

1-1 By: Rodriguez (Senate Sponsor - Zaffirini) H.B. No. 4650  
 1-2 (In the Senate - Received from the House May 17, 2021;  
 1-3 May 17, 2021, read first time and referred to Committee on Water,  
 1-4 Agriculture & Rural Affairs; May 21, 2021, reported favorably by  
 1-5 the following vote: Yeas 8, Nays 0; May 21, 2021, sent to  
 1-6 printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13			X	
1-14	X			
1-15	X			
1-16	X			
1-17	X			

1-18 A BILL TO BE ENTITLED  
 1-19 AN ACT

1-20 relating to the creation of the East Central Travis County  
 1-21 Conservation and Reclamation District No. 1; providing authority to  
 1-22 issue bonds; providing authority to impose assessments, fees, and  
 1-23 taxes.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-25 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-26 Code, is amended by adding Chapter 7953A to read as follows:

1-27 CHAPTER 7953A. EAST CENTRAL TRAVIS COUNTY CONSERVATION AND  
 1-28 RECLAMATION DISTRICT NO. 1

1-29 SUBCHAPTER A. GENERAL PROVISIONS

1-30 Sec. 7953A.0101. DEFINITIONS. In this chapter:

1-31 (1) "Board" means the district's board of directors.

1-32 (2) "Commission" means the Texas Commission on  
 1-33 Environmental Quality.

1-34 (3) "Director" means a board member.

1-35 (4) "District" means the East Central Travis County  
 1-36 Conservation and Reclamation District No. 1.

1-37 Sec. 7953A.0102. NATURE OF DISTRICT. The district is a  
 1-38 municipal utility district created under Section 59, Article XVI,  
 1-39 Texas Constitution.

1-40 Sec. 7953A.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-41 REQUIRED. The temporary directors shall hold an election to  
 1-42 confirm the creation of the district and to elect five permanent  
 1-43 directors as provided by Section 49.102, Water Code.

1-44 Sec. 7953A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-45 temporary directors may not hold an election under Section  
 1-46 7953A.0103 until each municipality in whose corporate limits or  
 1-47 extraterritorial jurisdiction the district is located has  
 1-48 consented by ordinance or resolution to the creation of the  
 1-49 district and to the inclusion of land in the district.

1-50 Sec. 7953A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-51 (a) The district is created to serve a public purpose and benefit.

1-52 (b) The district is created to accomplish the purposes of:

1-53 (1) a municipal utility district as provided by  
 1-54 general law and Section 59, Article XVI, Texas Constitution; and

1-55 (2) Section 52, Article III, Texas Constitution, that  
 1-56 relate to the construction, acquisition, improvement, operation,  
 1-57 or maintenance of macadamized, graveled, or paved roads, or  
 1-58 improvements, including storm drainage, in aid of those roads.

1-59 Sec. 7953A.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-60 district is initially composed of the territory described by  
 1-61 Section 2 of the Act enacting this chapter.

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

2-5 (1) organization, existence, or validity;  
 2-6 (2) right to issue any type of bond for the purposes  
 2-7 for which the district is created or to pay the principal of and  
 2-8 interest on a bond;

2-9 (3) right to impose a tax; or

2-10 (4) legality or operation.

#### 2-11 SUBCHAPTER B. BOARD OF DIRECTORS

2-12 Sec. 7953A.0201. GOVERNING BODY; TERMS. (a) The district  
 2-13 is governed by a board of five elected directors.

2-14 (b) Except as provided by Section 7953A.0202, directors  
 2-15 serve staggered four-year terms.

2-16 Sec. 7953A.0202. TEMPORARY DIRECTORS. (a) On or after the  
 2-17 effective date of the Act enacting this chapter, the owner or owners  
 2-18 of a majority of the assessed value of the real property in the  
 2-19 district may submit a petition to the commission requesting that  
 2-20 the commission appoint as temporary directors the five persons  
 2-21 named in the petition. The commission shall appoint as temporary  
 2-22 directors the five persons named in the petition.

2-23 (b) Temporary directors serve until the earlier of:

2-24 (1) the date permanent directors are elected under  
 2-25 Section 7953A.0103; or

2-26 (2) the fourth anniversary of the effective date of  
 2-27 the Act enacting this chapter.

2-28 (c) If permanent directors have not been elected under  
 2-29 Section 7953A.0103 and the terms of the temporary directors have  
 2-30 expired, successor temporary directors shall be appointed or  
 2-31 reappointed as provided by Subsection (d) to serve terms that  
 2-32 expire on the earlier of:

2-33 (1) the date permanent directors are elected under  
 2-34 Section 7953A.0103; or

2-35 (2) the fourth anniversary of the date of the  
 2-36 appointment or reappointment.

2-37 (d) If Subsection (c) applies, the owner or owners of a  
 2-38 majority of the assessed value of the real property in the district  
 2-39 may submit a petition to the commission requesting that the  
 2-40 commission appoint as successor temporary directors the five  
 2-41 persons named in the petition. The commission shall appoint as  
 2-42 successor temporary directors the five persons named in the  
 2-43 petition.

#### 2-44 SUBCHAPTER C. POWERS AND DUTIES

2-45 Sec. 7953A.0301. GENERAL POWERS AND DUTIES. The district  
 2-46 has the powers and duties necessary to accomplish the purposes for  
 2-47 which the district is created.

2-48 Sec. 7953A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-49 DUTIES. The district has the powers and duties provided by the  
 2-50 general law of this state, including Chapters 49 and 54, Water Code,  
 2-51 applicable to municipal utility districts created under Section 59,  
 2-52 Article XVI, Texas Constitution.

2-53 Sec. 7953A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
 2-54 Section 52, Article III, Texas Constitution, the district may  
 2-55 design, acquire, construct, finance, issue bonds for, improve,  
 2-56 operate, maintain, and convey to this state, a county, or a  
 2-57 municipality for operation and maintenance macadamized, graveled,  
 2-58 or paved roads, or improvements, including storm drainage, in aid  
 2-59 of those roads.

2-60 Sec. 7953A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-61 road project must meet all applicable construction standards,  
 2-62 zoning and subdivision requirements, and regulations of each  
 2-63 municipality in whose corporate limits or extraterritorial  
 2-64 jurisdiction the road project is located.

2-65 (b) If a road project is not located in the corporate limits  
 2-66 or extraterritorial jurisdiction of a municipality, the road  
 2-67 project must meet all applicable construction standards,  
 2-68 subdivision requirements, and regulations of each county in which  
 2-69 the road project is located.

3-1           (c) If the state will maintain and operate the road, the  
3-2 Texas Transportation Commission must approve the plans and  
3-3 specifications of the road project.  
3-4           Sec. 7953A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
3-5 ORDINANCE OR RESOLUTION. The district shall comply with all  
3-6 applicable requirements of any ordinance or resolution that is  
3-7 adopted under Section 54.016 or 54.0165, Water Code, and that  
3-8 consents to the creation of the district or to the inclusion of land  
3-9 in the district.  
3-10          Sec. 7953A.0306. DIVISION OF DISTRICT. (a) The district  
3-11 may be divided into two or more new districts only if the district:  
3-12                 (1) has never issued any bonds; and  
3-13                 (2) is not imposing ad valorem taxes.  
3-14          (b) This chapter applies to any new district created by the  
3-15 division of the district, and a new district has all the powers and  
3-16 duties of the district.  
3-17          (c) A new district created by the division of the district  
3-18 may not, at the time the new district is created, contain any land  
3-19 outside the area described by Section 2 of the Act enacting this  
3-20 chapter.  
3-21          (d) The board, on its own motion or on receipt of a petition  
3-22 signed by the owner or owners of a majority of the assessed value of  
3-23 the real property in the district, may adopt an order dividing the  
3-24 district.  
3-25          (e) The board may adopt an order dividing the district  
3-26 before or after the date the board holds an election under Section  
3-27 7953A.0103 to confirm the district's creation.  
3-28          (f) An order dividing the district shall:  
3-29                 (1) name each new district;  
3-30                 (2) include the metes and bounds description of the  
3-31 territory of each new district;  
3-32                 (3) appoint temporary directors for each new district;  
3-33 and  
3-34                 (4) provide for the division of assets and liabilities  
3-35 between the new districts.  
3-36          (g) On or before the 30th day after the date of adoption of  
3-37 an order dividing the district, the district shall file the order  
3-38 with the commission and record the order in the real property  
3-39 records of each county in which the district is located.  
3-40          (h) A new district created by the division of the district  
3-41 shall hold a confirmation and directors' election as required by  
3-42 Section 7953A.0103.  
3-43          (i) If the creation of the new district is confirmed, the  
3-44 new district shall provide the election date and results to the  
3-45 commission.  
3-46          (j) Any new district created by the division of the district  
3-47 must hold an election as required by this chapter to obtain voter  
3-48 approval before the district may impose a maintenance tax or issue  
3-49 bonds payable wholly or partly from ad valorem taxes.  
3-50          (k) Municipal consent to the creation of the district and to  
3-51 the inclusion of land in the district granted under Section  
3-52 7953A.0104 acts as municipal consent to the creation of any new  
3-53 district created by the division of the district and to the  
3-54 inclusion of land in the new district.  
3-55          Sec. 7953A.0307. NO EMINENT DOMAIN POWER. The district may  
3-56 not exercise the power of eminent domain.  
3-57                 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS  
3-58          Sec. 7953A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
3-59 The district may issue, without an election, bonds and other  
3-60 obligations secured by:  
3-61                 (1) revenue other than ad valorem taxes; or  
3-62                 (2) contract payments described by Section  
3-63 7953A.0403.  
3-64          (b) The district must hold an election in the manner  
3-65 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3-66 before the district may impose an ad valorem tax or issue bonds  
3-67 payable from ad valorem taxes.  
3-68          (c) The district may not issue bonds payable from ad valorem  
3-69 taxes to finance a road project unless the issuance is approved by a

4-1 vote of a two-thirds majority of the district voters voting at an  
4-2 election held for that purpose.

4-3 Sec. 7953A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
4-4 authorized at an election held under Section 7953A.0401, the  
4-5 district may impose an operation and maintenance tax on taxable  
4-6 property in the district in accordance with Section 49.107, Water  
4-7 Code.

4-8 (b) The board shall determine the tax rate. The rate may not  
4-9 exceed the rate approved at the election.

4-10 Sec. 7953A.0403. CONTRACT TAXES. (a) In accordance with  
4-11 Section 49.108, Water Code, the district may impose a tax other than  
4-12 an operation and maintenance tax and use the revenue derived from  
4-13 the tax to make payments under a contract after the provisions of  
4-14 the contract have been approved by a majority of the district voters  
4-15 voting at an election held for that purpose.

4-16 (b) A contract approved by the district voters may contain a  
4-17 provision stating that the contract may be modified or amended by  
4-18 the board without further voter approval.

4-19 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-20 Sec. 7953A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
4-21 OBLIGATIONS. The district may issue bonds or other obligations  
4-22 payable wholly or partly from ad valorem taxes, impact fees,  
4-23 revenue, contract payments, grants, or other district money, or any  
4-24 combination of those sources, to pay for any authorized district  
4-25 purpose.

4-26 Sec. 7953A.0502. TAXES FOR BONDS. At the time the district  
4-27 issues bonds payable wholly or partly from ad valorem taxes, the  
4-28 board shall provide for the annual imposition of a continuing  
4-29 direct ad valorem tax, without limit as to rate or amount, while all  
4-30 or part of the bonds are outstanding as required and in the manner  
4-31 provided by Sections 54.601 and 54.602, Water Code.

4-32 Sec. 7953A.0503. BONDS FOR ROAD PROJECTS. At the time of  
4-33 issuance, the total principal amount of bonds or other obligations  
4-34 issued or incurred to finance road projects and payable from ad  
4-35 valorem taxes may not exceed one-fourth of the assessed value of the  
4-36 real property in the district.

4-37 SECTION 2. The East Central Travis County Conservation and  
4-38 Reclamation District No. 1 initially includes all the territory  
4-39 contained in the following area:

4-40 "PARCEL 1" - (Northwest Tract)

4-41 BEING A DESCRIPTION OF a 791.6381 acres (34,483,754 square  
4-42 foot) tract of land out of the Santiago del Valle Grant, Abstract  
4-43 No. 24, Travis County, Texas, and being a portion of a called 23.04  
4-44 acre tract and all of a called 9.18 acre tract, both conveyed to  
4-45 Thelma Bolm Yeates et al. in Volume 5000, Page 2364 of the Deed  
4-46 Records of Travis County, Texas (D.R.T.C.T.), save and except a  
4-47 called 3.647 acre tract (DESCRIBED AS TRACT TWO) conveyed to the  
4-48 City of Austin in Document No. 2007113005 of the Official Public  
4-49 Records of Travis County, Texas (O.P.R.T.C.T.), a PORTION of a  
4-50 called 11.095 acre tract (described as tract three) and a called  
4-51 232.59 acre tract (described as tract four), both conveyed to  
4-52 Fitzpatrick Bar X Ranch, L.P., in Document Nos. 2011023927,  
4-53 2011023928 and 2012046374 (O.P.R.T.C.T.), a portion of said 232.59  
4-54 acre tract also being described as a called 18.690 acre tract  
4-55 conveyed to Lake Pasture Ranch, LLC, in Document Nos. 2020032051  
4-56 and 2020032052 (O.P.R.T.C.T.), and being all of a called 96.38 acre  
4-57 tract conveyed to Lake Pasture Ranch, LLC, in Document Nos.  
4-58 2020032051 and 2020032052 (O.P.R.T.C.T.), and being all of a called  
4-59 241.77 acre tract and a 213.71 acre tract conveyed (as an interest)  
4-60 to Bailey Ranch Holdings, L.P., in Document No. 2005171964  
4-61 (O.P.R.T.C.T., said tracts previously described in Volume 5000,  
4-62 Page 2364 (D.R.T.C.T.), said 791.6381 acres being more  
4-63 particularly described by metes and bounds as follows:

4-64 BEGINNING, at a 1/2-inch iron rod found in the north  
4-65 right-of-way line of Hergotz Lane (right-of-way varies), and being  
4-66 in the south line of said Yeates 23.04 acre tract, and being in the  
4-67 south line of said Fitzpatrick Bar X Ranch Tract Three, for the  
4-68 southwest corner and POINT OF BEGINNING hereof, from which a  
4-69 1/2-inch iron rod found in the north right-of-way line of said

5-1 Hergotz Lane and the south line of said Yeates 23.04 acre tract, and  
5-2 being the southwest corner of said Fitzpatrick Bar X Ranch Tract  
5-3 Three bears, S83°48'22"W, a distance of 172.37 feet;  
5-4 THENCE, leaving the north right-of-way line of said Hergotz  
5-5 Lane and the south lines of said Yeates 23.04 acre tract and said  
5-6 Fitzpatrick Bar X Ranch Tract Three, over and across said 23.04 acre  
5-7 Yeates tract, and in part over and across said Fitzpatrick Bar X  
5-8 Ranch Tract Three, N08°00'12"W, passing at a distance of 507.24  
5-9 feet, a 1/2-inch iron rod with "4Ward Boundary" cap set for  
5-10 reference, and continuing a total distance of 517.24 feet to a  
5-11 calculated point for the northwest corner hereof, said point being  
5-12 at the record south bank of the Colorado River, said point being at  
5-13 the northwest corner of said Yeates 9.18 acre tract, and being the  
5-14 northeast corner of said Yeates 23.04 acre tract;  
5-15 THENCE, continuing with the south bank of the Colorado and  
5-16 its meanders, and with the north line of said Yeates 9.18 acre  
5-17 tract, N57°22'21"E, a distance of 261.21 feet to a 1/2-inch iron rod  
5-18 found for an angle point hereof, said point being at the northwest  
5-19 corner of said Fitzpatrick Bar X Ranch Tract Three;  
5-20 THENCE, continuing with the south bank of the Colorado and  
5-21 its meanders, and with the north lines of said Yeates 9.18 acre  
5-22 tract and said Fitzpatrick Bar X Ranch Tract Three, N56°52'41"E, a  
5-23 distance of 555.06 feet to a 1/2-inch iron rod found for an angle  
5-24 point hereof, said point being at the northwest corner of said  
5-25 Bailey Ranch 241.77 acre tract, and being the northeast corner of  
5-26 said Yeates 9.18 acre tract and said Fitzpatrick Bar X Ranch Tract  
5-27 Three;  
5-28 THENCE, continuing with the south bank of the Colorado and  
5-29 its meanders, and with the north line of said Bailey Ranch 241.77  
5-30 acre tract, the following eighteen (18) courses and distances:  
5-31 1. N58°14'11"E, a distance of 332.87 feet to a calculated  
5-32 point for an angle point hereof,  
5-33 2. N51°07'11"E, a distance of 338.18 feet to a calculated  
5-34 point for an angle point hereof,  
5-35 3. N46°15'11"E, a distance of 321.10 feet to a calculated  
5-36 point for an angle point hereof,  
5-37 4. N43°39'11"E, a distance of 149.34 feet to a calculated  
5-38 point for an angle point hereof,  
5-39 5. N48°02'11"E, a distance of 50.98 feet to a calculated  
5-40 point for an angle point hereof,  
5-41 6. N24°04'11"E, a distance of 685.91 feet to a calculated  
5-42 point for an angle point hereof,  
5-43 7. N50°55'11"E, a distance of 282.84 feet to a calculated  
5-44 point for an angle point hereof,  
5-45 8. N42°55'11"E, a distance of 224.48 feet to a calculated  
5-46 point for an angle point hereof,  
5-47 9. N35°03'11"E, a distance of 583.65 feet to a calculated  
5-48 point for an angle point hereof,  
5-49 10. N47°57'11"E, a distance of 953.18 feet to a calculated  
5-50 point for an angle point hereof,  
5-51 11. N52°47'11"E, a distance of 454.52 feet to a calculated  
5-52 point for an angle point hereof,  
5-53 12. N47°41'11"E, a distance of 584.84 feet to a calculated  
5-54 point for an angle point hereof,  
5-55 13. N45°16'11"E, a distance of 814.33 feet to a calculated  
5-56 point for an angle point hereof,  
5-57 14. N57°22'11"E, a distance of 643.29 feet to a calculated  
5-58 point for an angle point hereof,  
5-59 15. N71°50'11"E, a distance of 357.44 feet to a calculated  
5-60 point for an angle point hereof,  
5-61 16. N72°50'11"E, a distance of 326.39 feet to a calculated  
5-62 point for an angle point hereof,  
5-63 17. N74°08'11"E, a distance of 226.51 feet to a calculated  
5-64 point for an angle point hereof, and  
5-65 18. N75°04'11"E, a distance of 166.61 feet to a calculated  
5-66 point for an angle point hereof, said point being at the northwest  
5-67 corner of said Fitzpatrick Bar X Ranch Tract Four, and being the  
5-68 northeast corner of said Bailey Ranch 241.77 acre tract, from which  
5-69 a 12" wooden fence post found bears N19°01'28"E, a distance of 5.96

6-1 feet;

6-2        THENCE, continuing with the south bank of the Colorado and  
6-3 its meanders, and with the north line of said Fitzpatrick Bar X  
6-4 Ranch Tract Four, the following eleven (11) courses and distances:

6-5        1. N73°35'14"E, a distance of 161.13 feet to a calculated  
6-6 point for an angle point hereof,  
6-7        2. S87°46'46"E, a distance of 318.37 feet to a calculated  
6-8 point for an angle point hereof,  
6-9        3. S75°18'46"E, a distance of 189.00 feet to a calculated  
6-10 point for an angle point hereof,  
6-11       4. N83°09'14"E, a distance of 399.34 feet to a calculated  
6-12 point for an angle point hereof,  
6-13       5. N78°54'14"E, a distance of 505.42 feet to a calculated  
6-14 point for an angle point hereof,  
6-15       6. N86°04'14"E, a distance of 485.59 feet to a calculated  
6-16 point for an angle point hereof,  
6-17       7. N84°30'14"E, a distance of 436.01 feet to a calculated  
6-18 point for an angle point hereof,  
6-19       8. N75°31'14"E, a distance of 200.12 feet to a calculated  
6-20 point for an angle point hereof,  
6-21       9. N68°13'14"E, a distance of 311.43 feet to a calculated  
6-22 point for an angle point hereof,  
6-23       10. N79°14'14"E, a distance of 976.26 feet to a calculated  
6-24 point for an angle point hereof, and  
6-25       11. S74°59'46"E, a distance of 760.57 feet to a calculated  
6-26 point for an angle point hereof, said point being in the northwest  
6-27 line of a called 55.68 acre tract conveyed to Martin Lee Mehner in  
6-28 Document No. 2011058578 (O.P.R.T.C.T.), and being the northeast  
6-29 corner of said Fitzpatrick Bar X Ranch Tract Four, from which a  
6-30 1/2-inch iron rod with "M Meador 1966" cap found at the north corner  
6-31 of said Mehner tract bears, N43°06'00"E, a distance of 2.00 feet;

6-32        THENCE, with the common line of said Mehner tract and said  
6-33 Fitzpatrick Bar X Ranch Tract Four, S43°06'00"W, passing at a  
6-34 distance of 164.10 feet, 1/2-inch iron rod with "M Meador 1966" cap  
6-35 found, passing at a distance of 985.34 feet, a 1/2-inch iron rod  
6-36 with "M Meador 1966" cap found, and continuing for a total distance  
6-37 of 3282.41 feet to a 1/2-inch iron rod found for an angle point  
6-38 hereof, said point being at the northeast corner of said 96.38 acre  
6-39 Lake Pasture Ranch tract, and being the southeast corner of said  
6-40 Fitzpatrick Bar X Ranch Tract Four, said corner also described in a  
6-41 Surveyor's Report in Document No. 2020032051 (O.P.R.T.C.T.);

6-42        THENCE, with the common line of said Mehner tract and said  
6-43 96.38 acre Lake Pasture Ranch tract, the following two (2) courses  
6-44 and distances:

6-45        1. S42°28'38"W, a distance of 32.57 feet to a 1/2-inch iron  
6-46 rod with illegible cap found for an angle point hereof, and  
6-47        2. S42°58'37"W, a distance of 1011.32 feet to a 1/2-inch iron  
6-48 rod with "M Meador 1966" cap found for an angle point hereof, said  
6-49 point being at the north corner of a called 110.07 acre tract  
6-50 conveyed to APAC-Texas, Inc., in Document No. 2011024518  
6-51 (O.P.R.T.C.T.), and being the west corner of said Mehner tract;

6-52        THENCE, with the common line of said APAC-Texas tract and  
6-53 said 96.38 acre Lake Pasture Ranch tract, S42°56'36"W, a distance of  
6-54 2,503.52 feet to a 1/2-inch iron rod with "M Meador 1966" cap found  
6-55 for the southeast corner hereof, said point being at the beginning  
6-56 of the right-of-way transition from Ramirez Lane (right-of-way  
6-57 varies) to Edwin Lane (right-of-way varies) and being the common  
6-58 south corner of said APAC-Texas tract and said 96.38 acre Lake  
6-59 Pasture Ranch tract;

6-60        THENCE, with the right-of-way transition from said Ramirez  
6-61 Lane to said Edwin Lane, and with the south line of said 96.38 acre  
6-62 Lake Pasture Ranch tract, the following two (2) courses and  
6-63 distances:

6-64        1. N76°53'45"W, a distance of 18.75 feet to a 1/2-inch iron  
6-65 rod with "4Ward Boundary" cap set for an angle point hereof, and  
6-66        2. S43°18'15"W, a distance of 23.43 feet to a 60D found in a  
6-67 6" cedar fence post for an angle point hereof, said point being at  
6-68 the end of the right-of-way transition from said Ramirez Lane to  
6-69 said Edwin Lane, and being the northeast corner of said Bailey Ranch

7-1 213.71 acre tract, and being a south corner of said 96.38 acre Lake  
7-2 Pasture Ranch tract, said corner also described in a Surveyor's  
7-3 Report in Document No. 2020032051 (O.P.R.T.C.T.);

7-4 THENCE, with the northwest right-of-way line of said Edwin  
7-5 Lane and the southeast line of said Bailey Ranch 213.71 acre tract,  
7-6 S42°54'57"W, a distance of 3727.82 feet to a 3/4-inch iron pipe  
7-7 found for an angle point hereof, said point being at the beginning  
7-8 of the right-of-way transition from said Edwin Lane to said Hergotz  
7-9 Lane;

7-10 THENCE, with the right-of-way transition from said Edwin Lane  
7-11 to said Hergotz Lane, and with the south line of said Bailey Ranch  
7-12 213.71 acre tract, S87°43'19"W, a distance of 71.52 feet to a  
7-13 3/4-inch iron pipe found for an angle point hereof, said point being  
7-14 at the end of the right-of-way transition from said Edwin Lane to  
7-15 said Hergotz Lane;

7-16 THENCE, with the northeast right-of-way line of said Hergotz  
7-17 Lane and the southwest line of said Bailey Ranch 213.71 acre tract,  
7-18 N47°37'54"W, a distance of 2631.84 feet to a 1/2-inch iron rod with  
7-19 "4Ward Boundary" cap set for an angle point hereof, said point being  
7-20 at the southeast corner of said Yeates 23.04 acre tract, and being  
7-21 an angle point in the north right-of-way line of said Hergotz Lane;

7-22 THENCE, with the north right-of-way line of said Hergotz Lane  
7-23 and the south line of said Yeates 23.04 acre tract, and in part with  
7-24 the south line of said Fitzpatrick Bar X Ranch Tract Three, the  
7-25 following three (3) courses and distances:

7-26 1. N70°30'10"W, a distance of 155.17 feet to a 1/2-inch iron  
7-27 rod with "4Ward Boundary" cap set for an angle point hereof,

7-28 2. S84°35'14"W, passing at a distance of 1,057.99 feet, a  
7-29 1/2-inch iron rod found at the southeast corner of said Fitzpatrick  
7-30 Bar X Ranch Tract Three, and continuing for a total distance of  
7-31 1267.11 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set  
7-32 for an angle point hereof, and

7-33 3. S83°48'22"W, a distance of 160.29 feet to the POINT OF  
7-34 BEGINNING, and containing 791.6381 acres (34,483,754 square feet)  
7-35 more or less.

7-36 "PARCEL 2" - (Southwest Tract)

7-37 BEING A DESCRIPTION OF a 382.5693 acres (16,664,720 square  
7-38 foot) tract of land out of the Santiago del Valle Grant, Abstract  
7-39 No. 24, Travis County, Texas, and being a portion of a called 308.61  
7-40 acre tract (described as tract one) conveyed to the Fitzpatrick Bar  
7-41 X Ranch, L.P., in Document Nos. 2011023927, 2011023928 and  
7-42 2012046374 of the Official Public Records of Travis County, Texas  
7-43 (O.P.R.T.C.T.), said tract being previously described as a 302.45  
7-44 acre tract in a deed to Thelma Bolm Yeates et al. in Volume 5000,  
7-45 Page 2364 of the Deed Records of Travis County, Texas (D.R.T.C.T.),  
7-46 and being all of a called 92.50 acre tract conveyed to Bailey Ranch  
7-47 Holdings, L.P., in Document No. 2005171964 (O.P.R.T.C.T., said  
7-48 tract being previously described in Volume 5000, Page 2364  
7-49 (D.R.T.C.T.)), save and except a called 12.600 acre tract conveyed  
7-50 to Marcelo Vera in Document No. 2007215877 (O.P.R.T.C.T.), said  
7-51 382.5693 acres being more particularly described by metes and  
7-52 bounds as follows:

7-53 BEGINNING, at a 1/2-inch iron pipe found at the beginning of  
7-54 the right-of-way transition from Hergotz Lane (right-of-way  
7-55 varies) to Dalton Lane (right-of-way varies) and being an east  
7-56 corner of said Bailey Ranch tract, for an east corner and POINT OF  
7-57 BEGINNING hereof;

7-58 THENCE, with the right-of-way transition from said Hergotz  
7-59 Lane to said Dalton Lane, and with the east line of said Bailey  
7-60 Ranch tract, S02°42'33"E, a distance of 70.07 feet to a 1/2-inch  
7-61 iron rod with "4Ward Boundary" cap set for an east corner hereof,  
7-62 said point being at the end of the right-of-way transition from said  
7-63 Hergotz Lane to said Dalton Lane;

7-64 THENCE, with the northwest right-of-way line of said Dalton  
7-65 Lane and the southeast line of said Bailey Ranch tract, S42°37'41"W,  
7-66 a distance of 2,350.51 feet to a 1/2-inch iron rod found for the  
7-67 southeast corner hereof, said point being the east corner of said  
7-68 Vera tract, from which a bolt found at the east corner of a called  
7-69 10.74 acre tract conveyed to Marcelo and Josephine Vera in Document

8-1 No. 2013076814 (O.P.R.T.C.T., said tract being the remainder of a  
8-2 called 40 acre tract described in Volume 397 Page 437  
8-3 (D.R.T.C.T.)), and being the south corner of said Vera 12.600 acre  
8-4 tract, and being the south corner of said Bailey Ranch tract bears,  
8-5 S42°43'09"W, a distance of 381.65 feet;

8-6 THENCE, leaving the northwest right-of-way line of said  
8-7 Dalton Lane and the southeast line of said Bailey Ranch tract, over  
8-8 and across said Bailey Ranch tract, in part over and across said  
8-9 Fitzpatrick Bar X tract, with the northeast line of said Vera 12.600  
8-10 acre tract, N47°42'21"W, a distance of 1,446.24 feet to a 1/2-inch  
8-11 iron rod found for an interior ell-corner hereof, said point being  
8-12 in the southeast line of said Yeates 302.45 acre tract, and being in  
8-13 the northwest line of said Bailey Ranch tract, and being the north  
8-14 corner of said Vera 12.600 acre tract;

8-15 THENCE, over and across said Fitzpatrick Bar X tract, with  
8-16 the common line of said Bailey Ranch tract, said Vera 12.600 acre  
8-17 tract and said Yeates 302.45 acre tract, the following two (2)  
8-18 courses and distances:

8-19 1. S42°46'49"W, a distance of 377.12 feet to a 1/2-inch iron  
8-20 rod found for an interior ell-corner hereof, and

8-21 2. S47°31'34"E, a distance of 81.24 feet to a 1/2-inch iron  
8-22 rod with "4Ward Boundary" cap set for an exterior ell-corner  
8-23 hereof, said point being the north corner of said Vera 10.74 acre  
8-24 tract, and being in the southwest line of said Vera 12.600 acre  
8-25 tract, and being an angle point in the east line of said Yeates  
8-26 302.45 acre tract and said Fitzpatrick Bar X tract, from which a  
8-27 bolt found in the northwest right-of-way of said Dayton Lane, and  
8-28 being the common south corner of said Vera 10.74 acre and 12.600  
8-29 acre tracts and said Bailey Ranch tract bears, S47°31'34"E, a  
8-30 distance of 1,365.38 feet;

8-31 THENCE, with the northwest line of said Vera 10.74 acre tract  
8-32 and the southeast line of said Fitzpatrick Bar X tract, S42°40'08"W,  
8-33 passing at a distance of 1.90 feet, a 1/2-inch iron rod found, and  
8-34 continuing for a total distance of 343.98 feet to a 3/4-inch iron  
8-35 pipe found for an angle point hereof, said point being at the north  
8-36 corner of a called 13.6040 acre tract conveyed to the Jane Rabb  
8-37 Family Trust in Document No. 2012031044 (O.P.R.T.C.T., said tract  
8-38 described in Volume 11209, Page 877 of the Real Property Records of  
8-39 Travis County, Texas (R.P.R.T.C.T.)), and being the west corner of  
8-40 said Vera 10.74 acre tract;

8-41 THENCE, with the northwest line of said Rabb tract and the  
8-42 southeast line of said Fitzpatrick Bar X tract, S42°45'59"W, a  
8-43 distance of 423.13 feet to a 2-inch iron rod found for the southeast  
8-44 corner hereof, said point being the east corner of a called 16.49  
8-45 acre tract conveyed to AAA Fire & Safety Equipment Co., Inc., in  
8-46 Document No. 2009209643 (O.P.R.T.C.T., said tract being the  
8-47 remainder of a 26.04 acre tract described in Volume 9665, Page 120  
8-48 (R.P.R.T.C.T.)), and being the southeast corner of said Fitzpatrick  
8-49 Bar X tract;

8-50 THENCE, with the northeast line of said AAA Fire & Safety  
8-51 tract and the southwest line of said Fitzpatrick Bar X tract,  
8-52 N47°48'33"W, a distance of 306.53 feet to a 1/2-inch iron rod found  
8-53 for an angle point hereof, said point being the east corner of a  
8-54 called 9.55 acre tract conveyed to Victor M. Medina in Document  
8-55 No. 2009109790 (O.P.R.T.C.T., said tract described in Volume  
8-56 13266, Page 2782 (R.P.R.T.C.T.)), and being the north corner of  
8-57 said AAA Fire & Safety Equipment tract;

8-58 THENCE, with the northeast line of said Medina tract and the  
8-59 southwest line of said Fitzpatrick Bar X tract, N47°13'08"W, a  
8-60 distance of 329.20 feet to a 1.25-inch iron rod found for an angle  
8-61 point hereof, said point being the east corner of a called 42.65  
8-62 acre tract conveyed to J-V Marble Mfg. Inc., et al., in Volume 8467,  
8-63 Page 555 (D.R.T.C.T.), and being the north corner of said Medina  
8-64 tract;

8-65 THENCE, with the northeast line of said J-V Marble Mfg. tract  
8-66 and the southwest line of said Fitzpatrick Bar X tract, the  
8-67 following two (2) courses and distances:

8-68 1. N47°48'26"W, a distance of 316.92 feet to a 1/2-inch iron  
8-69 rod with "4Ward Boundary" cap set for an angle point hereof, and

9-1 2. N47°47'39"W, a distance of 317.84 feet to a 1/2-inch iron  
 9-2 pipe found for an exterior ell-corner hereof, said point being in  
 9-3 the southeast line of a called 3.699 acre tract conveyed to William  
 9-4 and Bernice Schkade in Volume 10890, Page 1381 (R.P.R.T.C.T.), and  
 9-5 being the north corner of said J-V Marble tract;

9-6 THENCE, with the common line of said Schkade tract and said  
 9-7 Fitzpatrick Bar X tract, the following two (2) courses and  
 9-8 distances:

9-9 1. N42°00'37"E, a distance of 273.36 feet to a 1/2-inch iron  
 9-10 rod found for an interior ell-corner hereof, and

9-11 2. N47°54'43"W, a distance of 150.55 feet to a 1-inch iron  
 9-12 rod found for an angle point hereof, said point being at the east  
 9-13 corner of a 2.994 acre tract conveyed to the City of Austin in  
 9-14 Document No. 2012014510 (O.P.R.T.C.T.), and being the north corner  
 9-15 of said Schkade tract;

9-16 THENCE, with the northeast line of said City of Austin tract  
 9-17 and the southwest line of said Fitzpatrick Bar X tract, N47°27'44"W,  
 9-18 a distance of 165.11 feet to a 1-inch iron rod found for an angle  
 9-19 point hereof, said point being at the northeast terminus of the  
 9-20 right-of-way of Patton Lane (25' right-of-way, dedicated in  
 9-21 Bergstrom Downs No. 1, recorded in Volume 5, Page 2 of the Plat  
 9-22 Records of Travis County, Texas (P.R.T.C.T.)), and being at the  
 9-23 north corner of said City of Austin tract;

9-24 THENCE, with the southwest line of said Fitzpatrick Bar X  
 9-25 tract, in part with the northern terminus of said Patton Lane, in  
 9-26 part with the northeast line of Lot 13, Block 5 of said Bergstrom  
 9-27 Down No. 1, and in part with the northeast line of a called 21.233  
 9-28 acre tract conveyed to Bruce Anton in Volume 13071, Page 1645  
 9-29 (R.P.R.T.C.T.), N47°40'09"W, passing at a distance of 25.03 feet, a  
 9-30 1/2-inch iron pipe found, passing at a distance of 168.62 feet, a  
 9-31 1/2-inch iron rod found, and continuing for a total distance of  
 9-32 516.22 feet to a 1/2-inch iron pipe found for an angle point hereof,  
 9-33 said point being at the east corner of a called 20.56 acre tract  
 9-34 conveyed to the ZZV Trust in Document No. 2012221563  
 9-35 (O.P.R.T.C.T.), and being the north corner of said Anton tract;

9-36 THENCE, with the northeast line of the ZZV Trust tract and the  
 9-37 southwest line of said Fitzpatrick Bar X tract, N47°27'34"W, a  
 9-38 distance of 1,611.25 feet to a 1/2-inch iron rod with "4Ward  
 9-39 Boundary" cap set for the southwest corner hereof, said point being  
 9-40 in the east right-of-way line of Thompson Lane (right-of-way  
 9-41 varies), and being at the north corner of said ZZV tract;

9-42 THENCE, with the east right-of-way line of said Thompson Lane  
 9-43 and the west line of said Fitzpatrick Bar X tract, the following  
 9-44 three (3) courses and distances:

9-45 1. N41°12'11"E, a distance of 513.45 feet to a 1/2-inch iron  
 9-46 pipe found for an angle point hereof,

9-47 2. N08°08'06"E, a distance of 62.88 feet to a 1/2-inch iron  
 9-48 pipe found for an angle point hereof, and

9-49 3. N00°44'13"W, a distance of 1,330.76 feet to a 1/2-inch  
 9-50 iron rod with "4Ward Boundary" cap set for the northwest corner  
 9-51 hereof, said point being at the intersection of the east  
 9-52 right-of-way line of said Thompson Lane with the south right-of-way  
 9-53 line of said Hergotz Lane;

9-54 THENCE, with the south and southwest right-of-way lines of  
 9-55 said Hergotz Lane, and with the north and east lines of said  
 9-56 Fitzpatrick Bar X tract, the following six (6) courses and  
 9-57 distances:

9-58 1. N79°32'51"E, a distance of 469.26 feet to a 3/4-inch iron  
 9-59 pipe found for an angle point hereof,

9-60 2. N83°48'22"E, a distance of 513.19 feet to a 1/2-inch iron  
 9-61 rod found for an angle point hereof,

9-62 3. N84°35'14"E, a distance of 1,239.77 feet to a 3/4-inch  
 9-63 iron pipe found for a point of curvature hereof,

9-64 4. Along the arc of a curve to the right, having an arc  
 9-65 length of 147.98 feet, having a radius of 204.60 feet, and a chord  
 9-66 that bears S71°32'06"E, a distance of 144.77 feet to a 1/2-inch iron  
 9-67 pipe found for a point of non-tangency hereof,

9-68 5. S44°12'22"E, a distance of 84.28 feet to a 60D nail found  
 9-69 for an angle point hereof, and

10-1 6. S47°40'40"E, a distance of 2,934.71 feet to a 1/2-inch  
 10-2 iron rod found for an angle point hereof, said point being the  
 10-3 common north corner of said Bailey Ranch tract and said Yeats tract;  
 10-4 THENCE, continuing with the southwest right-of-way line of  
 10-5 said Hergotz Lane, with the northeast line of said Bailey Ranch  
 10-6 tract, in part with the northeast line of said Fitzpatrick Bar X  
 10-7 tract, S47°36'25"E, a distance of 1,396.48 feet to the POINT OF  
 10-8 BEGINNING, and containing 382.5693 acres (16,664,720 square feet)  
 10-9 more or less.

10-10 "PARCEL 3" - (Central Tract)

10-11 BEING A DESCRIPTION OF a 162.4222 acres (7,075,112 square  
 10-12 foot) tract of land out of the Santiago del Valle Grant, Abstract  
 10-13 No. 24, Travis County, Texas, and being all of a called 162.50 acre  
 10-14 tract conveyed to Bailey Ranch Holdings, L.P., in Document  
 10-15 No. 2005171964 of the Official Public Records of Travis County,  
 10-16 Texas (O.P.R.T.C.T.), said tract being previously described as a  
 10-17 162.50 acre tract in a deed to Thelma Bolm Yeates et al. in Volume  
 10-18 5000, Page 2364 of the Deed Records of Travis County, Texas  
 10-19 (D.R.T.C.T.), said 162.4222 acres being more particularly  
 10-20 described by metes and bounds as follows:

10-21 BEGINNING, at a 1/2-inch iron pipe found in the southwest  
 10-22 right-of-way line of Ramirez Lane (right-of-way varies), and being  
 10-23 at the north corner of a called 29.807 acre tract conveyed to  
 10-24 APAC-Texas, Inc., in Document No. 2011018691 (O.P.R.T.C.T.), and  
 10-25 being the east corner of said Bailey Ranch tract, for the east  
 10-26 corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod  
 10-27 found at an angle point in the southwest right-of-way line of said  
 10-28 Ramirez Lane, and being an east corner of said APAC-Texas tract  
 10-29 bears, S47°37'26"E, a distance of 635.21 feet;

10-30 THENCE, leaving the southwest right-of-way line of said  
 10-31 Ramirez Lane, with the southeast line of said Bailey Ranch tract, in  
 10-32 part with the northwest line of said APAC-Texas tract, in part with  
 10-33 the northwest line of a called 10.039 acre tract conveyed to  
 10-34 Hergotz, LLC, in Document No. 2019004534 (O.P.R.T.C.T.), in part  
 10-35 with the northwest line of a called 1.761 acre tract conveyed to  
 10-36 Antonio Suarez Aguirre et al. in Document No. 2008193608  
 10-37 (O.P.R.T.C.T.), in part with the northwest line of a called 3.231  
 10-38 acre tract conveyed to Charly Sarkadi in Document No. 2004035575  
 10-39 (O.P.R.T.C.T.), and in part with the northwest line of a called  
 10-40 14.826 acre tract conveyed to APAC-Texas, Inc., in Document  
 10-41 No. 2011018688 (O.P.R.T.C.T.), S42°54'27"W, passing at a distance  
 10-42 of 926.78 feet, a 1/2-inch iron rod found, passing at a distance of  
 10-43 2,504.97 feet, a calculated point, from which calculated point a  
 10-44 1/2-inch iron rod with "5687" cap found bears, N56°14'08"E, a  
 10-45 distance of 3.53 feet, and also from said calculated point a  
 10-46 1/2-inch iron pipe found at the record north corner of said Aguirre  
 10-47 tract bears, N48°13'15"W, a distance of 6.93 feet, passing at a  
 10-48 distance of 2,815.18 feet, a 1/2-inch iron pipe found at the common  
 10-49 north corner of said Sarkadi tract and said 14.826 acre APAC-Texas  
 10-50 tract, and continuing for a total distance of 3,741.68 feet to a  
 10-51 1/2-inch iron pipe found for the south corner hereof, said point  
 10-52 being in the northeast right-of-way line of Hergotz Lane  
 10-53 (right-of-way varies) and being the west corner of said 14.826 acre  
 10-54 APAC-Texas tract, and being the south corner of said Bailey Ranch  
 10-55 tract, from which a 5/8-inch iron rod found at the beginning of the  
 10-56 curving right-of-way transition from said Hergotz Lane to said  
 10-57 Ramirez Lane, and being a south corner of said 14.826 acre  
 10-58 APAC-Texas tract bears, S47°38'16"E, a distance of 565.48 feet;

10-59 THENCE, with the northeast right-of-way line of said Hergotz  
 10-60 Lane and the southwest line of said Bailey Ranch tract, N47°38'16"W,  
 10-61 a distance of 1,841.32 feet to a 5/8-inch iron rod found for a west  
 10-62 corner hereof, said point being at the beginning of the  
 10-63 right-of-way transition from said Hergotz Lane to Edwin Lane  
 10-64 (right-of-way varies);

10-65 THENCE, with the right-of-way transition from said Hergotz  
 10-66 Lane to said Edwin Lane, and with the west line of said Bailey Ranch  
 10-67 tract, N05°17'20"W, a distance of 66.80 feet to a 3/4-inch iron pipe  
 10-68 found for a west corner hereof, said point being at the end the  
 10-69 right-of-way transition from said Hergotz Lane to said Edwin Lane;

11-1           THENCE, with the southeast right-of-way line of said Edwin  
11-2 Lane and the northwest line of said Bailey Ranch tract, N42°57'11"E,  
11-3 a distance of 3,654.59 feet to a 1/2-inch iron pipe found for a  
11-4 north corner hereof, said point being at the beginning of the  
11-5 right-of-way transition from said Edwin Lane to said Ramirez Lane;

11-6           THENCE, with the right-of-way transition from said Edwin Lane  
11-7 to said Ramirez Lane, and with the north line of said Bailey Ranch  
11-8 tract, N87°54'06"E, a distance of 70.83 feet to a 1/2-inch iron pipe  
11-9 found for a north corner hereof, said point being at the end of the  
11-10 right-of-way transition from said Edwin Lane to said Ramirez Lane;

11-11           THENCE, with the southwest right-of-way line of said Ramirez  
11-12 Lane and the northeast line of said Bailey Ranch tract, S47°24'15"E,  
11-13 a distance of 1,838.08 feet to the POINT OF BEGINNING, and  
11-14 containing 162.4222 acres (7,075,112 square feet) more or less.

11-15           "PARCEL 4" - (East Tract)

11-16           BEING A DESCRIPTION OF a 767.2590 acres (33,421,803 square  
11-17 foot) tract of land out of the Santiago del Valle Grant, Abstract  
11-18 No. 24, Travis County, Texas, and being all of a called 400.173 acre  
11-19 tract (described as tract two) conveyed to Fitzpatrick Bar X Ranch,  
11-20 L.P., in Document Nos. 2011023927, 2011023928 and 2012046374 of the  
11-21 Official Public Records of Travis County, Texas (O.P.R.T.C.T.), a  
11-22 portion of said 400.173 acre tract being described as a called 17.40  
11-23 acre tract conveyed to Thelma Bolm Yeates and Mary Ann Bailey in  
11-24 Document No. 2003155937 (O.P.R.T.C.T.), and being all of a called  
11-25 366.305 acre tract conveyed to Bailey Ranch Holdings, L.P., in  
11-26 Document No. 2005171964 of the Official Public Records of Travis  
11-27 County, Texas (O.P.R.T.C.T.), said tract being previously  
11-28 described as a 366.305 acre tract in a deed to Thelma Bolm Yeates et  
11-29 al. in Volume 5146, Page 1838 of the Deed Records of Travis County,  
11-30 Texas (D.R.T.C.T.), said 767.2590 acres being more particularly  
11-31 described by metes and bounds as follows:

11-32           BEGINNING, at a 3/4-inch iron pipe found at the beginning of  
11-33 the right-of-way transition from Hergotz Lane (right-of-way  
11-34 varies) to Ramirez Lane (right-of-way varies), and being a west  
11-35 corner of said Bailey Ranch 366.305 acre tract, for a west corner  
11-36 and POINT OF BEGINNING hereof;

11-37           THENCE, with the right-of-way transition from said Hergotz  
11-38 Lane to said Ramirez Lane, and with the west line of said Bailey  
11-39 Ranch 366.305 acre tract, N00°10'13"W, a distance of 69.04 feet to a  
11-40 3/4-inch iron pipe found for an angle point hereof, said point being  
11-41 at the end of the right-of-way transition from said Hergotz Lane to  
11-42 said Ramirez Lane;

11-43           THENCE, with the southeast right-of-way line of said Ramirez  
11-44 Lane and the northwest line of said Bailey Ranch 366.305 acre tract,  
11-45 N42°35'28"E, a distance of 1,281.25 feet to a 1/2-inch iron rod  
11-46 found for an angle point hereof, said point being at the common west  
11-47 corner of said Bailey Ranch 366.305 acre tract and said Fitzpatrick  
11-48 Bar X Ranch Tract Two;

11-49           THENCE, with the southeast right-of-way line of said Ramirez  
11-50 Lane and the northwest line of said Fitzpatrick Bar X Ranch Tract  
11-51 Two, N42°04'37"E, a distance of 765.26 feet to a 1/2-inch iron rod  
11-52 with "4Ward Boundary" cap set for an angle point hereof, said point  
11-53 being a corner in the southeast right-of-way line of said Ramirez  
11-54 lane, and being a southwest corner of a called 96.580 acre tract  
11-55 conveyed to Earth Reclamation, Ltd., in Document No. 2004035838  
11-56 (O.P.R.T.C.T.), and being an angle point in the west line of said  
11-57 Fitzpatrick Bar X Ranch Tract Two;

11-58           THENCE, leaving the southeast right-of-way line of said  
11-59 Ramirez Lane, with the common line of said Earth Reclamation tract  
11-60 and said Fitzpatrick Bar X Ranch Tract Two, the following eight (8)  
11-61 courses and distances:

11-62           1. N42°28'53"E, a distance of 579.18 feet to a 1/2-inch iron  
11-63 rod with "4Ward Boundary" cap set for an exterior ell-corner  
11-64 hereof,

11-65           2. S47°48'52"E, a distance of 652.51 feet to a 1/2-inch iron  
11-66 rod found for an interior ell-corner hereof,

11-67           3. N42°32'50"E, a distance of 1,249.08 feet to a 1/2-inch  
11-68 iron rod with "4Ward Boundary" cap set for an angle point hereof,

11-69           4. N42°31'25"E, a distance of 4,406.00 feet to a 1/2-inch

12-1 iron rod found for an angle point hereof,  
12-2 5. N43°45'59"E, a distance of 81.58 feet to a 1/2-inch iron  
12-3 rod found for an angle point hereof,  
12-4 6. N40°09'40"E, a distance of 63.58 feet to a 1/2-inch iron  
12-5 rod with "4Ward Boundary" cap set for an angle point hereof,  
12-6 7. N42°55'11"E, a distance of 254.42 feet to a 1/2-inch iron  
12-7 rod found for an angle point hereof, and  
12-8 8. N48°03'31"E, a distance of 83.13 feet to a calculated  
12-9 point for the northwest corner hereof, said point being at the  
12-10 record south bank of the Colorado River, and being the common north  
12-11 corner of said Earth Reclamation tract and said Fitzpatrick Bar X  
12-12 Ranch Tract Two;  
12-13 THENCE, with the south and west bank of the Colorado River and  
12-14 its meanders, and with the north and east line of said Fitzpatrick  
12-15 Bar X Ranch Tract Two, and in part with the east line of said Yeates  
12-16 17.40 acre tract, the following seventeen (17) courses and  
12-17 distances:  
12-18 1. S84°06'14"E, a distance of 187.53 feet to a calculated  
12-19 point for an angle point hereof,  
12-20 2. S83°40'29"E, a distance of 335.93 feet to a calculated  
12-21 point for an angle point hereof,  
12-22 3. S86°17'29"E, a distance of 303.33 feet to a calculated  
12-23 point for an angle point hereof,  
12-24 4. S87°19'14"E, a distance of 309.73 feet to a calculated  
12-25 point for an angle point hereof,  
12-26 5. N84°55'46"E, a distance of 126.79 feet to a calculated  
12-27 point for an angle point hereof,  
12-28 6. N84°39'31"E, a distance of 532.36 feet to a calculated  
12-29 point for an angle point hereof,  
12-30 7. N73°10'31"E, a distance of 413.33 feet to a calculated  
12-31 point for an angle point hereof,  
12-32 8. S73°57'29"E, a distance of 481.77 feet to a calculated  
12-33 point for an angle point hereof,  
12-34 9. S63°04'29"E, a distance of 248.96 feet to a calculated  
12-35 point for an angle point hereof,  
12-36 10. S09°49'29"E, a distance of 412.39 feet to a calculated  
12-37 point for an angle point hereof,  
12-38 11. S05°17'29"E, a distance of 611.32 feet to a calculated  
12-39 point for an angle point hereof,  
12-40 12. S03°51'29"E, a distance of 348.04 feet to a calculated  
12-41 point for an angle point hereof,  
12-42 13. S06°40'31"W, a distance of 321.10 feet to a calculated  
12-43 point for an angle point hereof,  
12-44 14. S16°07'31"W, a distance of 604.24 feet to a calculated  
12-45 point for an angle point hereof,  
12-46 15. S19°58'31"W, a distance of 217.01 feet to a calculated  
12-47 point for an angle point hereof,  
12-48 16. S24°57'31"W, a distance of 297.76 feet to a calculated  
12-49 point for an angle point hereof, and  
12-50 17. S29°56'59"W, a distance of 367.43 feet to a calculated  
12-51 point for an angle point hereof, said point being at the northeast  
12-52 corner of said 366.305 acre Bailey Ranch tract, and being the  
12-53 southeast corner of said Fitzpatrick Bar X Ranch Tract Two and said  
12-54 Yeates 17.40 acre tract;  
12-55 THENCE, continuing with the west bank of the Colorado River  
12-56 and its meanders, and with the east line of said Bailey Ranch  
12-57 366.305 acre tract, the following nine (9) courses and distances:  
12-58 1. S29°39'46"W, a distance of 86.10 feet to a calculated  
12-59 point for an angle point hereof,  
12-60 2. S28°37'46"W, a distance of 433.71 feet to a calculated  
12-61 point for an angle point hereof,  
12-62 3. S28°32'46"W, a distance of 391.84 feet to a calculated  
12-63 point for an angle point hereof,  
12-64 4. S37°22'46"W, a distance of 449.07 feet to a calculated  
12-65 point for an angle point hereof,  
12-66 5. S33°20'46"W, a distance of 560.61 feet to a calculated  
12-67 point for an angle point hereof,  
12-68 6. S43°36'46"W, a distance of 564.76 feet to a calculated  
12-69 point for an angle point hereof,

13-1 7. S40°54'46"W, a distance of 313.93 feet to a calculated  
 13-2 point for an angle point hereof,  
 13-3 8. S45°52'46"W, a distance of 431.48 feet to a calculated  
 13-4 point for an angle point hereof, and  
 13-5 9. S69°21'46"W, a distance of 487.42 feet to a calculated  
 13-6 point for an angle point hereof, said point being at the southeast  
 13-7 corner of a called 53.85 acre tract conveyed to Bailey Ranch  
 13-8 Holdings, L.P., et al, in Document No. 2005171962 (O.P.R.T.C.T.,  
 13-9 said tract being a portion of a 891 acre tract described in Volume  
 13-10 601, Page 320 (D.R.T.C.T.)),  
 13-11 THENCE, leaving the west bank of the Colorado River, with the  
 13-12 common line of said Bailey Ranch 53.85 acre and 366.305 tracts, the  
 13-13 following six (6) courses and distances:  
 13-14 1. N38°45'39"W, passing at a distance of 75.00 feet, a  
 13-15 1/2-inch iron rod with "4Ward Boundary" cap set for reference, and  
 13-16 continuing for a total distance of 583.85 feet to a 1/2-inch iron  
 13-17 rod found for an angle point hereof,  
 13-18 2. N43°26'39"W, a distance of 422.83 feet to a 1/2-inch iron  
 13-19 rod found for an angle point hereof,  
 13-20 3. N44°18'39"W, a distance of 371.63 feet to a 1/2-inch iron  
 13-21 rod found for an angle point hereof,  
 13-22 4. N44°06'07"W, a distance of 516.85 feet to a 1/2-inch iron  
 13-23 rod found for an angle point hereof,  
 13-24 5. S58°07'46"W, a distance of 1269.60 feet to a 1/2-inch iron  
 13-25 rod found for an angle point hereof, and  
 13-26 6. S32°07'14"E, passing at a distance of 1,351.73 feet, a  
 13-27 1/2-inch iron rod with "4Ward Boundary" cap set for reference, and  
 13-28 continuing for a total distance of 1405.73 feet to a calculated  
 13-29 point for an angle point hereof, said point being at the record west  
 13-30 bank of the Colorado River;  
 13-31 THENCE, with the west bank of the Colorado River and its  
 13-32 meanders, and with the east line of said Bailey Ranch 366.305 acre  
 13-33 tract, the following seven (7) courses and distances:  
 13-34 1. S77°19'20"W, a distance of 216.14 feet to a calculated  
 13-35 point for an angle point hereof,  
 13-36 2. S79°08'20"W, a distance of 229.37 feet to a calculated  
 13-37 point for an angle point hereof,  
 13-38 3. S67°13'20"W, a distance of 489.25 feet to a calculated  
 13-39 point for an angle point hereof,  
 13-40 4. S73°38'20"W, a distance of 595.62 feet to a calculated  
 13-41 point for an angle point hereof,  
 13-42 5. S78°11'20"W, a distance of 720.28 feet to a calculated  
 13-43 point for an angle point hereof,  
 13-44 6. S61°31'20"W, a distance of 585.87 feet to a calculated  
 13-45 point for an angle point hereof, and  
 13-46 7. S68°38'20"W, a distance of 494.12 feet to a calculated  
 13-47 point for an angle point hereof, said point being the east corner of  
 13-48 a called 61.412 acre tract conveyed to Cumberland & Western  
 13-49 Resources, LLC, in Document No. 2007028772 (O.P.R.T.C.T.), and  
 13-50 being the southeast corner of said Bailey Ranch 366.305 acre tract;  
 13-51 THENCE, leaving the west bank of the Colorado River, with the  
 13-52 common line of Cumberland & Western tract and said Bailey Ranch  
 13-53 366.305 acre tract, N48°03'16"W, passing at a distance of 164.19  
 13-54 feet, a 60D nail found, and continuing for a total distance of  
 13-55 958.20 feet to a 3/4-inch iron pipe found for an angle point hereof,  
 13-56 said point being at the northeast terminus of said Hergotz Lane, and  
 13-57 being the north corner of said Cumberland & Western tract, from  
 13-58 which a 1/2-inch iron rod found at the southeast terminus of said  
 13-59 Hergotz Lane, and being at the east corner of a called 19.78 acre  
 13-60 tract conveyed to Brenton Harris Johnson in Document No. 2017193174  
 13-61 (O.P.R.T.C.T.), and being an angle point in the northwest line of  
 13-62 said Cumberland & Western tract bears, S45°29'14"W, a distance of  
 13-63 175.32 feet;  
 13-64 THENCE, with the northeast right-of-way line of said Hergotz  
 13-65 Lane and the southwest line of said Bailey Ranch 366.305 acre tract,  
 13-66 the following two (2) courses and distances:  
 13-67 1. S78°41'22"W, a distance of 154.66 feet to a 3/4-inch iron  
 13-68 pipe found for an angle point hereof, and  
 13-69 2. N47°46'26"W, a distance of 1,150.11 feet to the POINT OF

14-1 BEGINNING, and containing 767.2590 acres (33,421,803 square feet)  
14-2 more or less.

14-3 SECTION 3. (a) The legal notice of the intention to  
14-4 introduce this Act, setting forth the general substance of this  
14-5 Act, has been published as provided by law, and the notice and a  
14-6 copy of this Act have been furnished to all persons, agencies,  
14-7 officials, or entities to which they are required to be furnished  
14-8 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
14-9 Government Code.

14-10 (b) The governor, one of the required recipients, has  
14-11 submitted the notice and Act to the Texas Commission on  
14-12 Environmental Quality.

14-13 (c) The Texas Commission on Environmental Quality has filed  
14-14 its recommendations relating to this Act with the governor, the  
14-15 lieutenant governor, and the speaker of the house of  
14-16 representatives within the required time.

14-17 (d) All requirements of the constitution and laws of this  
14-18 state and the rules and procedures of the legislature with respect  
14-19 to the notice, introduction, and passage of this Act are fulfilled  
14-20 and accomplished.

14-21 SECTION 4. This Act takes effect immediately if it receives  
14-22 a vote of two-thirds of all the members elected to each house, as  
14-23 provided by Section 39, Article III, Texas Constitution. If this  
14-24 Act does not receive the vote necessary for immediate effect, this  
14-25 Act takes effect September 1, 2021.

14-26

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