also marking the southeast corner of that certain tract of  
8-57 land called 77.52 acres, as described in a deed to the City of  
8-58 Austin, recorded in Volume 3555, Page 1196, Deed Records of Travis  
8-59 County, Texas, for the southwest corner hereof;  
8-60 THENCE, with the west line of the remainders of the said Hayes  
8-61 Trucking tract, Tract 1 and Tract 3, the following four (4) calls:  
8-62 With the east line of the said City of Austin 77.52 acre tract, N 29°  
8-63 02' 43" E, 345.28 feet to a 1/2" iron rod found marking the  
8-64 northwest corner of the remainder of the said Hayes Trucking tract  
8-65 and the southwest corner of the remainder of the said Tract 1;  
8-66 N 29° 04' 04" E, passing the northeast corner of the said City of  
8-67 Austin 77.52 acre tract and the southeast corner of the said City of  
8-68 Austin 402.07 acre tract, 439.37 feet to a round head bolt found on  
8-69 the west line of the said Tract 1 remainder, for an angle point



9-1 hereof;

9-2 With the east line of the said City of Austin 402.07 acre tract, N  
9-3 27° 07' 24" E, 478.47 feet to a 1/2" iron rod found marking the  
9-4 northwest corner of the said Tract 1 remainder and the southwest  
9-5 corner of the said Tract 3 remainder, for an angle point hereof;

9-6 With the east line of the said City of Austin 402.07 acre tract, N  
9-7 27° 03' 16" E, 648.87 feet to the PLACE OF BEGINNING, and containing  
9-8 23.92 acres of land in all, more or less, based on a map or plat  
9-9 prepared by Holt Carson, Inc. on October 4, 2011.

9-10 Tract 2: Being a 61.484 acre tract or parcel of land, situated in  
9-11 the Oliver Buckman Survey No. 40, Abstract 60, and the Reuben  
9-12 Hornsby Survey No. 17, Abstract 15, in Travis County, Texas, being  
9-13 all of that certain tract of land called Tract 3A, 94.910 acres, as  
9-14 described in a deed to William D. Wittliff and wife, Salty B.  
9-15 Wittliff, recorded in Volume 12034, Page 325, Real Property Records  
9-16 of Travis County, Texas, Save and Except that certain tract of land  
9-17 called 31.676 acres, as described in an agreed judgment to the State  
9-18 of Texas, recorded in Document No. 2013046364, Official Public  
9-19 Records of Travis County, Texas, and being more particularly  
9-20 described as follows:

9-21 BEGINNING at an iron rod found at a fence comer, on the north line of  
9-22 the said Wittliff tract, being on the east right-of-way of State  
9-23 Highway 130, marking the northeast comer of the said 31.676 acre  
9-24 tract, also marking the southwest comer of that certain tract of  
9-25 land called 7 .306 acres, as described in a deed to Bobby Gosey and  
9-26 wife, Sheldon Gosey, recorded in Document No. 2012151067, Official  
9-27 Public Records of Travis County, Texas, for the northwest comer  
9-28 hereof;

9-29 THENCE, with the south tine of the said Gosey tract and the north  
9-30 line of the said Wittliff tract, S 63° 17' 08" E, 1098.03 feet, to a  
9-31 calculated point in a 2 'x2' rock column fence comer on the west  
9-32 right-of-way of Gilbert Lane, for the southeast comer of the said  
9-33 Gosey tract and the northeast comer of the said Wittliff tract, for  
9-34 the northeast comer hereof;

9-35 THENCE, with the west right-of-way of Gilbert Lane and the east line  
9-36 of the said Wittliff tract, the following three (3) calls:  
9-37 S 08° 31' 11" W, 496.94 feet to an iron rod found at the beginning of  
9-38 a curve to the right;

9-39 With said curve to the right, having a radius of 1148.47 feet, a  
9-40 chord bears S 19° 03' 50" W, 421.11 feet, for an arc distance of  
9-41 423.50 feet to an iron rod found at the end of said curve;

9-42 S 29° 41' 17" W, 571.46 feet to a calculated point in a 2'x2' rock  
9-43 column fence comer, marking the northeast comer of that certain  
9-44 tract of land called Tract 1: 159.06 acres, as described in a deed  
9-45 to Vincent DiMare III Trust on 2012. Recorded in document  
9-46 No. 2013222143, Official Public Records of Travis County, Texas,  
9-47 also marking the southeast comer of the said Wittliff tract, for the  
9-48 southeast comer hereof;

9-49 THENCE, with the north line of the said DiMare tract and the south  
9-50 line of the said Wittliff tract, the following three (3) calls:  
9-51 N 60° 42' 55" W, 188.79 feet to an iron rod found at the beginning of  
9-52 a curve to the left;

9-53 With said curve to the left, having a radius of 1351.54 feet, a  
9-54 chord bears N 80° 38' 14" W, 934.29 feet, for an arc distance of  
9-55 953.97 feet to an iron rod found at the end of said curve;

9-56 S 79° 08' 00" W, 1042.53 feet to an iron rod found on the approximate  
9-57 west line of the said Oliver Buckman Survey and the east line of the  
9-58 said Reuben Hornsby Survey, marking an angle point in the said  
9-59 DiMare tract, also marking the most southerly southwest corner of  
9-60 the said Wittliff tract, for the most southerly southwest corner  
9-61 hereof;

9-62 THENCE, with the approximate west tine of the said Buckman Survey  
9-63 and the approximate east line of the said Hornsby Survey, an east  
9-64 line of the said DiMare tract and a west line of the said Wittliff  
9-65 tract, N 26° 50' 36" E, 123.00 feet to an iron rod found for an angle  
9-66 point in the DiMare tract and the Wittliff tract;

9-67 THENCE, with the north line of the said DiMare tract and the south  
9-68 line of the said Wittliff tract, the following three (3) calls:  
9-69 N 37° 35' 23" W, 30.60 feet to a 1 2" tree stump fence post; N 85° 11'

10-1 11" W, 17 .07 feet, to a IO" tree stump fence post;  
10-2 N 63° 50' 59" W, 59. 72 feet to a 2" pipe fence comer post on the east  
10-3 right-of-way of State Highway 1 30, marking the southeast comer of  
10-4 the said 3 1 .676 acre tract, marking the northwest comer of the  
10-5 said DiMare tract, for the most westerly southwest corner hereof;  
10-6 THENCE, crossing the said Wittliff tract, with the east  
10-7 right-of-way of State Highway 1 30 and the east line of the said  
10-8 31.676 acre tract, the following two (2) calls:  
10-9 N 45" 36' 23" E, at 539.60 feet, pass an iron rod found with a cap  
10-10 marked Inland, for a total distance of 2039.47 feet to an iron rod  
10-11 found;  
10-12 N 39° 27' 15" E, 314.97 feet to the PLACE OF BEGINNING and containing  
10-13 61.484 acres of land, more or less.  
10-14 Tract 3: FIELD NOTES DESCRIPTION OF 715.48 ACRES OF LAND OUT OF THE  
10-15 JAMES GILLELAND SURVEY NUMBER 13 AND THE THOMAS TOULSON SURVEY  
10-16 NUMBER 12, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT  
10-17 CALLED PARCEL 1 TRACT 1, ALL OF THAT CERTAIN TRACT CALLED PARCEL 1  
10-18 TRACT II, ALL OF THAT CERTAIN TRACT CALLED PARCEL 2 TRACT I AND ALL  
10-19 OF THAT CERTAIN TRACT CALLED PARCEL 2 TRACT II IN A DEED TO GRAGG  
10-20 INTERESTS, LTD, RECORDED IN VOLUME 11561, PAGE 1637 OF THE REAL  
10-21 PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID PARCEL 1 TRACT I  
10-22 BEING MORE PARTICULARLY DESCRIBED AS 236.08 ACRES IN A DEED TO  
10-23 CHARLES H. MORRISON RECORDED IN VOLUME 3103, PAGE 382 OF THE DEED  
10-24 RECORDS OF TRAVIS COUNTY, TEXAS AND THE SAID PARCEL 1 TRACT II BEING  
10-25 MORE PARTICULARLY DESCRIBED AS 168.2 ACRES IN A DEED TO GARY  
10-26 MORRISON RECORDED IN VOLUME 3124, PAGE 1120 OF THE DEED RECORDS OF  
10-27 TRAVIS COUNTY, TEXAS. THE SAID PARCEL 2 TRACT 1 BEING ALL OF THAT  
10-28 CERTAIN 236.08 ACRES CALLED SECOND TRACT CONVEYED TO THOMAS WARREN  
10-29 BURLESON IN AN EXECUTOR'S AND PARTITION DEED RECORDED IN VOLUME  
10-30 3049, PAGE 1609 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE  
10-31 AND EXCEPT THE PORTION LOCATED IN THE 41.432 ACRE TRACT, CALLED TO  
10-32 BE SAVED AND EXCEPTED IN THE DESCRIPTION OF THE SAID PARCEL 2 TRACT  
10-33 II. THE SAID PARCEL 2 TRACT II BEING ALL OF THAT CERTAIN 236.08 ACRE  
10-34 TRACT CALLED SECOND TRACT CONVEYED TO BAYLOR EUGENE BURLESON IN AN  
10-35 EXECUTOR'S AND PARTITION DEED RECORDED IN VOLUME 3049, PAGE 1619 OF  
10-36 THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT  
10-37 DESCRIBED AS 117.986 ACRES IN A DEED TO BETTY JANE LAWRENCE RECORDED  
10-38 IN VOLUME 10837, PAGE 154 OF THE REAL PROPERTY RECORDS OF TRAVIS  
10-39 COUNTY, TEXAS AND SAVE AND EXCEPT THAT PORTION LOCATED IN THE SAID  
10-40 41.432 ACRE TRACT, CALLED TO BE SAVED AND EXCEPTED IN THE  
10-41 DESCRIPTION OF THE SAID PARCEL 2 TRACT II. THE SAID 715.48 ACRES OF  
10-42 LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
10-43 FOLLOWS:  
10-44 BEGINNING at a fence corner post found on the south line of F.M.  
10-45 Highway 969, the same being the north line of the said 236.08 acre  
10-46 Thomas Warren Burleson tract, at the northeast corner of the said  
10-47 Parcel 2, Tract I and the northwest corner of the said 41.432 acre  
10-48 Save and Except tract, from which a concrete right-of-way monument  
10-49 found, called to be at Station 617+00.7, according to Texas  
10-50 Department of Transportation maps, bears S 72°09'54" E, 875.35 feet;  
10-51 THENCE, traversing the interior of the said 236.08 acre Thomas  
10-52 Warren Burleson tract and the said 236.08 acre Baylor Eugene  
10-53 Burleson tract, along the westerly and southerly lines of the said  
10-54 41.432 acre Save and Except tract, being common lines with the said  
10-55 Parcel 2, Tract I and the said Parcel 2, Tract II, the following  
10-56 four (4) courses and distances:  
10-57 1)S 27°53'06" W, 703.43 feet to a 1/2 inch diameter steel pin  
10-58 set with cap stamped Lenz & Assoc., from which a fence corner post  
10-59 found bears N 48°43' E, 1.6 feet;  
10-60 2)S31°21'54" E, 272.57 feet to a 1/2 inch diameter steel pin  
10-61 set with cap stamped Lenz & Assoc., from which a 3/4 inch diameter  
10-62 iron pipe found bears S 23°37'E, 1.50 feet;  
10-63 3)S 30°25;54: E, 272.57 feet to a 1/2 inch diameter steel pin  
10-64 set with cap stamped Lenz & Assoc. ;  
10-65 4)S 62°29'36: E, 43.00 feet to a 1/2 inch diameter steel pin  
10-66 set with cap stamped Lenz & Assoc. in the interior of the said  
10-67 236.08 acre Baylor Eugene Burleson tract, at an exterior corner of  
10-68 the said 117.986 acre Betty Jane Lawrence tract, and northeast  
10-69 corner of the said Parcel 2, Tract II, from which a fence corner

11-1 post found bears N 85°55'W, 1.9 feet and a 1/2 inch diameter steel  
11-2 pin found at the southeast corner of the said 41.432 acre Save and  
11-3 Except tract bears S62°29'36" E, 903.59 feet;  
11-4 THENCE, S 27°54'57" W, a distance of 4993.00 feet to a 1/2 inch  
11-5 diameter steel pin set with cap stamped Lenz & Assoc. In the  
11-6 interior of the said 236.08 acre Baylor Eugene Burleson tract at the  
11-7 southwest corner of the said 117.986 acre Lawrence tract, the same  
11-8 being an interior corner of the said Parcel 2, Tract II, from which  
11-9 a fence corner post found bears N 02°50' W, 0.9 feet;  
11-10 THENCE, S62°29'17" E, a distance of 1003.46 feet to a 1/2 inch  
11-11 diameter steel pin found on the east line of the said 236.08 acre  
11-12 Baylor Eugene Burleson tract, at the southeast corner of the said  
11-13 117.986 acre Lawrence tract, and being an exterior corner of the  
11-14 said Parcel 2, Tract II, from which a fence corner post found bears  
11-15 S88°11'W, 1.7 feet;  
11-16 THENCE, S27°55'09" W, a distance of 3147.99 feet to an iron pipe  
11-17 found at the southeast corner of the said 236.08 acre Baylor Eugene  
11-18 Burleson tract and the said Parcel 2, Tract II, from which the  
11-19 present centerline of Gilleland Creek bears S 27°55'09" W, 693.93  
11-20 feet;  
11-21 THENCE, along the south line of the said 236.08 acre Baylor Eugene  
11-22 Burleson tract and the said Parcel 2, Tract II, the following six  
11-23 (6) courses and distances:  
11-24 1)N 42°10'37" W, 125.04 feet to a 1/2 inch diameter steel pin  
11-25 found;  
11-26 2)N 37°00'37" W, 257.22 feet to a 1/2 inch diameter steel pin  
11-27 set with cap stamped Lenz & Assoc.;  
11-28 3)N 30°21'17" W, 176.02 feet to a 1/2 inch diameter steel pin  
11-29 set with cap stamped Lenz & Assoc.;  
11-30 4)N 44°21'37" W, 164.44 feet to a 1/2 inch diameter steel pin  
11-31 found;  
11-32 5)N 51°16'37" W, 118.36 feet to a 1/2 inch diameter steel pin  
11-33 found;  
11-34 6)N 50°11'37" W, 355.28 feet to a 1/2 inch diameter steel pin  
11-35 set with cap stamped Lenz & Assoc. at the southwest corner of the  
11-36 said 236.08 acre Baylor Eugene Burleson tract and the said Parcel 2,  
11-37 Tract II, the same being the southeast corner of the said 236.08  
11-38 acre Thomas Warren Burleson tract and the said Parcel 2, Tract I;  
11-39 THENCE, along and with the south line of the said 236.08 acre Thomas  
11-40 Eugene Burleson tract and the said Parcel 2, Tract 1, the following  
11-41 three (3) courses and distances:  
11-42 1)N 50°20'03" W, 167.78 feet to a 1/2 inch diameter steel pin  
11-43 set with cap stamped Lenz Assoc.;  
11-44 2)N 64°45'03" W, 223.61 feet to a 1/2 inch diameter steel pin  
11-45 set with cap stamped Lenz & Assoc.;  
11-46 3)N 54°35'03" W, 85.62 feet to a point at the intersection  
11-47 with the present centerline of Gilleland Creek, the same being the  
11-48 east line of that certain 732.18 acre tract called Tract Three  
11-49 conveyed to William Karl Rison in a Partition Deed recorded in  
11-50 Volume 11686, Page 684 of the Real Property Records of Travis  
11-51 County, Texas;  
11-52 THENCE, along the approximate centerline of Gilleland Creek, being  
11-53 the west line of the said Parcel 2, Tract I, the west line of the  
11-54 said Parcel 1, Tract II and the west line of the said Parcel 1, Tract  
11-55 1, the centerline of Gilleland Creek also being the east line of the  
11-56 said 732.18 acre William Karl Rison tract, the east line of that  
11-57 certain 464.75 acre tract called Tract Three conveyed to Charles  
11-58 Wilson Hackett, Jr. in the said Partition Deed recorded in Volume  
11-59 11686, page 684 of the Real Property Records of Travis County,  
11-60 Texas, the east line of Twin Creek Meadows, a subdivision of record  
11-61 in Book 83, pages 121A-122C of the Plat Records of Travis County,  
11-62 Texas and the east line of that certain 157.763 acre tract described  
11-63 in a deed to Jack D. Shaw, Sr. and wife, Betty R. Shaw recorded in  
11-64 Volume 8304, Page 250 of the Real Property Records of Travis County,  
11-65 Texas, the following one-hundred & seventy-four (174) courses and  
11-66 distances:  
11-67 1)N 21°07'51" W, 119.68 feet to a point;  
11-68 2)N 32°11'53" W, 121.33 feet to a point;  
11-69 3)N 64°17'33" W, 74.37 feet to a point;

12-1 4)N 77°46'49" W, 62.86 feet to a point;  
 12-2 5)N 49°27'13" W, 111.95 feet to a point;  
 12-3 6)N 38°01'21" W, 67.54 feet to a point;  
 12-4 7)N 29°20'25" W, 45.76 feet to a point;  
 12-5 8)N 10°24'43" W, 239.47 feet to a point;  
 12-6 9)N 16°50'03" W, 200.68 feet to a point;  
 12-7 10)N 22°49'16" W, 149.75 feet to a point;  
 12-8 11)N 02°35'51" W, 47.20 feet to a point;  
 12-9 12)N 60°54'27" W, 77.59 feet to a point;  
 12-10 13)S 78°06'31" W, 159.40 feet to a point;  
 12-11 14)S 84°23'42" W, 70.65 feet to a point;  
 12-12 15)N 64°54'15" W, 37.91 feet to a point;  
 12-13 16)N 42°55'05" W, 177.12 feet to a point;  
 12-14 17)N 27°00'12" W, 121.62 feet to a point;  
 12-15 18)N 20°31'51" W, 57.20 feet to a point;  
 12-16 19)N 27°40'32" E, 51.58 feet to a point;  
 12-17 20)N 64°22'50" E, 49.64 feet to a point;  
 12-18 21)N 71°19'41" E, 167.54 feet to a point;  
 12-19 22)N 66°21'43" E, 138.83 feet to a point;  
 12-20 23)N 72°07'46" E, 87.42 feet to a point;  
 12-21 24) N 81°38'05" E, at 83.44 feet passing the intersection with  
 12-22 Elm Branch for a common corner of the said 732.18 acre William Karl  
 12-23 Rison tract and the said 464.75 acre Charles Wilson Hackett, Jr.  
 12-24 tract, and continuing a total distance of 92.15 feet to a point;  
 12-25 25) S 73°40'39" E, 69.77 feet to a point;  
 12-26 26) S 89°00'20" E, 90.52 feet to a point;  
 12-27 27) N 74°54'33" E, 110.02 feet to a point;  
 12-28 28) N 64°32'15" E, 197.07 feet to a point;  
 12-29 29) N 52°53'54" E, 60.90 feet to a point;  
 12-30 30) N 65°43'41" E, 63.64 feet to a point;  
 12-31 31) N 29°25'31" E, 150.21 feet to a point;  
 12-32 32) N 24°44'29" E, 120.47 feet to a point;  
 12-33 33) N 02°12'04" E, 158.83 feet to a point;  
 12-34 34) N 13°00'10" W, 127.46 feet to a point;  
 12-35 35) N 24°56'30" E, 165.55 feet to a point;  
 12-36 36) N 29°06'17" E, 100.13 feet to a point;  
 12-37 37) N 03°31'23" E, 97.42 feet to a point;  
 12-38 38) N 20°07'04" E, 102.08 feet to a point;  
 12-39 39) N 11°55'31" E, 72.43 feet to a point;  
 12-40 40) N 20°10'49" W, 285.50 feet to a point;  
 12-41 41) N 11°51'37" W, 59.35 feet to a point;  
 12-42 42) N 23°47'15" W, 77.99 feet to a point;  
 12-43 43) N 42°53'07" W, 228.83 feet to a point;  
 12-44 44) N 38°50'02" W, 68.38 feet to a point;  
 12-45 45) N 63°53'40" W, 67.10 feet to a point;  
 12-46 46) N 78°00'32" W, 57.26 feet to a point;  
 12-47 47) S 89°03'54" W, 110.52 feet to a point;  
 12-48 48) N 75°50'30" W, 65.54 feet to a point;  
 12-49 49) N 85°39'50" W, 48.83 feet to a point;  
 12-50 50) N 79°58'43" W, 106.82 feet to a point;  
 12-51 51) N 73°09'30" W, 165.41 feet to a point;  
 12-52 52)N 84°37'13" W, 170.04 feet to a point;  
 12-53 53)N 69°39'14" W, 161.46 feet to a point;  
 12-54 54)N 57°17'20" W, 84.79 feet to a point;  
 12-55 55)N 65°56'10" W, 104.16 feet to a point;  
 12-56 56)N 73°48'53" W, 157.22 feet to a point;  
 12-57 57)N 89°41'57"W, 46.42 feet to a point;  
 12-58 58)N 75°33'09" W, 124.24 feet to a point;  
 12-59 59)N 57°11'51" W, 102.51 feet to a point;  
 12-60 60)N 37°27'55" W, 92.08 feet to a point;  
 12-61 61)N 20°00'42" W, 129.64 feet to a point;  
 12-62 62)N 04°34'16" E, 31.57 feet to a point;  
 12-63 63)N 23°34'39" W, 32.77 feet to a point;  
 12-64 64)N 44°45'11" W, 55.41 feet to a point;  
 12-65 65)N 62°55'00" W, 32.67 feet to a point;  
 12-66 66)N 81°58'50" W, 84.74 feet to a point;  
 12-67 67)N 75°51'02" W, 141.20 feet to a point;  
 12-68 68)N 68°12'39" W, 83.84 feet to a point;  
 12-69 69)N 85°13'14" W, 48.91 feet to a point;

13-1 70)N 71°50'44" W, 58.26 feet to a point;  
 13-2 71)N 13°25'49" W, 105.53 feet to a point;  
 13-3 72)N 01°27'16" W, 55.36 feet to a point;  
 13-4 73)N 12°03'14" E, 173.31 feet to a point;  
 13-5 74)N 34°19'48" E, . feet to a point;  
 13-6 75)N 07°46'02" E, at 30.94 feet passing the intersection of  
 13-7 Decker Branch for the southeast corner of the said Twin Creek  
 13-8 Meadows subdivision, the same being a corner of the said 464.75 acre  
 13-9 Charles Wilson Hackett, Jr. tract, and continuing a total distance  
 13-10 of 98.65 feet to a point;  
 13-11 76) N 08°48'24" W, 83.86 feet to a point;  
 13-12 77) N 09°27'12" W, 85.62 feet to a point;  
 13-13 78) N 06°07'48" E, 180.87 feet to a point at the common rear  
 13-14 corner of Lots 20 and 21 of the said Twin Creek Meadows subdivision,  
 13-15 from which a 1/2 inch diameter steel pin found on the east line of  
 13-16 Decker Creek Drive at the common front corner of the said Lots 20  
 13-17 and 21 bears N 47°21'06" W, 53.91 feet and N 60°36'06" W, 989.29 feet;  
 13-18 79) N 16°16'48" E, 163.87 feet to a point;  
 13-19 80) N 20°32'48" E, 82.09 feet to a point;  
 13-20 81) N 24°00'48" E, 69.50 feet to a point;  
 13-21 82) N 16°33'48" E, 69.76 feet to a point;  
 13-22 83) N 37°23'48" E, 61.98 feet to a point;  
 13-23 84) N 40°21'27" E, 76.96 feet to a point;  
 13-24 85) N 49°21'27" E, 60.46 feet to a point;  
 13-25 86) N 86°02'12" E, 91.44 feet to a point;  
 13-26 87) N 28°06'12" W, 81.71 feet to a point;  
 13-27 88) N 86°02'12" W, 80.77 feet to a point;  
 13-28 89) N 53°36'12" W, 138.43 feet to a point;  
 13-29 90) N 17°37'12" W, 58.43 feet to a point;  
 13-30 91) N 27°15'12" W, 77.46 feet to a point;  
 13-31 92) N 10°02'12" W, 83.40 feet to a point;  
 13-32 93) N 06°38'12" W, 115.05 feet to a point;  
 13-33 94) N 08°27'48" E, 75.97 feet to a point;  
 13-34 95) N 01°07'12" W, 103.15 feet to a point;  
 13-35 96) N 07°49'48" E, 49.66 feet to a point;  
 13-36 97) N 36°44'48" E, 197.55 feet to a point;  
 13-37 98) N 40°50'48" E, 104.02 feet to a point;  
 13-38 99) N 32°22'48" E, 149.35 feet to a point at the common rear  
 13-39 corner of Lots 27 and 28 of the said Twin Creek Meadows subdivision,  
 13-40 from which a 1/2 inch diameter steel pin found on the east  
 13-41 right-of-way line of Decker Creek Drive on the west line of the said  
 13-42 Lot 28, at the beginning of a 60 foot radius curve, bears N 62°25'21"  
 13-43 W, 446.69 feet and N 29°22'46" E, 144.21 feet;  
 13-44 100) N 29°18'48" E, 151.47 feet to a point;  
 13-45 101) N 15°49'48" E, 100.39 feet to a point at the northeast  
 13-46 corner of the said Twin Creek Meadows subdivision and southeast  
 13-47 corner of the said 157.763 acre Shaw tract;  
 13-48 102) N 32°16'16" E, 186.67 feet to a point;  
 13-49 103) N 66°53'45" E, 69.37 feet to a point;  
 13-50 104) N 63°07'19" E, 114.58 feet to a point;  
 13-51 105) N 25°42'03" E, 155.37 feet to a point;  
 13-52 106) N 40°53'01" E, 47.33 feet to a point;  
 13-53 107) N 83°36'08" E, 44.60 feet to a point;  
 13-54 108) S 59°14'12" E, 92.35 feet to a point;  
 13-55 109) S 53°56'49" E, 45.73 feet to a point;  
 13-56 110) N 59°34'22" E, 45.98 feet to a point;  
 13-57 111) N 21°04'27" E, 66.74 feet to a point;  
 13-58 112) N 31°51'50" E, 49.95 feet to a point;  
 13-59 113) N 47°15'41" E, 57.09 feet to a point;  
 13-60 114) N 26°23'21" E, 170.26 feet to a point;  
 13-61 115) N 37°13'19" E, 90.34 feet to a point;  
 13-62 116) N 67°44'09" E, 73.83. feet to a point;  
 13-63 117) S 34°48'49" E, 117.74 feet to a point;  
 13-64 118) S 18°07'49" E, 86.24 feet to a point;  
 13-65 119) S 63°05'14" E, 84.83 feet to a point;  
 13-66 120) S 83°45'31" E, 51.65 feet to a point;  
 13-67 121) S 68°49'56" E, 108.81 feet to a point;  
 13-68 122) N 74°10'25" E, 76.10 feet to a point;  
 13-69 123) N 55°26'04" E, 149.30 feet to a point;

14-1 124) N 06°42'55" E, 43.34 feet to a point;  
 14-2 125) N 48°28'11" E, 85.96 feet to a point;  
 14-3 126) N 63°53'47" E, 139.95 feet to a point;  
 14-4 127) N 65°47'12" E, 51.68 feet to a point;  
 14-5 128) N 10°06'21" E, 44.58 feet to a point;  
 14-6 129) N 13°09'02" W, 70.23 feet to a point;  
 14-7 130) N 22°16'48" E, 65.12 feet to a point;  
 14-8 131) S 83°51'42" E, 32.19 feet to a point;  
 14-9 132) N 53°14'52" E, 68.27 feet to a point;  
 14-10 133) S 80°25'08" E, 92.91 feet to a point;  
 14-11 134) N 78°36'50" E, 88.54 feet to a point;  
 14-12 135) N 58°00'33" E, 61.71 feet to a point;  
 14-13 136) N 24°39'17" E, 84.20 feet to a point;  
 14-14 137) N 60°09'04" E, 75.55 feet to a point;  
 14-15 138) S 71°49'56" W, 42.26 feet to a point;  
 14-16 139) N 88°50'36" W, 80.48 feet to a point;  
 14-17 140) N 36°37'28" W, 62.68 feet to a point;  
 14-18 141) N 23°17'02" E, 162.01 feet to a point;  
 14-19 142) N 13°30'15" W, 118.38 feet to a point;  
 14-20 143) N 23°27'28" W, 76.36 feet to a point;  
 14-21 144) N 04°51'59" E, 114.74 feet to a point;  
 14-22 145) N 60°03'01" W, 60.82 feet to a point;  
 14-23 146) N 60°03'01" W, 132.50 feet to a point;  
 14-24 147) N 01°22'12" W, 49.44 feet to a point;  
 14-25 148) N 34°22'37" E, 66.00 feet to a point;  
 14-26 149) N 50°55'42" E, 171.34 feet to a point;  
 14-27 150) N 76°35'07" E, 60.99 feet to a point;  
 14-28 151) N 53°54'01" E, 168.94 feet to a point;  
 14-29 152) N 72°31'25" E, 79.23 feet to a point;  
 14-30 153) S 57°46'48" E, 82.69 feet to a point;  
 14-31 154) S 30°13'55" E, 97.85 feet to a point;  
 14-32 155) S 08°44'30" E, 44.68 feet to a point;  
 14-33 156) S 28°10'24" E, 102.81 feet to a point;  
 14-34 157) S 63°59'59" E, 121.08 feet to a point;  
 14-35 158) N 60°16'49" E, 45.46 feet to a point;  
 14-36 159) S 86°31'48" E, 41.90 feet to a point;  
 14-37 160) S 73°13'02" E, 107.79 feet to a point;  
 14-38 161) N 76°40'56" E, 14.51 feet to a point;  
 14-39 162) S 57°46'48" E, 32.55 feet to a point;  
 14-40 163) S 89°07'42" E, 102.03 feet to a point;  
 14-41 164) S 18°36'11" E, 20.56 feet to a point;  
 14-42 165) S 86°28'54" E, 32.87 feet to a point;  
 14-43 166) N 68°24'52" E, 64.55 feet to a point;  
 14-44 167) N 14°23'09" W, 49.62 feet to a point;  
 14-45 168) N 42°54'47" W, 102.34 feet to a point;  
 14-46 169) N 27°56'54" W, 39.87 feet to a point;  
 14-47 170) N 51°09'15" E, 36.99 feet to a point;  
 14-48 171) S 87°21'40" E, 123.19 feet to a point;  
 14-49 172) N 54°33'22" E, 24.59 feet to a point;  
 14-50 173) N 02°43'51" W, 59.49 feet to a point;  
 14-51 174) N 04°04'03" E, 63.40 feet to a point at the intersection  
 14-52 with the south right-of-way line of F.M. Highway No. 969 at the  
 14-53 northwest corner of the said Parcel 1, Tract I and northeast corner  
 14-54 of the said 157.763 acre Shaw tract, from which a concrete  
 14-55 right-of-way monument found bears S 89°46'58" W, 177.73 feet;  
 14-56 THENCE, along and with the south right-of-way line of F.M. Highway  
 14-57 Number 969 and north lines of the said Parcel 1, Tract I and Parcel  
 14-58 2, Tract I, the following three (3) courses and distances:  
 14-59 1)N 89°46'58" E, 1352.07 feet to a concrete right-of-way  
 14-60 monument found;  
 14-61 2)With a curve to the right, having a central angle of  
 14-62 18°09'15", a radius of 1859.86 feet, an arc of 589.29 feet and a  
 14-63 chord bearing and distance of S 81°15'26" E, 586.83 feet to a  
 14-64 concrete right-of-way monument found;  
 14-65 3)S 72°09'54" E, 908.15 feet to the PLACE OF BEGINNING,  
 14-66 containing 715.48 acres of land, more or less.  
 14-67 Tract 4: FIELD NOTES DESCRIPTION OF 18.53 ACRES OF LAND OUT OF THE  
 14-68 THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY, TEXAS, ALSO BEING A  
 14-69 PORTION OF THAT CERTAIN TRACT CALLED TO CONTAIN 400 ACRES, CALLED

15-1 THIRD TRACT, IN A DEED TO BAYLOR B. BURLESON AND EUGENE S. BURLESON  
15-2 RECORDED IN VOLUME 257, PAGE 508 OF THE DEED RECORDS OF TRAVIS  
15-3 COUNTY, TEXAS. THE SAID 18.53 ACRES OF LAND BEING MORE PARTICULARLY  
15-4 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
15-5 BEGINNING at an iron pipe found on the east line of the said 400 acre  
15-6 Burleson tract at the southeast corner of that certain 236.08 acre  
15-7 tract called Second Tract conveyed to Baylor Eugene Burleson in an  
15-8 Executor's and Partition Deed recorded in Volume 3049, Page 1619 of  
15-9 the Deed Records of Travis County, Texas, the same being the  
15-10 southeast corner of that certain tract called Parcel 2, Tract II in  
15-11 a deed to Gragg Interests LTD, recorded in Volume 11561, Page 1637  
15-12 of the Real Property Records of Travis County, Texas;  
15-13 THENCE, S27°55'09" W, a distance of 693.93 feet along the east line  
15-14 of the said 400 acre Burleson tract to a point at the intersection  
15-15 with the present centerline of Gilleland Creek for the southeast  
15-16 corner of the said 400 acre Burleson tract;  
15-17 THENCE, with the approximate present centerline of Gilleland Creek  
15-18 and west line of the said 400 acre Burleson tract, the same being  
15-19 the east line of that certain 732.18 acre tract called Tract Three  
15-20 conveyed to William Karl Rison in a Partition Deed recorded in  
15-21 Volume 11686, Page 684 of the Real Property Records of Travis  
15-22 County, Texas, the following thirteen (13) courses and distances:  
15-23 1)N 56°18'59" W, 52.49 feet to a point;  
15-24 2)N 61°12'22" W, 167.33 feet to a point;  
15-25 3)N 44°52'14" W, 74.35 feet to a point;  
15-26 4)N 36°22'55" W, 173.57 feet to a point;  
15-27 5)N 27°20'55" W, 170.45 feet to a point;  
15-28 6)N 17°41'10" W, 145.99 feet to a point;  
15-29 7)N 02°32'12" W, 101.23 feet to a point;  
15-30 8)N 10°04'19" W, 164.05 feet to a point;  
15-31 9)N 19°05'44" W, 185.93 feet to a point;  
15-32 10) N 21°01'07" W, 85.59 feet to a point;  
15-33 11) N 24°30'51" W, 507.79 feet to a point;  
15-34 12) N 28°36'36" W, 129.79 feet to a point;  
15-35 13) N 21°07'51" W, 50.91 feet to a point on the west line of  
15-36 that certain 236.08 acre tract called Second Tract conveyed to  
15-37 Thomas Warren Burleson in an Executor's and Partition Deed recorded  
15-38 in Volume 3049, Page 1609 of the Deed Records of Travis, County,  
15-39 Texas, the same being the west line of that certain tract called  
15-40 Parcel 2, Tract I in a deed to Gragg Interests LTD, recorded in  
15-41 Volume 11561, Page 1637 of the Real Property Records of Travis  
15-42 County, Texas;  
15-43 THENCE, along and with the west line of the said 236.08 acre Thomas  
15-44 Warren Burleson tract and the said Parcel 2, Tract I, the following  
15-45 three (3) courses and distances;  
15-46 1)S 54°35'03" E, 85.62 feet to a 1/2 inch diameter steel pin  
15-47 set with cap stamped Lenz & Assoc;  
15-48 2)S 64°45'03" E, 223.61 feet to a 1/2 inch diameter steel pin  
15-49 set with cap stamped Lenz & Assoc;  
15-50 3)S 50°20'03" E, 167.78 feet to a 1/2 inch diameter steel pin  
15-51 set with cap stamped Lenz & Assoc. at the southeast corner of the  
15-52 said 236.08 acre Thomas Warren Burleson tract and the said Parcel 2,  
15-53 Tract I, the same being the southwest corner of the said 236.08 acre  
15-54 Baylor Eugene Burleson tract and the said parcel 2, Tract II;  
15-55 THENCE, along and with the west line of the said 236.08 acre Baylor  
15-56 Eugene Burleson tract and the said parcel 2, Tract II, the following  
15-57 six (6) courses and distances:  
15-58 1)S 50°11'37" E, 355.28 feet to a 1/2 inch diameter steel pin  
15-59 found;  
15-60 2)S51°16'37" E, 118.36 feet to a 1/2 inch diameter steel pin  
15-61 found;  
15-62 3)S 44°21'37" E, 164.44 feet to a 1/2 inch diameter steel pin  
15-63 set with cap stamped Lenz & Assoc;  
15-64 4)S 30°21'17" E, 176.02 feet to a 1/2 inch diameter steel pin  
15-65 set with cap stamped Lenz & Assoc;  
15-66 5)S 37°00'37" E, 257.22 feet to a 1/2 inch diameter steel pin  
15-67 found;  
15-68 6)S 42°10'37" E, 125.04 feet to the PLACE OF BEGINNING,  
15-69 containing 18.53 acres of land, more or less.

16-1 Tract 5: FIELD NOTES DESCRIPTION OF 117.98 ACRES OF LAND (GROSS  
16-2 AREA) OUT OF THE THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY,  
16-3 TEXAS, BEING ALL OF THAT CERTAIN TRACT CALLED TO CONTAIN 117.986  
16-4 ACRES DESCRIBED IN A DEED TO BETTY JANE LAWRENCE RECORDED IN VOLUME  
16-5 10837, PAGE 154 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,  
16-6 TEXAS, SAVE AND EXCEPT 0.23 ACRES, BEING ALL OF THAT CERTAIN TRACT  
16-7 CALLED TO CONTAIN 0.2296 ACRES, DESCRIBED IN A DEED FROM BETTY JANE  
16-8 LAWRENCE TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN VOLUME  
16-9 11545, PAGE 824 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,  
16-10 TEXAS, RESULTING IN A NET AREA OF 117.75 ACRES OF LAND. THE SAID  
16-11 117.75 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND  
16-12 BOUNDS AS FOLLOWS:  
16-13 BEGINNING at a 1/2 inch diameter steel pine set with cap stamped  
16-14 Lenz & Assoc. on the curving south right-of-way line of F.M. Highway  
16-15 969 at the northeast corner of the said Lawrence tract, the same  
16-16 being at the northwest corner of that certain 9.371 acre tract  
16-17 described in a deed to Robert Gliden Kuykendall, III and Ann  
16-18 Kuykendall recoded in Volume 13232, Page 199 of the Real Property  
16-19 Records of Travis County, Texas, from which a concrete right-of-way  
16-20 monument found at the east end of said curve, called to be at  
16-21 Station 628+07.4 Bk = 628+08.8 Fwd according to Texas Department of  
16-22 Highways and Transportation maps bears a chord bearing and distance  
16-23 of S 55°04'05" E, 263.18, feet;  
16-24 Thence, S 27°55'12" W, along the east line of the said Lawrence  
16-25 tract, passing a 1/2 inch diameter steel pin found at 2.36 feet,  
16-26 passing a 1/2 inch diameter steel pin found at the southwest corner  
16-27 of the said 9.371 acre Kuykendall tract, the same being the  
16-28 northwest corner of the certain 18.357 acre tract described in the  
16-29 said deed to Kuykendall at 1052.32 feet, passing a 1/2 inch diameter  
16-30 steel pin found at the southwest corner of the said 18.357 acre  
16-31 Kuykendall tract, the same being an exterior corner of that certain  
16-32 819.425 acre tract described in a deed to Bill F. McGraw and  
16-33 Katherine H. McGraw recorded in Volume 13229, Page 2338 of the Real  
16-34 Property Records of Travis County, Texas at 2145.17 feet and  
16-35 continuing a total distance of 6264.23 feet to a 1/2 inch diameter  
16-36 steel pin found on the west line of the said McGraw tract at the  
16-37 southeast corner of the said Lawrence tract and Southeast corner of  
16-38 the Erin described tract, the same being an exterior corner of that  
16-39 certain 715.48 acre tract described in a deed to Webbers Crossing  
16-40 Ltd. recorded in Document Number 2005228084 of the Official Public  
16-41 Records of Travis County, Texas;  
16-42 THENCE, N 62°29'17" W, a distance of 1003.46 feet to a 1/2 inch  
16-43 diameter steel pin found with cap stamped Lenz & Assoc. at the  
16-44 southwest corner of the said Lawrence tract, the same being an  
16-45 interior corner of the said 715.48 acre Webbers Crossing, Ltd.  
16-46 tract;  
16-47 THENCE, N 27°54'57" E, a distance of 4993.00 feet to a 1/2 diameter  
16-48 steel pin four with cap stamped Lenz & Assoc. at an exterior corner  
16-49 of the said Lawrence tract for an angle point on the east line of the  
16-50 said 715.48 acre Webbers Crossing, Ltd. tract, the same being an  
16-51 angle point on the south line of that certain 41.432 acre Save and  
16-52 Except tract described in Parcel 2, Tract II of a deed recorded in  
16-53 Volume 11561, Page 1637 of the Real Property Records of Travis  
16-54 County, Texas;  
16-55 THENCE, S 62°29'36" E, a distance of 903.59 feet to a 1/2 inch  
16-56 diameter steel pin found at an interior corner of the said Lawrence  
16-57 tract, the same being the southeast corner of the said 41.432 acre  
16-58 Save and Except tract;  
16-59 THENCE, N 27°55'12" E, a distance of 1284.62 feet to a 1/2 inch  
16-60 diameter steel pin set with cap stamped Lenz & Assoc. on the south  
16-61 right-of-way line of F.M. Highway 969 at the northerly northwest  
16-62 corner of the said Lawrence tract and northeast corner of the said  
16-63 41.432 acre Save and Except tract, from which a concrete  
16-64 right-of-way monument found in the north right-of-way line of F.M.  
16-65 Highway Number 969 bears N 53°07'06" W, 34.78 feet and N 30°11'22" E,  
16-66 80.31 feet;  
16-67 THENCE along the south right-of-way line of F.M. Highway 969, the  
16-68 following two (2) courses and distance:  
16-69 1)S 53°07'06" E, 63.79 feet to a 1/2 diameter steel pin set,



17-1 from which a concrete right-of-way monument found on the north  
17-2 right-of-way line of F.M. Highway 969 bears N 31°55'47" E, 99.43  
17-3 feet;

17-4 2)With a curve to the right, having a central angle of  
17-5 0°39'48", a radius of 3224.05 feet, an arc of 37.32 feet and a chord  
17-6 bearing and distance of S 57°44'20" E, 37.32 feet to the PLACE OF  
17-7 BEGINNING, containing 117.98 acres of land (Gross Area), SAVE AND  
17-8 EXCEPT the following described tract containing 0.23 acres of land  
17-9 resulting 117.75 acres (Net Area):

17-10 0.23 ACRES OF LAND OUT OF THE THOMAS TOULSON SURVEY 12, TRAVIS  
17-11 COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT CONVEYED FROM BETTY  
17-12 JANE LAWRENCE TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN  
17-13 VOLUME 11545, PAGE 824 OF THE REAL PROPERTY RECORDS OF TRAVIS  
17-14 COUNTY, TEXAS. THE SAID 0.23 ACRE OF LAND BEING MORE PARTICULARLY  
17-15 DESCRIBED BY METES AND BOUND AS FOLLOWS:

17-16 COMMENCING at a 1/2 inch diameter steel pin found at the southeast  
17-17 corner of the above described tract:

17-18 THENCE, N 62°29'17" W, a distance of 377.97 feet along the south line  
17-19 of the above described tract to a point;

17-20 THENCE, N 27°30'43" E, a distance of 127.04 feet to a 1/2 inch  
17-21 diameter steel pin found in the interior of the said Lawrence tract  
17-22 at the southeast corner of the said Manville Water Supply  
17-23 Corporation tract of the PLACE OF BEGINNING of the herein described  
17-24 tract;

17-25 THENCE, N 62°28'12" W, a distance of 99.90 feet to a 1/2 inch  
17-26 diameter steel pin found southwest corner of the said Manville  
17-27 Water Supply Corporation tract;

17-28 THENCE, N 27°28'34" W, a distance of 99.96 feet to a 1/2 inch  
17-29 diameter steel pin found northwest corner of the said Manville  
17-30 Water Supply Corporation tract;

17-31 THENCE, N 62°20'59" W, a distance of 99.90 feet to a 1/2 inch  
17-32 diameter steel pin found northeast corner of the said Manville  
17-33 Water Supply Corporation tract;

17-34 THENCE, N 27°35'23" W, a distance of 99.75 feet to the PLACE OF  
17-35 BEGINNING, containing 0.23 acres of land, more or less.

17-36 Tract 6: FIELD NOTES DESCRIPTION OF 41.39 ACRES OF LAND OUT OF THE  
17-37 THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY, TEXAS. BEING A  
17-38 REMAINDER PORTION OF THAT CERTAIN 236.08 ACRE TRACT, CALLED  
17-39 SECOND TRACT, CONVEYED TO THOMAS WARREN BURLESON BY DEED  
17-40 RECORDED IN VOLUME 3049, PAGE 1609 OF THE DEED RECORDS OF TRAVIS  
17-41 COUNTY, TEXAS, ALSO BEING A REMAINDER PORTION OF THAT CERTAIN  
17-42 236.08 ACRE TRACT, CALLED SECOND TRACT, CONVEYED TO  
17-43 BAYLOR EUGENE BURLESON BY DEED RECORDED IN VOLUME 3049, PAGE 1619  
17-44 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 41.39 ACRES  
17-45 OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
17-46 FOLLOWS:

17-47 BEGINNING at a 1/2 inch diameter steel pin set with cap stamped  
17-48 Lenz & Assoc. on the south right-of-way line of F.M. Highway 969, as  
17-49 described in a deed to the State of Texas recorded in Volume 1421,  
17-50 Page 174 of the Deed Records of Travis County, Texas, the same being  
17-51 the north line of the said 236.08 acre Baylor Eugene Burleson  
17-52 tract, and being at the northerly most northwest corner of that  
17-53 certain 117.75 acre tract described in a deed to James R.  
17-54 Carpenter recorded in Document Number 2006148977 of the  
17-55 Official Public Records of Travis County, Texas;

17-56 THENCE, S 27°55'12" W, a distance of 1284.62 feet to a 1/2 inch  
17-57 diameter steel pin found at an interior corner of the said 117.75  
17-58 acre Carpenter tract;

17-59 THENCE, N 62°29'36" W, at 903.59 feet passing a 1/2 inch  
17-60 diameter steel pin set with cap stamped Lenz & Assoc. at an  
17-61 exterior corner of the said 117.75 acre Carpenter tract, the same  
17-62 being an exterior corner of that certain 715.48 acre tract  
17-63 described in a deed to Webbers Crossing, LTD recorded in  
17-64 Document Number 2005228084 of the Official Public Records of  
17-65 Travis County, Texas, and continuing a total distance of 946.59  
17-66 feet to a 1/2 inch diameter steel pin set with cap stamped Lenz &  
17-67 Assoc. at an angle point on the east line of the said 715.48 acre  
17-68 Webbers Crossing, LTD tract;

17-69 THENCE, along the east line of the said 715.48 acre Webbers

18-1 Crossing, LTO tract, the following three (3) courses and distances:  
 18-2 1) N 30°25'54" W, 272.57 feet to a 60d nail set on top of a fence  
 18-3 corner post;  
 18-4 2) N 31°21'54" W, 471.22 feet to a 1/2 inch diameter steel pin set  
 18-5 with cap stamped Lenz & Assoc.;  
 18-6 3) N 2°53'06" E, 703.43 feet to a fence corner post found on the  
 18-7 south line of F.M. Highway Number 969 at an exterior corner of the  
 18-8 said 715.48 acre Webbers Crossing, LTO tract, from which a concrete  
 18-9 right-of-way monument found bears N 72°09'54" W, 908.15 feet;  
 18-10 THENCE, along and with the south right-of-way line of F.M. Highway  
 18-11 Number 969, the following five (5) courses and distances:  
 18-12 1) S 72°09'54" E, 875.35 feet to a concrete right-of-way monument  
 18-13 found;  
 18-14 2) With a curve to the right, having a central angle of 03°27'57", a  
 18-15 radius of 3224.05 feet, an arc of 195.02 feet and a chord bearing  
 18-16 and distance of S 70°20'53" E, 194.99 feet to a concrete  
 18-17 right-of-way monument found;  
 18-18 3) S 73°28'24" E, 99.96 feet to a concrete right-of-way monument  
 18-19 found;  
 18-20 4) With a curve to the right, having a central angle of 07°02'23", a  
 18-21 radius of 3234.05 feet. an arc of 397.36 feet and a chord bearing  
 18-22 and distance of S 63°19'49" E, 397.11 feet to a 1/2 inch diameter  
 18-23 steel pin set with cap stamped Lenz & Assoc., from which a concrete  
 18-24 right-of-way monument found on the north right-of-way line of F.M.  
 18-25 Highway Number 969 bears N 30°11'22" E, 80.31 feet;  
 18-26 5) S 53°07'06" E, 34.78 feet to the PLACE OF BEGINNING, containing  
 18-27 41.39 acres of land, more or less.  
 18-28 Tract 7: FIELD NOTES DESCRIPTION OF 159.802 ACRES OF LAND OUT OF THE  
 18-29 JAMES GILLELAND SURVEY NO. 13 TRAVIS COUNTY, TEXAS. BEING ALL OF  
 18-30 THAT CERTAIN TRACT CALLED 159.631 ACRES IN A TO EQUIVEST  
 18-31 PROPERTIES, INC. TRUSTEE, RECORDED IN VOLUME 11205, PAGE 1205 OF  
 18-32 THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE  
 18-33 PARTICULARLY DESCRIBED AS TWO TRACTS, BEING 77.92 ACRES DESCRIBED  
 18-34 IN A DEED TO EQUIVEST PROPERTIES, INC., TRUSTEE RECORDED IN VOLUME  
 18-35 4738, PAGE 647 AND 81.90 ACRES IN A DEED TO QUIVEST PROPERTIES,  
 18-36 INC., TRUSTEE RECORD ED IN VOLUME 4736, PAGE 662, BOTH OF THE DEED  
 18-37 RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 159.802 ACRES OF LAND  
 18-38 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 18-39 BEGINNING, at a 1/2 inch diameter steel pin found at the  
 18-40 intersection of the north right-of-way line of F.M. Highway Number  
 18-41 969 with the west line of Burleson-Manor Road and being at the  
 18-42 southeast corner of the aid 77.92 acre tract describe in Volume  
 18-43 4735, Page 547 of the Deed Record of Travis County, Texas;  
 18-44 THENCE, along and with the north right-of-way line of F.M. Highway  
 18-45 Number 969, the following three (3) courses and distances:  
 18-46 1)N 70°03'56" W, 529.64 feet to a concrete right-of-way  
 18-47 monument found;  
 18-48 2)With a curve to the left, having a central angle of  
 18-49 18°09'25", a radius of 1959.86 feet, an arc of 621.07 feet and a  
 18-50 chord bearing and distance of N 79°06'31" W, 618.48 feet to a  
 18-51 concrete right-of-way monument found;  
 18-52 3)N 88°07'39" W, 710.64 feet to a 1/2 inch diameter steel pin  
 18-53 set with cap stamped Lenz & Assoc. at the southwest corner of the  
 18-54 said 81.90 acre tract, the same being the southeast corner of the  
 18-55 certain 79.756 acre tract described in a deed to Christopher R.  
 18-56 Murray and Florentina Murry recorded in Volume 12322, Page 344 of  
 18-57 the Real Property Records of Travis County, Texas, the same being  
 18-58 the southeast corner of a 1.39 acre portion of the said 79.785 acre  
 18-59 Murray tract described in a deed to Tremur Consulting Contractors,  
 18-60 Inc. recorded in Volume 12658, Page 421 of the Real Property Records  
 18-61 of Travis County, Texas, from which a concrete right-of-way  
 18-62 monument found bears N 88°07'39" W, 820.07 feet and a 1/2 inch  
 18-63 diameter steel pin found bears S 30°00'00" W, 0.31 feet;  
 18-64 THENCE, N 30°00'00" E, along the west line of the said 81.90 acre  
 18-65 tract, the same being the east line of the said 1.39 acre Tremor  
 18-66 Consulting Contractors, Inc. tract and the remainder portion of the  
 18-67 said 79.788 acre Murray tract, passing a 1/2 inch diameter steel pin  
 18-68 found 0.29 feet east of line at 169.38 feet passing a 1/2 inch  
 18-69 diameter steel pin found 0.28 feet west of line at 305.27 feet,

19-1 passing a 1/2 inch diameter steel pin found 0.29 feet west of line  
19-2 at 1331.22 feet and continuing a total distance of 4303.44 feet to a  
19-3 1/2 inch diameter steel pin found at a fence corner post at the  
19-4 northwest corner of the said 81.90 acre tract, the same being the  
19-5 northeast corner of the said 79.785 acre Murray tract and being on  
19-6 the south line, as presently fenced, of that certain 72.453 acre  
19-7 tract described in a deed to Mary Frances Wisian recorded in Volume  
19-8 5208, Page 989 of the northwest corner of the said 79.785 Murray  
19-9 tract, the same being an interior corner of the said 72.453 acre  
19-10 Wisian tract bears N 50°27'54" W. 588.19 feet;  
19-11 THENCE, S 50°56'10" E, a distance of 1775.73 feet along the north  
19-12 line of the said 81.90 acre and 77.92 acre Equivest Properties, Inc.  
19-13 Trustee tracts, as presently fenced, the same being the south line  
19-14 of the said 72.453 acre Wisian tract, as presently fenced, to a  
19-15 fenced corner post on the west line of Burleson-Manor Road;  
19-16 THENCE, along and with the east line of the said 77.92 acre tract  
19-17 and west line of Burleson=-Manor Road, the following three (3)  
19-18 course and distances;

19-19 1)S 29°52'56" W, 3129.27 feet to a 1/2 inch diameter steel pin  
19-20 set cap stamped Lenz & Assoc.;

19-21 2)S 44°27'00" W, 165.92 feet to a 1/2 inch diameter steel pin  
19-22 set with cap stamped Lenz & Assoc.;

19-23 S 31°14'00" W, 413.61 feet to the PLACE OF BEGINNING, containing  
19-24 159.802 acres of land, more or less.

19-25 SECTION 3. (a) The legal notice of the intention to  
19-26 introduce this Act, setting forth the general substance of this  
19-27 Act, has been published as provided by law, and the notice and a  
19-28 copy of this Act have been furnished to all persons, agencies,  
19-29 officials, or entities to which they are required to be furnished  
19-30 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
19-31 Government Code.

19-32 (b) The governor, one of the required recipients, has  
19-33 submitted the notice and Act to the Texas Commission on  
19-34 Environmental Quality.

19-35 (c) The Texas Commission on Environmental Quality has filed  
19-36 its recommendations relating to this Act with the governor,  
19-37 lieutenant governor, and speaker of the house of representatives  
19-38 within the required time.

19-39 (d) All requirements of the constitution and laws of this  
19-40 state and the rules and procedures of the legislature with respect  
19-41 to the notice, introduction, and passage of this Act have been  
19-42 fulfilled and accomplished.

19-43 SECTION 4. This Act takes effect immediately if it receives  
19-44 a vote of two-thirds of all the members elected to each house, as  
19-45 provided by Section 39, Article III, Texas Constitution. If this  
19-46 Act does not receive the vote necessary for immediate effect, this  
19-47 Act takes effect September 1, 2019.

19-48

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