

1-1 By: Eckhardt S.B. No. 2214
 1-2 (In the Senate - Filed April 15, 2021; April 19, 2021, read
 1-3 first time and referred to Committee on Local Government;
 1-4 May 13, 2021, reported adversely, with favorable Committee
 1-5 Substitute by the following vote: Yeas 9, Nays 0; May 13, 2021,
 1-6 sent to 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 COMMITTEE SUBSTITUTE FOR S.B. No. 2214 By: Eckhardt

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to the creation of the Moore's Crossing Municipal
 1-22 Management District; providing authority to issue bonds; providing
 1-23 authority to impose assessments, fees, and taxes.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-25 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-26 Code, is amended by adding Chapter 3999 to read as follows:

1-27 CHAPTER 3999. MOORE'S CROSSING MUNICIPAL MANAGEMENT DISTRICT
 1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 3999.0101. DEFINITIONS. In this chapter:

1-30 (1) "Board" means the district's board of directors.

1-31 (2) "City" means the City of Austin.

1-32 (3) "Commission" means the Texas Commission on
 1-33 Environmental Quality.

1-34 (4) "Director" means a board member.

1-35 (5) "District" means the Moore's Crossing Municipal
 1-36 Management District.

1-37 (6) "Exempt property" means property owned by a
 1-38 governmental entity, including the city, a county, or the Moore's
 1-39 Crossing MUD.

1-40 Sec. 3999.0102. NATURE OF DISTRICT. The Moore's Crossing
 1-41 Municipal Management District is a special district created under
 1-42 Section 59, Article XVI, Texas Constitution.

1-43 Sec. 3999.0103. PURPOSE; DECLARATION OF INTENT. (a) The
 1-44 creation of the district is essential to accomplish the purposes of
 1-45 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-46 Texas Constitution, and other public purposes stated in this
 1-47 chapter.

1-48 (b) By creating the district and in authorizing the city and
 1-49 other political subdivisions to contract with the district, the
 1-50 legislature has established a program to accomplish the public
 1-51 purposes set out in Section 52-a, Article III, Texas Constitution.

1-52 (c) The creation of the district is necessary to promote,
 1-53 develop, encourage, and maintain employment, commerce,
 1-54 transportation, housing, tourism, recreation, the arts,
 1-55 entertainment, economic development, safety, and the public
 1-56 welfare in the district.

1-57 (d) This chapter and the creation of the district may not be
 1-58 interpreted to relieve the city from providing the level of
 1-59 services provided as of the effective date of the Act enacting this
 1-60 chapter to the area in the district. The district is created to

2-1 supplement and not to supplant city services provided in the
2-2 district.

2-3 Sec. 3999.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

2-4 (a) All land and other property included in the district will
2-5 benefit from the improvements and services to be provided by the
2-6 district under powers conferred by Sections 52 and 52-a, Article
2-7 III, and Section 59, Article XVI, Texas Constitution, and other
2-8 powers granted under this chapter.

2-9 (b) The district is created to serve a public use and
2-10 benefit.

2-11 (c) The creation of the district is in the public interest
2-12 and is essential to further the public purposes of:

2-13 (1) developing and diversifying the economy of the
2-14 state;

2-15 (2) eliminating unemployment and underemployment; and

2-16 (3) developing or expanding transportation and
2-17 commerce.

2-18 (d) The district will:

2-19 (1) promote the health, safety, and general welfare of
2-20 residents, employers, potential employees, employees, visitors,
2-21 and consumers in the district, and of the public;

2-22 (2) provide needed funding for the district to
2-23 preserve, maintain, and enhance the economic health and vitality of
2-24 the district territory as a community and business center;

2-25 (3) promote the health, safety, welfare, and enjoyment
2-26 of the public by providing pedestrian ways and by landscaping and
2-27 developing certain areas in the district, which are necessary for
2-28 the restoration, preservation, and enhancement of scenic beauty;
2-29 and

2-30 (4) provide for drainage, road, and recreational
2-31 facilities for the district.

2-32 (e) Pedestrian ways along or across a street, whether at
2-33 grade or above or below the surface, and street lighting, street
2-34 landscaping, parking, and street art objects are parts of and
2-35 necessary components of a street and are considered to be a street
2-36 or road improvement.

2-37 (f) The district will not act as the agent or
2-38 instrumentality of any private interest even though the district
2-39 will benefit many private interests as well as the public.

2-40 Sec. 3999.0105. INITIAL DISTRICT TERRITORY. (a) The
2-41 district is initially composed of the territory described by
2-42 Section 2 of the Act enacting this chapter.

2-43 (b) The boundaries and field notes contained in Section 2 of
2-44 the Act enacting this chapter form a closure. A mistake in the
2-45 field notes or in copying the field notes in the legislative process
2-46 does not affect the district's:

2-47 (1) organization, existence, or validity;

2-48 (2) right to issue any type of bonds for the purposes
2-49 for which the district is created or to pay the principal of and
2-50 interest on the bonds;

2-51 (3) right to impose or collect an assessment or tax; or

2-52 (4) legality or operation.

2-53 Sec. 3999.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

2-54 All or any part of the area of the district is eligible to be
2-55 included in:

2-56 (1) a tax increment reinvestment zone created under
2-57 Chapter 311, Tax Code; or

2-58 (2) a tax abatement reinvestment zone created under
2-59 Chapter 312, Tax Code.

2-60 Sec. 3999.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-61 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-62 Chapter 375, Local Government Code, applies to the district.

2-63 Sec. 3999.0108. CONSTRUCTION OF CHAPTER. This chapter
2-64 shall be liberally construed in conformity with the findings and
2-65 purposes stated in this chapter.

2-66 SUBCHAPTER B. BOARD OF DIRECTORS

2-67 Sec. 3999.0201. GOVERNING BODY; TERMS. (a) The district is
2-68 governed by a board of five elected directors who serve staggered
2-69 terms of four years.

3-1 (b) Directors are elected in the manner provided by
3-2 Subchapter D, Chapter 49, Water Code.

3-3 (c) The board may not create an executive committee to
3-4 exercise the powers of the board.

3-5 Sec. 3999.0202. MEETINGS; NOTICE. (a) The board shall hold
3-6 meetings at a place accessible to the public.

3-7 (b) The board must post notice of each meeting with the city
3-8 secretary not later than 72 hours before the scheduled time of the
3-9 meeting.

3-10 Sec. 3999.0203. COMPENSATION; EXPENSES. The district may
3-11 compensate each director in an amount not to exceed \$150 for each
3-12 board meeting. The total amount of compensation for each director
3-13 in one year may not exceed \$7,200.

3-14 Sec. 3999.0204. TEMPORARY DIRECTORS. (a) On or after the
3-15 effective date of the Act creating this chapter, the owner or owners
3-16 of a majority of the assessed value of the real property in the
3-17 district according to the most recent certified tax appraisal roll
3-18 for the county may submit a petition to the commission requesting
3-19 that the commission appoint as temporary directors the five persons
3-20 named in the petition. The commission shall appoint as temporary
3-21 directors the five persons named in the petition.

3-22 (b) The temporary or successor temporary directors shall
3-23 hold an election to elect five permanent directors as provided by
3-24 Section 49.102, Water Code.

3-25 (c) Temporary directors serve until the earlier of:
3-26 (1) the date permanent directors are elected under
3-27 Subsection (b); or
3-28 (2) the fourth anniversary of the effective date of
3-29 the Act creating this chapter.

3-30 (d) If permanent directors have not been elected under
3-31 Subsection (b) and the terms of the temporary directors have
3-32 expired, successor temporary directors shall be appointed or
3-33 reappointed as provided by Subsection (e) to serve terms that
3-34 expire on the earlier of:

3-35 (1) the date permanent directors are elected under
3-36 Subsection (b); or
3-37 (2) the fourth anniversary of the date of the
3-38 appointment or reappointment.

3-39 (e) If Subsection (d) applies, the owner or owners of a
3-40 majority of the assessed value of the real property in the district
3-41 according to the most recent certified tax appraisal roll for the
3-42 county may submit a petition to the commission requesting that the
3-43 commission appoint as successor temporary directors the five
3-44 persons named in the petition. The commission shall appoint as
3-45 successor temporary directors the five persons named in the
3-46 petition.

3-47 SUBCHAPTER C. POWERS AND DUTIES

3-48 Sec. 3999.0301. GENERAL POWERS AND DUTIES. The district
3-49 has the powers and duties necessary to accomplish the purposes for
3-50 which the district is created.

3-51 Sec. 3999.0302. IMPROVEMENT PROJECTS AND SERVICES. (a)
3-52 The district, using any money available to the district for the
3-53 purpose, may provide, design, construct, acquire, improve,
3-54 relocate, operate, maintain, or finance an improvement project or
3-55 service authorized under this chapter or Chapter 375, Local
3-56 Government Code.

3-57 (b) The district may contract with a governmental or private
3-58 entity to carry out an action under Subsection (a).

3-59 (c) The implementation of a district project or service is a
3-60 governmental function or service for the purposes of Chapter 791,
3-61 Government Code.

3-62 Sec. 3999.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
3-63 52, Article III, Texas Constitution, the district may design,
3-64 acquire, construct, finance, issue bonds for, improve, operate,
3-65 maintain, and convey to this state, a county, or a municipality for
3-66 operation and maintenance macadamized, graveled, or paved roads or
3-67 improvements, including storm drainage, in aid of those roads.

3-68 Sec. 3999.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
3-69 road project must meet all applicable construction standards,

4-1 zoning and subdivision requirements, and regulations of each
 4-2 municipality in whose corporate limits or extraterritorial
 4-3 jurisdiction the road project is located.

4-4 (b) If a road project is not located in the corporate limits
 4-5 or extraterritorial jurisdiction of a municipality, the road
 4-6 project must meet all applicable construction standards,
 4-7 subdivision requirements, and regulations of each county in which
 4-8 the road project is located.

4-9 (c) If the state will maintain and operate the road, the
 4-10 Texas Transportation Commission must approve the plans and
 4-11 specifications of the road project.

4-12 Sec. 3999.0305. PARKING FACILITIES. (a) The district may
 4-13 acquire, lease as lessor or lessee, construct, develop, own,
 4-14 operate, and maintain parking facilities or a system of parking
 4-15 facilities, including lots, garages, parking terminals, or other
 4-16 structures or accommodations for parking motor vehicles off the
 4-17 streets and related appurtenances.

4-18 (b) The district's parking facilities serve the public
 4-19 purposes of the district and are owned, used, and held for a public
 4-20 purpose even if leased or operated by a private entity for a term of
 4-21 years.

4-22 (c) The district's parking facilities are parts of and
 4-23 necessary components of a street and are considered to be a street
 4-24 or road improvement.

4-25 (d) The development and operation of the district's parking
 4-26 facilities may be considered an economic development program.

4-27 Sec. 3999.0306. ADDING OR EXCLUDING LAND. The district may
 4-28 add or exclude land in the manner provided by Subchapter J, Chapter
 4-29 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

4-30 Sec. 3999.0307. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-31 board by resolution shall establish the number of directors'
 4-32 signatures and the procedure required for a disbursement or
 4-33 transfer of district money.

4-34 Sec. 3999.0308. EXEMPT PROPERTY. The district may not
 4-35 impose an assessment, fee, tax, or other charge on an exempt
 4-36 property.

4-37 Sec. 3999.0309. NO EMINENT DOMAIN POWER. The district may
 4-38 not exercise the power of eminent domain.

4-39 SUBCHAPTER D. ASSESSMENTS

4-40 Sec. 3999.0401. PETITION REQUIRED FOR FINANCING SERVICES
 4-41 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 4-42 service or improvement project with assessments under this chapter
 4-43 unless a written petition requesting that service or improvement
 4-44 has been filed with the board.

4-45 (b) A petition filed under Subsection (a) must be signed by
 4-46 the owners of a majority of the assessed value of real property in
 4-47 the district subject to assessment according to the most recent
 4-48 certified tax appraisal roll for the county.

4-49 Sec. 3999.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 4-50 The board by resolution may impose and collect an assessment for any
 4-51 purpose authorized by this chapter in all or any part of the
 4-52 district.

4-53 (b) An assessment, a reassessment, or an assessment
 4-54 resulting from an addition to or correction of the assessment roll
 4-55 by the district, penalties and interest on an assessment or
 4-56 reassessment, an expense of collection, and reasonable attorney's
 4-57 fees incurred by the district:

4-58 (1) are a first and prior lien against the property
 4-59 assessed;

4-60 (2) are superior to any other lien or claim other than
 4-61 a lien or claim for county, school district, or municipal ad valorem
 4-62 taxes; and

4-63 (3) are the personal liability of and a charge against
 4-64 the owners of the property even if the owners are not named in the
 4-65 assessment proceedings.

4-66 (c) The lien is effective from the date of the board's
 4-67 resolution imposing the assessment until the date the assessment is
 4-68 paid. The board may enforce the lien in the same manner that the
 4-69 board may enforce an ad valorem tax lien against real property.

5-1 (d) The board may make a correction to or deletion from the
5-2 assessment roll that does not increase the amount of assessment of
5-3 any parcel of land without providing notice and holding a hearing in
5-4 the manner required for additional assessments.

5-5 SUBCHAPTER E. TAXES AND BONDS

5-6 Sec. 3999.0501. TAX ELECTION REQUIRED. The district must
5-7 hold an election in the manner provided by Chapter 49, Water Code,
5-8 or, if applicable, Chapter 375, Local Government Code, to obtain
5-9 voter approval before the district may impose an ad valorem tax.

5-10 Sec. 3999.0502. OPERATION AND MAINTENANCE TAX. (a) If
5-11 authorized by a majority of the district voters voting at an
5-12 election under Section 3999.0501, the district may impose an
5-13 operation and maintenance tax on taxable property in the district
5-14 in the manner provided by Section 49.107, Water Code, for any
5-15 district purpose, including to:

- 5-16 (1) maintain and operate the district;
- 5-17 (2) construct or acquire improvements; or
- 5-18 (3) provide a service.

5-19 (b) The board shall determine the operation and maintenance
5-20 tax rate. The rate may not exceed the rate approved at the
5-21 election.

5-22 Sec. 3999.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
5-23 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
5-24 terms determined by the board.

5-25 (b) The district may issue bonds, notes, or other
5-26 obligations payable wholly or partly from ad valorem taxes,
5-27 assessments, impact fees, revenue, contract payments, grants, or
5-28 other district money, or any combination of those sources of money,
5-29 to pay for any authorized district purpose.

5-30 Sec. 3999.0504. BONDS SECURED BY REVENUE OR CONTRACT
5-31 PAYMENTS. The district may issue, without an election, bonds
5-32 secured by:

- 5-33 (1) revenue other than ad valorem taxes, including
5-34 contract revenues; or
- 5-35 (2) contract payments, provided that the requirements
5-36 of Section 49.108, Water Code, have been met.

5-37 Sec. 3999.0505. BONDS SECURED BY AD VALOREM TAXES;
5-38 ELECTIONS. (a) If authorized at an election under Section
5-39 3999.0501, the district may issue bonds payable from ad valorem
5-40 taxes.

5-41 (b) Section 375.243, Local Government Code, does not apply
5-42 to the district.

5-43 (c) At the time the district issues bonds payable wholly or
5-44 partly from ad valorem taxes, the board shall provide for the annual
5-45 imposition of a continuing direct annual ad valorem tax, without
5-46 limit as to rate or amount, for each year that all or part of the
5-47 bonds are outstanding as required and in the manner provided by
5-48 Sections 54.601 and 54.602, Water Code.

5-49 (d) All or any part of any facilities or improvements that
5-50 may be acquired by a district by the issuance of its bonds may be
5-51 submitted as a single proposition or as several propositions to be
5-52 voted on at the election.

5-53 Sec. 3999.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
5-54 board may not issue bonds until each municipality in whose
5-55 corporate limits or extraterritorial jurisdiction the district is
5-56 located has consented by ordinance or resolution to the creation of
5-57 the district and to the inclusion of land in the district.

5-58 (b) This section applies only to the district's first
5-59 issuance of bonds payable from ad valorem taxes.

5-60 SECTION 2. The Moore's Crossing Municipal Management
5-61 District initially includes all territory contained in the
5-62 following area:

5-63 TRACT 1
5-64 A 162.83 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY,
5-65 SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF
5-66 A CALLED 1.425 ACRE TRACT, CONVEYED TO SR DEVELOPMENT, INC.,
5-67 RECORDED IN DOCUMENT NO. 2006151559 OF THE OFFICIAL PUBLIC RECORDS
5-68 OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.075 ACRE TRACT OF
5-69 LAND CONVEYED TO SR DEVELOPMENT, INC, RECORDED IN DOCUMENT NO.

6-1 2007087977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
 6-2 BEING THE REMNANT PORTION OF A CALLED 61.300 ACRE TRACT CONVEYED TO
 6-3 SR DEVELOPMENT, INC., RECORDED IN DOCUMENT NO. 2004106868 OF THE
 6-4 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE
 6-5 REMNANT PORTION OF A CALLED 406.804 ACRE TRACT CONVEYED TO SR
 6-6 DEVELOPMENT INC, RECORDED IN VOLUME 11921, PAGE 585 OF THE REAL
 6-7 PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.03
 6-8 ACRE TRACT CONVEYED TO TSWG 130, LLC IN DOCUMENT NO. 2009091036 OF
 6-9 THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS DESCRIBED
 6-10 IN DOCUMENT NO. 2003205235 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
 6-11 COUNTY, TEXAS, BEING ALL OF LOTS 1-46, LINDA VISTA, A SUBDIVISION
 6-12 ACCORDING TO THE PLAT RECORDED IN VOLUME 57, PAGE 91 OF THE PLAT
 6-13 RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO TSWG 130, LLC IN
 6-14 DOCUMENT NO. 2009091036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
 6-15 COUNTY, TEXAS, BEING ALL OF A CALLED 16.00 ACRE TRACT CONVEYED TO
 6-16 KELLER ROAD INVESTMENTS, LTD., RECORDED IN DOCUMENT NO. 2020018595
 6-17 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING
 6-18 ALL OF A CALLED 33.315 ACRE TRACT (PART 1) CONVEYED TO TSWG 130, LLC
 6-19 RECORDED IN DOCUMENT NO. 2008010971 OF THE OFFICIAL PUBLIC RECORDS
 6-20 OF TRAVIS COUNTY, TEXAS. SAID 162.83 ACRE TRACT BEING MORE FULLY
 6-21 DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN
 6-22 DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE
 6-23 SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:
 6-24 BEGINNING at a calculated point on the southeast right-of-way line
 6-25 of F.M. 973, a variable width right-of-way, said point being in the
 6-26 southwest right-of-way line of Elroy Road, a variable width
 6-27 right-of-way, said point being the north corner of said 1.425-acre
 6-28 tract for the northernmost corner and POINT OF BEGINNING hereof;
 6-29 THENCE with the southwest right-of-way line of said Elroy Road,
 6-30 same being the northeast boundary line of said 1.425-acre tract,
 6-31 and, in part, with the northeast boundary line of said 61.300-acre
 6-32 tract the following nine (9) courses and distances:
 6-33 1. S 69°53'40" E, a distance of 74.75 feet to a calculated
 6-34 angle point hereof,
 6-35 2. S 39°57'21" E, a distance of 173.48 feet to a calculated
 6-36 angle point hereof,
 6-37 3. S 32°23'35" E, a distance of 156.65 feet to a calculated
 6-38 point of non-tangent curvature hereof,
 6-39 4. along the arc of a curve to the left, having a radius of
 6-40 1071.64 feet, a central angle of 16°33'52", a chord bearing and
 6-41 distance of S 40°44'06" E, 308.74 feet, for an arc length of 309.82
 6-42 feet to a calculated point of non-tangency hereof,
 6-43 5. S 62°15'32" E, a distance of 92.50 feet to a calculated
 6-44 point of non-tangent curvature hereof,
 6-45 6. along the arc of a curve to the left, having a radius of
 6-46 1070.09 feet, a central angle of 01°07'36", a chord bearing and
 6-47 distance of S 57°04'52" E, 21.04 feet, for an arc length of 21.04
 6-48 feet to a calculated point of non-tangency hereof,
 6-49 7. S 62°15'32" E, a distance of 195.70 feet to a calculated
 6-50 angle point hereof,
 6-51 8. S 60°51'45" E, a distance of 246.75 feet to a calculated
 6-52 angle point hereof, and
 6-53 9. S 52°58'17" E, a distance of 999.95 feet to a calculated
 6-54 point on the southwest right-of-way line of said Elroy Road, same
 6-55 being a point in the northwest right-of-way line of Texas Toll Road
 6-56 130, a variable width right-of-way recorded in Document
 6-57 No. 2006139920 of the Official Public Records of Travis County,
 6-58 Texas, said point being the easternmost corner of said 61.300-acre
 6-59 tract for the easternmost northeast corner hereof;
 6-60 THENCE S 27°46'44" W, with the northwest right-of-way line of said
 6-61 Texas Toll Road 130, same being the southeast boundary line of said
 6-62 61.300-acre tract, a distance of 378.98 feet to a calculated point
 6-63 in the northwest right-of-way line of said Texas Toll Road 130, said
 6-64 point being the southeast corner of the Remnant Portion of said
 6-65 61.300-acre tract, same being the east corner of a Remnant Portion
 6-66 of said 406.804-acre tract for an angle point hereof;
 6-67 THENCE S 10°06'56" W, continuing with the northwest right-of-way
 6-68 line of said Texas Toll Road 130, same being the southeast boundary
 6-69 line of a Remnant Portion of said 406.804-acre tract, a distance of

7-1 232.06 feet to a calculated angle point hereof;
7-2 THENCE S 19°25'15" W, continuing with the northwest right-of-way
7-3 line of said Texas Toll Road 130, same being the southeast boundary
7-4 line of a Remnant Portion of said 406.804-acre tract, a distance of
7-5 1953.51 feet to a calculated point in the northwest right-of-way
7-6 line of said Texas Toll Road 130, said point being a south corner of
7-7 the Remnant Portion of said 406.804-acre tract, same being the east
7-8 corner of said 33.315-acre tract for an angle point hereof;
7-9 THENCE S 20°12'48" W, continuing with the northwest right-of-way
7-10 line of said Texas Toll Road 130, same being the southeast boundary
7-11 line of said 33.315-acre tract, a distance of 2591.47 feet to a
7-12 calculated point on the northwest right-of-way line of said Texas
7-13 Toll Road 130, said point being on the northeast right-of-way line
7-14 of McAngus Road, a variable width right-of-way, said point being
7-15 the southeast corner of said 33.315-acre tract for the easternmost
7-16 southeast corner hereof;
7-17 THENCE departing the northwest right-of-way of said Texas Toll Road
7-18 130, with the northerly right-of-way line of said McAngus Road,
7-19 same being the southerly boundary line of said 33.315-acre tract
7-20 the following three (3) courses and distances:
7-21 1. N 75°16'47" W, a distance of 362.93 feet to a calculated
7-22 angle point hereof,
7-23 2. S 28°09'48" W, a distance of 85.27 feet to a calculated
7-24 point for the southernmost southeast corner hereof, and
7-25 3. N 61°55'51" W, a distance of 370.76 feet to a calculated
7-26 point in the northeast right-of-way line of said McAngus Road, said
7-27 point being the southwest corner of said 33.315-acre tract, same
7-28 being the south corner of a called 3.100-acre tract recorded in
7-29 Document No. 2009003712 of the Official Public Records of Travis
7-30 County, Texas for the southernmost southwest corner hereof;
7-31 THENCE N 28°30'03" E, with a northwest boundary line of said
7-32 33.315-acre tract, same being the southeast boundary line of said
7-33 3.100-acre tract, and, in part, with the southeast boundary line of
7-34 a called 12.000-acre tract recorded in Document No. 2009003712 of
7-35 the Official Public Records of Travis County, Texas, a distance of
7-36 1456.72 feet to a calculated point in the northwest boundary line of
7-37 said 33.315-acre tract, said point being the east corner of said
7-38 12.000-acre tract, same being the south corner of Ferguson Bain
7-39 Subdivision, a subdivision according to the plat recorded in
7-40 Document No. 201600012 of the Official Public Records of Travis
7-41 County, Texas for an angle point hereof;
7-42 THENCE N 28°39'27" E, continuing with a northwest boundary line of
7-43 said 33.315-acre tract, same being the southeast boundary line of
7-44 said Ferguson Bain Subdivision, and, in part, with the southeast
7-45 boundary line of a called 5.00-acre tract (Tract 2), and, in part,
7-46 with the southeast boundary line of a called 3.0-acre tract, both
7-47 recorded in Document No. 2018189524 of the Official Public Records
7-48 of Travis County, Texas, a distance of 1273.46 feet to a calculated
7-49 point at the east corner of said 3.0-acre tract, same being the
7-50 north corner of said 33.315-acre tract, same being a west corner of
7-51 the Remnant Portion of said 406.804-acre tract, also being the
7-52 south corner of said 16.00-acre tract a southwest ell corner
7-53 hereof;
7-54 THENCE N 61°41'07" W, with the southwest boundary line of said
7-55 16.00-acre tract, same being the northeast boundary line of said
7-56 3.0-acre tract, and, in part, with the northeast boundary line of a
7-57 called 3.0-acre tract recorded in Document No. 2018046769 of the
7-58 Official Public Records of Travis County, Texas, a distance of
7-59 856.25 feet to a calculated point at the west corner of said
7-60 16.00-acre tract, same being a point in the northeast boundary line
7-61 of said 3.0-acre tract, also being the south corner of the Remnant
7-62 Portion of a called 41.79-acre tract recorded in Document
7-63 No. 2010133616 of the Official Public Records of Travis County,
7-64 Texas for a southwest corner hereof;
7-65 THENCE N 28°30'25" E, departing the northeast boundary line of said
7-66 3.0-acre tract, with the northwest boundary line of said 16.00-acre
7-67 tract, same being the southeast boundary line of the Remnant
7-68 Portion of said 41.79-acre tract, a distance of 808.54 feet to a
7-69 calculated point in the southwest boundary line of said Linda Vista

8-1 Subdivision, said point being the north corner of said 16.00-acre
 8-2 tract, same being the east corner of the Remnant Portion of said
 8-3 41.79-acre tract for a southwest ell corner hereof;
 8-4 THENCE N 62°25'23" W, with the southwest boundary line of said Linda
 8-5 Vista Subdivision, same being the northeast boundary line of said
 8-6 41.79-acre tract, a distance of 1227.54 feet to a calculated point
 8-7 in the southeast boundary line of said 3.03-acre tract, said point
 8-8 being in the southwest boundary line of said Linda Vista
 8-9 Subdivision, also being the northwest corner of said 41.79-acre

8-10 tract for a southeast ell corner hereof;
 8-11 THENCE S 27°24'37" W, with the southeast boundary line of said
 8-12 3.03-acre tract, same being the northwest boundary line of said
 8-13 41.79-acre tract, a distance of 324.05 feet to a calculated point on
 8-14 the north ell corner of said 41.79-acre tract, same being the south
 8-15 corner of said 3.03-acre tract for a south corner hereof;

8-16 THENCE N 63°31'23" W, with a northeast boundary line of said
 8-17 41.79-acre tract, same being the southwest boundary line of said
 8-18 3.03-acre tract, a distance of 278.80 feet to a calculated point in
 8-19 the southeast right-of-way line of said F.M. 973, said point being a
 8-20 northwest corner of said 41.79-acre tract, same being the west
 8-21 corner of said 3.03-acre tract for the westernmost corner hereof;

8-22 THENCE N 27°29'55" E, with the southeast right-of-way line of said
 8-23 F.M. 973, same being the northwest boundary line of said 3.03-acre
 8-24 tract, a distance of 473.60 feet to a calculated point in the
 8-25 southeast right-of-way line of said F.M. 973, said point being the
 8-26 north corner of said 3.03-acre tract, same being the west corner of
 8-27 said Linda Vista Subdivision for an angle point hereof;

8-28 THENCE N 27°21'34" E, continuing with the southeast right-of-way
 8-29 line of said F.M. 973, same being the northwest boundary line of said
 8-30 Linda Vista Subdivision, a distance of 409.78 feet to a calculated
 8-31 point in the southeast right-of-way line of said F.M. 973, said
 8-32 point being the north corner of said Linda Vista Subdivision, same
 8-33 being the west corner of the Remnant Portion of said 61.300-acre
 8-34 tract for an angle point hereof;

8-35 THENCE continuing with the southeast right-of-way line of said F.M.
 8-36 973, same being the northwest boundary line of the Remnant Portion
 8-37 of said 61.300-acre tract the following four (4) courses and
 8-38 distances:

8-39 1. N 26°52'18" E, a distance of 809.68 feet to a calculated
 8-40 point of non-tangent curvature hereof,

8-41 2. along the arc of a curve to the right, having a radius of
 8-42 1748.80 feet, a central angle of 17°04'21", a chord bearing and
 8-43 distance of N 35°19'01" E, 519.17 feet, for an arc length of 521.10
 8-44 feet to a calculated point of non-tangency hereof,

8-45 3. N 45°47'30" E, a distance of 160.07 feet to a calculated
 8-46 angle point hereof, and

8-47 4. N 48°19'35" E, a distance of 118.16 feet to the POINT OF
 8-48 BEGINNING and containing 162.83 acres in Travis County, Texas.

8-49 TRACT 2
 8-50 A 49.22 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY,
 8-51 SECTION NO. 1, ABSTRACT NO. 61, BEING THE REMNANT PORTION OF A
 8-52 CALLED 18.909 ACRE TRACT CONVEYED TO TSWG 130, LLC, RECORDED IN
 8-53 DOCUMENT NO. 2008010971 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
 8-54 COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 22.880 ACRE
 8-55 TRACT CONVEYED TO M C JOINT VENTURE, RECORDED IN DOCUMENT NO.
 8-56 2009193716 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
 8-57 BEING ALL OF A CALLED 7.267 ACRE TRACT (TRACT 2) AS DESCRIBED IN
 8-58 CONDEMNATION CASE No. C-1-CV-10-001089 OF THE COUNTY COURT RECORDS
 8-59 OF TRAVIS COUNTY TEXAS, AND BEING ALL OF A CALLED 5.461 ACRE TRACT
 8-60 (TRACT 1) RECORDED IN CONDEMNATION CASE NO. C-1-CV-10-001090 OF THE
 8-61 COUNTY COURT RECORDS OF TRAVIS COUNTY TEXAS. SAID 49.22 ACRE TRACT
 8-62 BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE
 8-63 NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS
 8-64 COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

8-65 BEGINNING at a calculated point in the southeast right-of-way line
 8-66 of Texas Toll Road 130, a variable width right-of-way, same being a
 8-67 point in the northeast right-of-way line of McAngus Road, a
 8-68 variable width right-of-way, said point being the west corner of
 8-69 said 7.267-acre tract for the southernmost southwest corner and

9-1 POINT OF BEGINNING hereof;
9-2 THENCE N 19°53'28" E, departing the northeast right-of-way line of
9-3 said McAngus Road, with the southeast right-of-way line of said
9-4 Texas Toll Road 130, same being the northwest boundary line of said
9-5 7.267-acre tract, and, in part, with the northwest boundary line of
9-6 said 5.461-acre tract, a distance of 2859.33 feet to a calculated
9-7 angle point hereof;
9-8 THENCE N 24°10'34" E, continuing with the southeast right-of-way
9-9 line of said Texas Toll Road 130, same being the northwest boundary
9-10 line of said 5.461-acre tract, a distance of 1220.30 feet to a
9-11 calculated point in the southeast right-of-way line of said Texas
9-12 Toll Road 130, same being a point in the southwest right-of-way line
9-13 of Engler Park Street, a variable width right-of-way recorded in
9-14 Volume 10861, Page 173 of the Real Property Records of Travis
9-15 County, Texas for the north corner hereof;
9-16 THENCE S 50°36'54" E, with the southwest right-of-way line of said
9-17 Engler Park Street, same being the northeast boundary line of said
9-18 5.461-acre tract, and, in part, with the northeast boundary line of
9-19 said 22.880-acre tract, a distance of 294.87 feet to a calculated
9-20 point of non-tangent curvature hereof;
9-21 THENCE along the arc of a curve to the right, with the west
9-22 right-of-way line of said Engler Park Street, same being an east
9-23 boundary line of said 22.880-acre tract, said curve having a radius
9-24 of 20.00 feet, a central angle of 89°56'32", a chord bearing and
9-25 distance of S 05°36'57" E, 28.27 feet, for an arc length of 31.40
9-26 feet to a calculated point of non-tangency hereof;
9-27 THENCE S 39°24'37" W, with the northwest right-of-way line of said
9-28 Engler Park Road, same being a southeast boundary line of said
9-29 22.880-acre tract, a distance of 48.56 feet to a calculated point at
9-30 the west terminus of said Engler Park Street, said point being an
9-31 east ell corner of said 22.880-acre tract for an east ell corner
9-32 hereof;
9-33 THENCE S 50°35'34" E, with the southwest terminus of said Engler
9-34 Park Street, same being a northeast boundary line of said
9-35 22.880-acre tract, a distance of 69.97 feet to a calculated point at
9-36 the south terminus of said Engler Park Road, said point being in the
9-37 northeast boundary line of said 22.880-acre tract, same being the
9-38 west corner of a called 4.010-acre tract recorded in Document
9-39 No. 2003100667 of the Official Public Records of Travis County,
9-40 Texas for an angle point in the northeast boundary line hereof;
9-41 THENCE with a northeast boundary line of said 22.880-acre tract,
9-42 same being the southwest boundary line of said 4.010-acre tract the
9-43 following three (3) courses and distances:
9-44 1. S 50°18'48" E, a distance of 310.59 feet to a calculated
9-45 angle point hereof,
9-46 2. S 30°06'51" E, a distance of 358.67 feet to a calculated
9-47 angle point hereof, and
9-48 3. S 54°54'46" E, a distance of 84.04 feet to a calculated
9-49 point at a north ell corner of said 22.880-acre tract, same being
9-50 the south corner of said 4.010-acre tract for a north ell corner
9-51 hereof;
9-52 THENCE N 48°26'18" E, with a northwest boundary line of said
9-53 22.880-acre tract, same being the southeast boundary line of said
9-54 4.010-acre tract, a distance of 52.17 feet to a calculated angle
9-55 point hereof;
9-56 THENCE N 44°04'10" E, continuing with a northwest boundary line of
9-57 said 22.880-acre tract, same being the southeast boundary line of
9-58 said 4.010-acre tract, a distance of 122.72 feet to a calculated
9-59 point for a west ell corner of said 22.880-acre tract, same being
9-60 the east corner of said 4.010-acre tract for a west ell corner
9-61 hereof;
9-62 THENCE with a southwest boundary line of said 22.880-acre tract,
9-63 same being the northeast boundary line of said 4.010-acre tract the
9-64 following three (3) courses and distances:
9-65 1. N 25°44'58" W, a distance of 189.43 feet to a calculated
9-66 point hereof,
9-67 2. N 26°57'56" W, a distance of 303.72 feet to a calculated
9-68 point hereof, and
9-69 3. N 56°07'21" W, a distance of 300.37 feet to a calculated

10-1 point in the southeast right-of-way line of said Engler Park Road,
10-2 said point being a west corner of said 22.880-acre tract, same being
10-3 the north corner of said 4.010-acre tract for a west corner hereof,
10-4 THENCE N 39°23'16" E, with the southeast right-of-way line of said
10-5 Engler Road, same being a northwest boundary line of said
10-6 22.880-acre tract, a distance of 103.65 feet to a calculated point
10-7 in the southeast right-of-way line of said Engler Park Road, said
10-8 point being the north corner of said 22.880-acre tract, same being
10-9 the east corner of Moores Crossing, Phase A, Section II, a
10-10 subdivision according to the plat recorded in Volume 88, Page 68 of
10-11 the Plat Records of Travis County, Texas for the north corner
10-12 hereof;
10-13 THENCE S 53°35'59" E, with the northeast boundary line of said
10-14 22.880-acre tract, same being the southwest boundary line of said
10-15 Moores Crossing, Phase A, Section II, a distance of 338.79 feet to a
10-16 calculated angle point hereof;
10-17 THENCE S 39°11'19" E, continuing with the northeast boundary line
10-18 of said 22.880-acre tract, same being the southwest boundary line
10-19 of said Moores Crossing, Phase A, Section II, a distance of 309.50
10-20 feet to a calculated point in the northeast boundary line of said
10-21 22.880-acre tract, same being the south corner of said Moores
10-22 Crossing, Phase A, Section II, also being the west corner of Moores
10-23 Crossing, Phase A, Section I, a subdivision according to the plat
10-24 recorded in Volume 87, Page 155 of the Plat Records of Travis
10-25 County, Texas
10-26 THENCE continuing with the northeast boundary line of said
10-27 22.880-acre tract, same being the southwest boundary line of said
10-28 Moores Crossing, Phase A, Section I the following three (3) courses
10-29 and distances:
10-30 1. S 25°57'12" E, a distance of 132.86 feet to a calculated
10-31 angle point hereof.
10-32 2. S 51°08'03" E, a distance of 303.13 feet to a calculated
10-33 angle point hereof. and
10-34 3. S 44°09'11" E, a distance of 67.26 feet to a calculated
10-35 point at the west corner of said 22.880-acre tract, same being a
10-36 southwest corner of said Moores Crossing, Phase A, Section I, also
10-37 being the north corner of Stoney Ridge, Section 5-A, a subdivision
10-38 according to the plat recorded in Document No. 200200132 of the
10-39 Official Public Records of Travis County, Texas for the west corner
10-40 hereof;
10-41 THENCE with the southeasterly boundary line of said 22.880-acre
10-42 tract, same being the northwesterly boundary line of said Stoney
10-43 Ridge, Phase 5-A the following (11) courses and distances:
10-44 1. S 37°06'58" W, a distance of 87.18 feet to a calculated
10-45 point of non-tangent curvature hereof,
10-46 2. along the arc of a curve to the left, having a radius of
10-47 1032.00 feet, a central angle of 04°16'00", a chord bearing and
10-48 distance of S 33°27'02" W, 76.83 feet, for an arc length of 76.85
10-49 feet to a calculated point of non-tangency hereof,
10-50 3. N 42°50'07" W, a distance of 74.90 feet to a calculated
10-51 angle point hereof,
10-52 4. N 55°26'05" W, a distance of 297.15 feet to a calculated
10-53 angle point hereof,
10-54 5. S 44°16'47" W, a distance of 119.71 feet to a calculated
10-55 angle point hereof,
10-56 6. S 48°19'01" W, a distance of 50.48 feet to a calculated
10-57 angle point hereof,
10-58 7. S 34°40'00" W, a distance of 145.17 feet to a calculated
10-59 angle point hereof,
10-60 8. S 31°18'41" W, a distance of 267.70 feet to a calculated
10-61 angle point hereof,
10-62 9. S 27°11'50" W, a distance of 273.71 feet to a calculated
10-63 angle point hereof,
10-64 10. S 62°48'10" E, a distance of 25.00 feet to a calculated
10-65 angle point hereof, and
10-66 11. S 27°11'50" W, a distance of 117.00 feet to a calculated
10-67 point in the northeast boundary line of a called 34.000-acre tract
10-68 recorded in Document No. 200513348 of the Official Public Records
10-69 of Travis County, Texas, said point being a south corner of said

11-1 22.880-acre tract, same being the west corner of said Stoney Ridge,
 11-2 Phase 5-A for a southeast corner hereof,
 11-3 THENCE N 62°50'15" W, with a southeast boundary line of said
 11-4 22.880-acre tract, same being the northeast boundary line of said
 11-5 34.000-acre tract, and, in part, with the northeast boundary line
 11-6 of a called 10.136-acre tract recorded in Document No. 2004171660
 11-7 of the Official Public Records of Travis County, Texas, a distance
 11-8 of 472.25 feet to a calculated point at a southeast ell corner of
 11-9 said 28.880-acre tract, same being the north corner of said
 11-10 10.136-acre tract for a southeast ell corner hereof;
 11-11 THENCE S 26°52'34" W, with a southeast boundary line of said
 11-12 28.880-acre tract, same being the northwest boundary line of said
 11-13 10.136-acre tract, a distance of 215.87 feet to a calculated angle
 11-14 point hereof;
 11-15 THENCE S 28°09'58" W, with a southeast boundary line of said
 11-16 28.880-acre tract, same being the northwest boundary line of said
 11-17 10.136-acre tract, a distance of 952.60 feet to a calculated point
 11-18 in the southeast boundary line of said 22.880-acre tract, said
 11-19 point being the west corner of said 10.136-acre tract, same being
 11-20 the north corner of a called 0.998-acre tract recorded in Document
 11-21 No. 2004177205 of the Official Public Records of Travis County,
 11-22 Texas for an angle point hereof;
 11-23 THENCE S 26°20'45" W, continuing with a southeast boundary line of
 11-24 said 28.880-acre tract, same being the northwest boundary line of
 11-25 said 0.998-acre tract, a distance of 161.85 feet to a calculated
 11-26 point in the southeast boundary line of said 22.880-acre tract,
 11-27 said point being the west corner of said 0.998-acre tract, same
 11-28 being the north corner of a called 1.873-acre tract recorded in
 11-29 Document No. 2004171660 of the Official Public Records of Travis
 11-30 County, Texas for an angle point hereof;
 11-31 THENCE S 27°32'17" W, continuing with a southeast boundary line of
 11-32 said 28.880-acre tract, same being the northwest boundary line of
 11-33 said 1.873-acre tract, a distance of 301.85 feet to a calculated
 11-34 point in the southeast boundary line of said 22.880-acre tract,
 11-35 said point being the west corner of said 1.873-acre tract, same
 11-36 being the north corner of a called 0.927-acre tract recorded in
 11-37 Document No. 2004092946 of the Official Public Records of Travis
 11-38 County, Texas for an angle point hereof;
 11-39 THENCE S 27°47'26" W, continuing with a southeast boundary line of
 11-40 said 28.880-acre tract, same being the northwest boundary line of
 11-41 said 2.996-acre tract, a distance of 149.81 feet to a calculated
 11-42 point in the southeast boundary line of said 22.880-acre tract,
 11-43 said point being the west corner of said 0.927-acre tract, same
 11-44 being the north corner of a called 2.996-acre tract recorded in
 11-45 Document No. 2004032363 of the Official Public Records of Travis
 11-46 County, Texas for an angle point hereof;
 11-47 THENCE S 27°59'19" W, continuing with a southeast boundary line of
 11-48 said 28.880-acre tract, same being the northwest boundary line of
 11-49 said 2.996-acre tract, and, in part, with the northwest boundary
 11-50 line of a called 0.501-acre tract recorded in Document
 11-51 No. 2003278680 of the Official Public Records of Travis County,
 11-52 Texas, a distance of 567.39 feet to a calculated point in the
 11-53 southeast boundary line of said 22.880-acre tract, said point being
 11-54 the west corner of said 0.501-acre tract, same being the north
 11-55 corner of a called 0.369-acre tract recorded in Document
 11-56 No. 2004039131 of the Official Public Records of Travis County,
 11-57 Texas for an angle point hereof;
 11-58 THENCE S 27°51'19" W, continuing with a southeast boundary line of
 11-59 said 28.880-acre tract, same being the northwest boundary line of
 11-60 said 0.369-acre tract, and, in part, with the northwest boundary
 11-61 line of Lot A, McAngus Road Addition, a subdivision according to the
 11-62 plat recorded in Volume 69, Page 28 of the Plat Records of Travis
 11-63 County, Texas, a distance of 534.70 feet to a calculated point in
 11-64 the northeast right-of-way line of said McAngus Road, said point
 11-65 being in the northwest boundary line of said Lot A, same being the
 11-66 south corner of said Lot A for the south corner hereof;
 11-67 THENCE N 38°48'25" W, with the northeast right-of-way line of
 11-68 said McAngus Road, same being the southwest boundary line of said
 11-69 22.880-acre tract, a distance of 143.07 feet to the POINT OF

12-1 BEGINNING and containing 49.22 acres in Travis County, Texas.
12-2 TRACT 3
12-3 A 10.39 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY,
12-4 SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF
12-5 A CALLED 406.804 ACRE TRACT CONVEYED TO M C JOINT VENTURE, RECORDED
12-6 IN VOLUME 11921, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS
12-7 COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.308 ACRE TRACT (TRACT 1)
12-8 AS DESCRIBED IN CASE CONDEMNATION NO. C-1-CV-10-001090 RECORDED IN
12-9 THE COUNTY COURT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 10.39 ACRE
12-10 TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON
12-11 THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE
12-12 TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:
12-13 BEGINNING at a calculated point in the southeast right-of-way line
12-14 of Texas Toll Road 130, a variable width right-of-way, said point
12-15 being in the southwest right-of-way line of Elroy Road, a variable
12-16 width right-of-way, said point being the north corner of said
12-17 5.308-acre tract for the north corner and POINT OF BEGINNING
12-18 hereof;
12-19 THENCE S 70°07'01" E, departing the southeast right-of-way of said
12-20 Texas Toll Road, with the southwest right-of-way line of said Elroy
12-21 Road, same being the north boundary line of said 5.308-acre tract,
12-22 and, in part with the northeast boundary line of a Remnant Portion
12-23 of said 406.804-acre tract, a distance of 301.64 feet to a
12-24 calculated point in the southwest right-of-way line of said Elroy
12-25 Road, said point being the northwest terminus of Moores Crossing
12-26 Blvd., a 70-foot right-of-way recorded in Volume 10467, Page 982 of
12-27 the Real Property Records of Travis County, Texas for the east
12-28 corner hereof;
12-29 THENCE departing the southwest right-of-way line of said Elroy
12-30 Road, with the northwest right-of-way line of said Moores Crossing
12-31 Blvd., same being the southeast boundary line of the Remnant
12-32 Portion of said 406.804-acre tract for the following five (5)
12-33 courses and distances:
12-34 1. S 28°06'53" W, a distance of 233.47 feet to a calculated
12-35 point of non-tangent curvature hereof,
12-36 2. along the arc of a curve to the left, said curve having a
12-37 radius of 685.00 feet, a central angle of 10°33'14", a chord bearing
12-38 and distance of S 22°38'56" W, 126.00 feet, for an arc length of
12-39 126.18 feet to a calculated point of non-tangency hereof,
12-40 3. S 17°22'18" W, a distance of 463.68 feet to a calculated
12-41 point of non-tangent curvature hereof,
12-42 4. along the arc of a curve to the right, having a radius of
12-43 615.00 feet, a central angle of 22°00'22", a chord bearing and
12-44 distance of S 28°22'28" W, 234.76 feet, for an arc length of 236.21
12-45 feet to a calculated point of non-tangency hereof, and
12-46 5. S 39°25'26" W, a distance of 171.25 feet to a calculated
12-47 point in the northwest right-of-way line of said Moores Crossing
12-48 Blvd., said point being the northeast terminus of Engler Park
12-49 Street, a variable width right-of-way recorded in Volume 10861,
12-50 Page 173 of the Real Property Records of Travis County, Texas, same
12-51 being the easternmost southeast corner of the Remnant Portion of
12-52 said 406.804-acre tract for the easternmost southeast corner and
12-53 point of non-tangent curvature hereof;
12-54 THENCE along the arc of a curve to the right, with the north
12-55 right-of-way line of said Engler Park Street, same being the south
12-56 boundary line of the Remnant Portion of said 406.804-acre tract,
12-57 said curve having a radius of 25.00 feet, a central angle of
12-58 89°55'20", a chord bearing and distance of S 84°24'07" W, 35.33
12-59 feet, for an arc length of 39.24 feet to a calculated point in the
12-60 northeast right-of-way line of said Engler Park Street, same being
12-61 the southwest boundary line of the Remnant Portion of said
12-62 406.804-acre tract for the southernmost southwest corner hereof;
12-63 THENCE N 50°36'59" W, with the northeast right-of-way line of said
12-64 Engler Park Street, same being the southwest boundary line of the
12-65 Remnant Portion of said 406.804-acre tract, and, in part, the
12-66 southwest boundary line of said 5.308-acre tract, a distance of
12-67 307.20 feet to a calculated point in the southeast right-of-way
12-68 line of said Texas Toll Road 130, said point being in the northeast
12-69 right-of-way line of said Engler Park Street, said point being the

13-1 southernmost southwest corner of said 5.308-acre tract for the
13-2 southernmost southwest corner hereof;
13-3 THENCE departing the northeast right-of-way line of said Engler
13-4 Park Street, with the southeast right-of-way line of said Texas
13-5 Toll Road 103, same being the northwest boundary line of said
13-6 5.308-acre tract the following four (4) courses and distances:
13-7 1. N 24°10'34" E, a distance of 77.10 feet to a calculated
13-8 angle point hereof,
13-9 2. N 19°38'37" E, a distance of 788.67 feet to a calculated
13-10 angle point hereof,
13-11 3. N 38°57'16" E, a distance of 38.23 feet to a calculated
13-12 angle point hereof, and
13-13 N 47°11'15" E, a distance of 252.87 feet to the POINT OF
13-14 BEGINNING and containing 10.39 acres in Travis County, Texas.
13-15 SECTION 3. (a) The legal notice of the intention to
13-16 introduce this Act, setting forth the general substance of this
13-17 Act, has been published as provided by law, and the notice and a
13-18 copy of this Act have been furnished to all persons, agencies,
13-19 officials, or entities to which they are required to be furnished
13-20 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
13-21 Government Code.
13-22 (b) The governor, one of the required recipients, has
13-23 submitted the notice and Act to the Texas Commission on
13-24 Environmental Quality.
13-25 (c) The Texas Commission on Environmental Quality has filed
13-26 its recommendations relating to this Act with the governor,
13-27 lieutenant governor, and speaker of the house of representatives
13-28 within the required time.
13-29 (d) All requirements of the constitution and laws of this
13-30 state and the rules and procedures of the legislature with respect
13-31 to the notice, introduction, and passage of this Act have been
13-32 fulfilled and accomplished.
13-33 SECTION 4. This Act takes effect immediately if it receives
13-34 a vote of two-thirds of all the members elected to each house, as
13-35 provided by Section 39, Article III, Texas Constitution. If this
13-36 Act does not receive the vote necessary for immediate effect, this
13-37 Act takes effect September 1, 2021.

13-38

* * * * *