

By: Eckhardt

S.B. No. 2225

A BILL TO BE ENTITLED

AN ACT

relating to the Cottonwood Creek Development District.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. The district created by Travis County as the Cottonwood Creek Water Control and Improvement District No. 3 is renamed the Cottonwood Creek Development District.

SECTION 2. Subtitle X, Title 6, Special District Local Laws Code, is amended by adding Chapter 11016 to read as follows:

CHAPTER 11016. COTTONWOOD CREEK DEVELOPMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 11016.0101. DEFINITIONS. In this chapter:

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

(2) "Director" means a board member.

(3) "District" means the Cottonwood Creek Development District created by Travis County as the Cottonwood Creek Water Control and Improvement District No. 3.

(4) "District system" means a water, sewer, drainage, waste disposal, or other utility system, an improvement project, a road project, or any other project authorized by the district under this chapter.

Sec. 11016.0102. NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 11016.0103. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1 (a) The district is created to serve a public use and benefit.

2 (b) All land and other property included in the district  
3 will benefit from the improvements and services to be provided by  
4 the district under powers conferred by Sections 48-e, 52, and 52-a,  
5 Article III, and Section 59, Article XVI, Texas Constitution, and  
6 other powers granted under this chapter.

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

9 (1) developing and diversifying the economy of the  
10 state;

11 (2) eliminating unemployment and underemployment;

12 (3) developing or expanding transportation and  
13 commerce;

14 (4) promoting, developing, and encouraging  
15 recreation; and

16 (5) promoting and maintaining safety and the public  
17 welfare.

18 (d) This chapter is enabling legislation enacted to further  
19 the public purposes under Section 52-a, Article III, Texas  
20 Constitution. By authorizing the district to exercise the powers  
21 conferred by this chapter and in authorizing other political  
22 subdivisions to contract with the district, the legislature has  
23 established a program to accomplish those public purposes.

24 Sec. 11016.0104. TERRITORY ADDED. (a) The district is  
25 composed of the territory described by Section 3 of the Act creating  
26 this chapter as of the effective date of that Act.

27 (b) The boundaries and field notes contained in Section 3 of

1 the Act creating this chapter form a closure. A mistake made in the  
2 field notes or in copying the field notes in the legislative process  
3 does not affect the district's:

4 (1) organization, existence, or validity;

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

8 (3) right to impose a tax; or

9 (4) legality or operation.

10 (c) The territory described in Section 3 of the Act creating  
11 this chapter is excluded from the extraterritorial jurisdiction of  
12 any municipality if the territory is located more than five miles  
13 beyond the corporate limits of the municipality as of the effective  
14 date of the Act creating this chapter.

15 Sec. 11016.0105. ELIGIBILITY FOR INCLUSION IN SPECIAL  
16 ZONES. (a) All or any part of the area of the district is eligible  
17 to be included in:

18 (1) a tax increment reinvestment zone created under  
19 Chapter 311, Tax Code;

20 (2) a tax abatement reinvestment zone created under  
21 Chapter 312, Tax Code; or

22 (3) an enterprise zone created under Chapter 2303,  
23 Government Code.

24 (b) If any portion of the district is included in a tax  
25 increment reinvestment zone described by Subsection (a), the board  
26 of directors of the zone, by contract with the district, may grant  
27 money to the district to be used for a permissible purpose of a

1 corporation under Section 380.002(b), Local Government Code,  
2 including the right to pledge the money as security for a bond,  
3 note, or other obligation of the district.

4 Sec. 11016.0106. CONFLICT OF LAWS. To the extent of any  
5 conflict or inconsistency between this chapter and any other law,  
6 this chapter controls.

7 Sec. 11016.0107. SUFFICIENT AUTHORITY FOR ACTIONS. This  
8 chapter is wholly sufficient authority for powers authorized by  
9 this chapter, including powers for the issuance of bonds, the  
10 pledge of revenue, taxes, or any combination of revenue and taxes,  
11 and the performance of any other act or procedure authorized by this  
12 chapter, without reference to any other law or any restriction or  
13 limitation contained in another law.

14 Sec. 11016.0108. LIBERAL CONSTRUCTION OF CHAPTER. This  
15 chapter shall be liberally construed in conformity with the  
16 findings and purposes stated in this chapter.

17 SUBCHAPTER B. POWERS AND DUTIES

18 Sec. 11016.0201. GENERAL WATER DISTRICT POWERS AND DUTIES.  
19 The district has the duties imposed by this chapter and the powers  
20 provided by the general laws relating to conservation and  
21 reclamation districts created under Section 59, Article XVI, Texas  
22 Constitution, including Chapters 49, 51, and 54, Water Code.

23 Sec. 11016.0202. GENERAL ROAD DISTRICT POWERS. The  
24 district has the duties imposed by this chapter and the powers  
25 provided by the general laws relating to road districts and road  
26 utility districts created under Section 52, Article III, Texas  
27 Constitution, including Chapter 441, Transportation Code.

1       Sec. 11016.0203. ADDITIONAL SPECIFIC AUTHORITY FOR ROAD  
2 PROJECTS. Under Section 52, Article III, Texas Constitution, the  
3 district may acquire, construct, operate, and maintain  
4 macadamized, graveled, or paved roads and turnpikes, including  
5 programs and facilities in aid of those roads.

6       Sec. 11016.0204. GENERAL MUNICIPAL AND COUNTY POWERS  
7 RELATED TO PUBLIC IMPROVEMENT DISTRICTS. The district has the  
8 duties provided by this chapter and the powers provided to a  
9 municipality or county under Subchapter A, Chapter 372, Local  
10 Government Code.

11       Sec. 11016.0205. GENERAL DEVELOPMENT CORPORATION POWERS.  
12 The district has the duties provided by this chapter and the powers  
13 provided to a corporation under Subtitle C1, Title 12, Local  
14 Government Code.

15       Sec. 11016.0206. GENERAL COUNTY DEVELOPMENT DISTRICT  
16 POWERS. The district has the duties provided by this chapter and  
17 the powers provided to a county under Chapter 383, Local Government  
18 Code.

19       Sec. 11016.0207. GENERAL MUNICIPAL AND COUNTY AIRPORT  
20 POWERS. The district has the duties provided by this chapter and  
21 the powers provided to a municipality or a county under Chapter 22,  
22 Transportation Code.

23       Sec. 11016.0208. ADDITIONAL MUNICIPAL AND COUNTY AIRPORT  
24 ZONING POWERS. The district has the duties provided by this chapter  
25 and the powers provided to a municipality or a county under Chapter  
26 241, Local Government Code.

27       Sec. 11016.0209. FIRE PROTECTION AND EMERGENCY MANAGEMENT

1 SERVICES. The district may provide, operate, or regulate fire  
2 protection and emergency management services for improvements in  
3 the district.

4 Sec. 11016.0210. IMPROVEMENT PROJECTS AND SERVICES. (a)  
5 The district may provide, construct, acquire, improve, operate, or  
6 maintain an improvement project or contract with a governmental or  
7 private entity to provide an improvement project described by  
8 Subsection (b).

9 (b) An improvement project means:

10 (1) a project described by Subchapter C, Chapter 501,  
11 Local Government Code; and

12 (2) an airport or air navigation facility, as defined  
13 by Section 22.001, Transportation Code.

14 (c) The district may accept federal or state money for an  
15 improvement project.

16 (d) The district may exercise the powers related to  
17 improvement projects outside the district to connect an improvement  
18 project to a larger system, including water and sewer lines, and  
19 roads.

20 Sec. 11016.0211. GENERAL POWERS REGARDING CONTRACTS. (a)  
21 The district may:

22 (1) contract with any person to accomplish any  
23 district purpose, including a contract for:

24 (A) the payment, repayment, or reimbursement of  
25 costs incurred by that person on behalf of the district, including  
26 all or part of the costs of a district system; or

27 (B) the use, occupancy, lease, rental,

1 operation, maintenance, or management of all or part of a district  
2 system; and

3 (2) apply for and contract with any person to receive,  
4 administer, and perform a district duty under a federal, state,  
5 local, or private gift, grant, loan, conveyance, transfer, bequest,  
6 or other financial assistance arrangement relating to the  
7 investigation, planning, analysis, study, design, acquisition,  
8 construction, improvement, completion, implementation, or  
9 operation by the district or others of a district system.

10 (b) A contract the district enters into to carry out a  
11 purpose of this chapter may be on any terms and for any period the  
12 board determines.

13 (c) Any person may contract with the district to carry out  
14 the purposes of this chapter without further statutory or other  
15 authorization.

16 Sec. 11016.0212. RULES; ENFORCEMENT. (a) The district may  
17 adopt rules:

18 (1) to administer or operate the district;

19 (2) for the use, enjoyment, availability, protection,  
20 security, and maintenance of the district's facilities and other  
21 property; or

22 (3) to provide for public safety and security in the  
23 district.

24 (b) The district may enforce its rules by injunctive relief.

25 (c) The district may not adopt a rule that applies outside  
26 the district or enforce a rule outside the district.

27 Sec. 11016.0213. NAME CHANGE. The board by resolution may

1 change the district's name.

2 Sec. 11016.0214. USE OF ROADWAY, PARK, OR OTHER PUBLIC AREA  
3 OF DISTRICT. (a) The board by rule may regulate the private use of  
4 a public roadway, open space, park, sidewalk, or similar public  
5 area in the district. To the extent the district rules conflict  
6 with a rule, order, ordinance, or regulation of a municipality, the  
7 rule, order, ordinance, or regulation of the municipality controls.  
8 A rule may provide for the safe and orderly use of public roadways,  
9 open spaces, parks, sidewalks, and similar public areas or  
10 facilities.

11 (b) The board may require a permit for a parade,  
12 demonstration, celebration, entertainment event, or similar  
13 nongovernmental activity in or on a public roadway, open space,  
14 park, sidewalk, or similar public area or facility owned by the  
15 district. The board may charge a fee for the permit application or  
16 for public safety or security services in an amount the board  
17 considers necessary.

18 (c) The board may require a permit or franchise agreement  
19 with a vendor, concessionaire, exhibitor, or similar private or  
20 commercial person or organization for the limited use of the area or  
21 facility owned by the district on terms and on payment of a permit  
22 or franchise fee the board may impose.

23 Sec. 11016.0215. ADDING OR REMOVING TERRITORY. As provided  
24 by Subchapter J, Chapter 49, Water Code, the board may add territory  
25 to the district, subject to Section 54.016, Water Code, or remove  
26 territory from the district, except that:

27 (1) the addition or removal of the territory must be



1 approved by the owners of the territory being added or removed;

2 (2) a reference to a tax in Subchapter J, Chapter 49,  
3 or Section 54.016, Water Code, means a property tax; and

4 (3) territory may not be removed from the district if  
5 bonds or other obligations of the district payable wholly or partly  
6 from property taxes or assessments levied or assessed on the  
7 territory are outstanding.

8 Sec. 11016.0216. ECONOMIC DEVELOPMENT. (a) The district may  
9 engage in activities that accomplish the economic development  
10 purposes of the district.

11 (b) The district may establish and provide for the  
12 administration of one or more programs to develop and diversify the  
13 state economy, eliminate unemployment or underemployment in the  
14 state, and develop and expand transportation or commerce in the  
15 state, including programs to:

16 (1) make loans and grants of public money, including  
17 money from bond proceeds or other borrowed sources;

18 (2) reimburse costs of any district system; and

19 (3) provide district personnel and services.

20 (c) The district may create economic development programs  
21 and exercise the economic development powers that:

22 (1) Chapter 1503, Government Code, provides to a  
23 municipality;

24 (2) Subchapter A, Chapter 1509, Government Code,  
25 provides to a municipality;

26 (3) Chapter 380, Local Government Code, provides to a  
27 municipality with a population of more than 100,000; and

1           (4) Chapter 501, Local Government Code, provides to a  
2 unit.

3           Sec. 11016.0217. DEVELOPMENT AGREEMENT. (a) The district  
4 may enter into a development agreement for a term not to exceed 50  
5 years with any combination of the following persons:

- 6           (1) a developer of property in the district;
- 7           (2) a municipality;
- 8           (3) a county; or
- 9           (4) any other political subdivision.

10          (b) The parties to the agreement may amend the agreement.

11          (c) The agreement may provide that all or part of the money  
12 available to a political subdivision to be used for an authorized  
13 purpose of that subdivision be paid to the district to accomplish  
14 that purpose.

15          (d) If the agreement is with a municipality, the agreement  
16 may provide that land in the district will not be annexed by that  
17 municipality before the 50th anniversary of the date of the  
18 agreement.

19          Sec. 11016.0218. ELECTIONS. (a) An election held under  
20 this chapter must comply, to the extent appropriate, with  
21 Subchapter D, Chapter 49, Water Code.

22          (b) The board may call an election to vote on any measure.

23          (c) A bond or property tax election under Section  
24 11016.0307, a contract election under Section 11016.0503, or any  
25 other election held in the district may be held at the same time and  
26 in conjunction with any other election.

27          (d) If the constitution of this state requires an election

1 to permit any action authorized by this chapter, including bond  
2 issuance or the execution of an agreement, the district shall order  
3 an election to authorize the action.

4 Sec. 11016.0219. APPLICABILITY OF LOCAL STATE OF DISASTER  
5 LAW. For purposes of Section 418.108, Government Code, the  
6 district is a political subdivision.

7 Sec. 11016.0220. INAPPLICABILITY OF CERTAIN WATER DISTRICT  
8 LAW TO IMPROVEMENT PROJECTS AND ROAD PROJECTS. Section 49.182,  
9 Water Code, does not apply to a district improvement project or a  
10 road project.

11 Sec. 11016.0221. LIMIT ON POWERS OUTSIDE THE DISTRICT.  
12 Except as provided by Section 11016.0210(d), the district may not  
13 exercise any power outside the district, including the power of  
14 eminent domain.

15 SUBCHAPTER C. GENERAL FINANCIAL PROVISIONS

16 Sec. 11016.0301. BORROWING MONEY. The district may borrow  
17 money for a district purpose by issuing or executing bonds, notes,  
18 credit agreements, or other obligations of any kind found by the  
19 board to be necessary or appropriate for a district purpose. The  
20 bond, note, credit agreement, or other obligation must be secured  
21 by and payable from any combination of property taxes, assessments,  
22 or other district revenue.

23 Sec. 11016.0302. PAYMENT OF COSTS. The district may  
24 provide or secure the payment of any cost related to the  
25 establishment, administration, and operation of the district and  
26 the district's costs or share of the costs or revenue of a district  
27 system or district contractual obligation or debt, including bonds,

1 notes, or other obligations, through:

2 (1) the imposition of a property or sales tax or an  
3 assessment, user fee, concession fee, or rental charge;

4 (2) a lease installment purchase contract or other  
5 agreement with any person, including any governmental entity; or

6 (3) any other revenue or resources of the district, or  
7 other revenue.

8 Sec. 11016.0303. ASSESSMENTS. (a) The district may impose  
9 an assessment on property in the district to pay the cost or the  
10 cost of maintenance of any authorized district system in the manner  
11 provided for:

12 (1) a district under Subchapters A, E, and F, Chapter  
13 375, Local Government Code; or

14 (2) a municipality or county under Subchapter A,  
15 Chapter 372, Local Government Code.

16 (b) An assessment, a reassessment, or an assessment  
17 resulting from an addition to or correction of the assessment roll  
18 by the district, penalties and interest on an assessment or  
19 reassessment, an expense of collection, and reasonable attorney's  
20 fees incurred by the district:

21 (1) are a first and prior lien against the property  
22 assessed; and

23 (2) are superior to any other lien or claim other than  
24 a lien or claim for county, school district, or municipal property  
25 taxes.

26 Sec. 11016.0304. IMPACT FEES. The district may impose an  
27 impact fee on property in the district, including an impact fee on

1 residential or commercial property, only in the manner provided by  
2 Subchapter A, Chapter 372, or Subchapter F, Chapter 375, Local  
3 Government Code, for a municipality or county.

4 Sec. 11016.0305. USER CHARGES. The district may establish  
5 user charges related to the operation of a district facility,  
6 including a district system.

7 Sec. 11016.0306. COSTS OF JOINT DISTRICT SYSTEMS. The  
8 district may undertake jointly with other persons, including any  
9 governmental entity, all or part of the cost of a district system,  
10 including a district system:

11 (1) intended for improving, enhancing, and supporting  
12 public safety and security, fire protection and emergency medical  
13 services, and law enforcement in and adjacent to the district; and

14 (2) that confers a general benefit on the entire  
15 district or a special benefit on a definable part of the district.

16 Sec. 11016.0307. ELECTIONS REGARDING TAXES OR BONDS; ROAD  
17 PROJECTS. (a) The district may issue, without an election, bonds  
18 and other obligations secured by revenue other than property taxes.

19 (b) The district must hold an election to obtain voter  
20 approval before the district may impose a property tax or issue  
21 bonds payable from property taxes.

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

26 Sec. 11016.0308. UTILITY PROPERTY EXEMPT FROM IMPACT FEES  
27 AND ASSESSMENTS. The district may not impose an impact fee or

1 assessment on the property, including the equipment, and facilities  
2 of a public utility provider.

3 SUBCHAPTER D. BONDS

4 Sec. 11016.0401. GENERAL AUTHORITY TO ISSUE BONDS;  
5 APPLICABILITY OF OTHER BOND LAW. (a) The district may issue bonds,  
6 notes, or other obligations as provided by Chapters 49 and 51, Water  
7 Code, the general laws of this state, or this subchapter.

8 (b) The district may exercise any power of an issuer under  
9 Chapter 1371, Government Code.

10 Sec. 11016.0402. BONDS AND OTHER OBLIGATIONS. (a) In  
11 exercising the district's borrowing power, the district may issue a  
12 bond or other obligation in the form of a bond, note, certificate of  
13 participation, bond enhancement agreement, credit agreement or  
14 loan agreement, or other instrument evidencing a proportionate  
15 interest in payments to be made by the district, or other type of  
16 obligation. The bonds may be issued by competitive bid or  
17 negotiated sale bonds, notes, or other obligations payable wholly  
18 or partly from any combination of taxes, sales taxes, or  
19 assessments.

20 (b) In addition to assessments in the manner described by  
21 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local  
22 Government Code, district bonds may be secured and made payable,  
23 wholly or partly, by a pledge of any part of the net proceeds the  
24 district receives from any other district revenue.

25 Sec. 11016.0403. TAXES FOR BONDS AND OTHER OBLIGATIONS. At  
26 the time bonds or other obligations payable wholly or partly from  
27 property taxes are issued:

1           (1) the board shall impose a continuing direct annual  
2 property tax for each year that all or part of the bonds are  
3 outstanding; and

4           (2) the district annually shall impose a property tax  
5 on all taxable property in the district in an amount sufficient to:

6                   (A) pay the interest on the bonds or other  
7 obligations as the interest becomes due;

8                   (B) create a sinking fund for the payment of the  
9 principal of the bonds or other obligations when due or the  
10 redemption price at any earlier required redemption date;

11                   (C) pay the expenses of imposing the taxes; and

12                   (D) pay any other cost associated with the bonds  
13 or other obligations.

14           Sec. 11016.0404. BOND MATURITY. Bonds may mature not more  
15 than 40 years from their date of issue.

16           Sec. 11016.0405. BONDS FOR ROAD PROJECTS; LIMIT. (a) At  
17 the time of issuance, the total principal amount of bonds or other  
18 obligations issued or incurred to finance road projects and payable  
19 from property taxes may not exceed one-fourth of the assessed value  
20 of the real property in the district.

21                   (b) The limitation described by Section [49.4645](#), Water  
22 Code, does not apply to the outstanding principal amount for bonds  
23 or other obligations issued to finance parks and recreational  
24 facilities, including any improvement projects for that purpose.

25           Sec. 11016.0406. MORTGAGE OF DISTRICT SYSTEM FOR BONDS.  
26 The district may grant a lien on any part of the physical property  
27 of a district system to secure the repayment of bonds or other

1 obligations, subject to a previous pledge under this chapter.

2 Sec. 11016.0407. INAPPLICABILITY OF CERTAIN WATER DISTRICT  
3 LAWS TO BONDS. Sections 49.181, 49.183, and 50.107, Water Code, do  
4 not apply to district bonds.

5 SUBCHAPTER E. TAXES

6 Sec. 11016.0501. PROPERTY TAX AUTHORIZED. The district may  
7 impose a property tax on all taxable property in the district to pay  
8 for any cost of a district system, including debt service or any  
9 cost associated with financing a district system.

10 Sec. 11016.0502. MAINTENANCE AND OPERATION TAX. The  
11 district may impose a property tax for maintenance and operation  
12 purposes, including for:

13 (1) planning, constructing, acquiring, maintaining,  
14 repairing, and operating all district systems, including land,  
15 plants, works, facilities, improvements, appliances, and equipment  
16 of the district; and

17 (2) paying costs of services, engineering and legal  
18 fees, and organization and administrative expenses.

19 Sec. 11016.0503. CONTRACT TAXES; ELECTION. (a) In  
20 accordance with Section 49.108, Water Code, the district may make  
21 payments under a contract from taxes other than operation and  
22 maintenance taxes after the provisions of the contract have been  
23 approved by a majority of the district voters voting at an election  
24 held for that purpose.

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



1       Sec. 11016.0504. TAX ABATEMENT. The district may enter  
2 into a tax abatement agreement in accordance with the general laws  
3 of this state authorizing and applicable to a tax abatement  
4 agreement by a municipality.

5       Sec. 11016.0505. USE OF SURPLUS MAINTENANCE AND OPERATION  
6 TAX MONEY. If the district has surplus maintenance and operation  
7 tax money that is not needed for the purposes for which it was  
8 collected, the money may be used for any authorized purpose.

9                   SUBCHAPTER F. NONPROFIT CORPORATION

10       Sec. 11016.0601. CREATION OF NONPROFIT CORPORATION. The  
11 board by resolution may create one or more nonprofit corporations  
12 to act for the district.

13       Sec. 11016.0602. APPLICABILITY OF NONPROFIT AND  
14 DEVELOPMENT CORPORATION LAW. (a) The Texas Nonprofit Corporation  
15 Law, as described by Section 1.008, Business Organizations Code,  
16 applies to a corporation created under this subchapter.

17       (b) Except as provided by Subsection (c), the corporation  
18 may exercise any power of a corporation under Subtitle C1, Title 12,  
19 Local Government Code.

20       (c) Only the following provisions of Chapter 501, Local  
21 Government Code, apply to the corporation:

- 22           (1) Section 501.002(17);  
23           (2) Section 501.052;  
24           (3) Section 501.053;  
25           (4) Section 501.056;  
26           (5) Sections 501.057(b) and (c);  
27           (6) Section 501.058;

- 1           (7) Section 501.062;
- 2           (8) Section 501.063;
- 3           (9) Section 501.064, except as that section relates to  
4 amending the corporation's bylaws;
- 5           (10) Section 501.065;
- 6           (11) Section 501.066;
- 7           (12) Section 501.068;
- 8           (13) Section 501.069;
- 9           (14) Section 501.070;
- 10          (15) Section 501.071;
- 11          (16) Section 501.072;
- 12          (17) Subchapters G and H; and
- 13          (18) Subchapter I, except Section 501.407.

14          Sec. 11016.0603. BOND POWERS. (a) A corporation created  
15 under this subchapter has the same powers as the district to issue  
16 bonds and other obligations payable by revenue.

17          (b) As security for the payment of any bonds or other  
18 obligations issued by a corporation, the corporation may:

19               (1) mortgage a corporation project, or revenue from a  
20 project, including:

- 21                       (A) a refinanced project;
- 22                       (B) a project that has been enlarged; and
- 23                       (C) a project owned before or acquired after the  
24 time of the mortgage;

25               (2) assign a mortgage or security conveyed to the  
26 corporation to secure a loan made by the corporation; and

27               (3) pledge the revenue and receipts from the assigned

1 mortgage or security.

2 (c) For a bond, note, or other obligation, the board of  
3 directors of the nonprofit corporation may exercise the powers  
4 granted to the governing body of an issuer under Chapter 1371,  
5 Government Code.

6 Sec. 11016.0604. RECIPROCAL ARRANGEMENTS. The district and  
7 a corporation created under this subchapter may:

8 (1) share officers, directors, employees, equipment,  
9 and facilities; and

10 (2) provide goods or services to each other at cost  
11 without the requirement of competitive bidding.

12 Sec. 11016.0605. BOARD OF DIRECTORS. (a) The district  
13 shall appoint the directors of a corporation created under this  
14 subchapter.

15 (b) A member of the district board may serve as a member of  
16 the board of the corporation.

17 Sec. 11016.0606. OVERSIGHT. (a) The district must approve  
18 the budget of a corporation created under this subchapter.

19 (b) The district board shall review and supervise the  
20 corporation's activities.

21 (c) The district board must approve a bond or other  
22 obligation issued by the corporation.

23 Sec. 11016.0607. GUARANTEE AND OTHER CREDIT SUPPORT  
24 RELATING TO PUBLIC SECURITIES AND OTHER OBLIGATIONS. (a) In this  
25 section, "public security" has the meaning assigned by Section  
26 1202.001, Government Code.

27 (b) Under Section 52-a, Article III, Texas Constitution,

1 the district may guarantee or otherwise provide credit support for  
2 any public security or other obligation or contract of a  
3 corporation created under this subchapter, if the district board  
4 determines that the guarantee or other credit agreement:

5 (1) is beneficial to a public purpose of the district;  
6 and

7 (2) is for the public purpose of:

8 (A) the development and diversification of the  
9 economy of the state;

10 (B) the elimination of unemployment or  
11 underemployment in the state; or

12 (C) the development or expansion of commerce in  
13 the state.

14 (c) A determination by the district board under Subsection  
15 (b) is conclusive.

16 (d) A guarantee or other credit agreement authorized by  
17 Subsection (b) may provide for the guarantee of or other credit  
18 support for public securities or other obligations or contracts of  
19 the corporation, all or a portion of which may be authorized,  
20 executed, and delivered in the future.

21 (e) Chapter 1202, Government Code, applies to a guarantee or  
22 other credit agreement under this section as if the guarantee or  
23 other credit agreement were a public security.

24 SUBCHAPTER G. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

25 Sec. 11016.0701. DIVISION OF DISTRICT; REQUIREMENTS. (a)

26 At any time before the district issues debt secured by property  
27 taxes, the district may be divided into two or more new districts.

1        (b) A new district created by division of the district must  
2 be at least 100 acres.

3        (c) The board may consider a proposal to divide the district  
4 on:

5            (1) a petition of a landowner in the district; or

6            (2) a motion by the board.

7        (d) If the board decides to divide the district, the board  
8 shall:

9            (1) set the terms of the division, including names for  
10 the new districts and a plan for the payment or performance of any  
11 outstanding district obligations; and

12            (2) prepare a metes and bounds description for each  
13 proposed district.

14        Sec. 11016.0702. ELECTION FOR DIVISION OF DISTRICT. (a)  
15 After the board has complied with Section 11016.0701, the board  
16 shall hold an election in the district to determine whether the  
17 district should be divided as proposed.

18        (b) The board shall give notice of the election not later  
19 than the 35th day before the date of the election. The notice must  
20 state:

21            (1) the date and location of the election; and

22            (2) the proposition to be voted on.

23        (c) If a majority of the votes cast are in favor of the  
24 division:

25            (1) the district is divided; and

26            (2) not later than the 30th day after the date of the  
27 election, the district shall provide written notice of the division

1 to the Texas Commission on Environmental Quality.

2 (d) If a majority of the votes cast are not in favor of the  
3 division, the district is not divided.

4 Sec. 11016.0703. ELECTION OF DIRECTORS OF NEW DISTRICTS.

5 (a) Not later than the 90th day after the date of an election in  
6 favor of the division of the district, the board shall:

7 (1) appoint itself as the board of one of the new  
8 districts; and

9 (2) appoint five directors for each of the other new  
10 districts.

11 (b) Directors appointed under Subsection (a)(1) serve the  
12 staggered terms to which they were elected in the original  
13 district. Directors appointed under Subsection (a)(2) serve until  
14 the election for directors under Subsection (c).

15 (c) On the uniform election date in May of the first  
16 even-numbered year after the year in which the directors are  
17 appointed, the appointed board shall hold an election to elect five  
18 directors in each district for which directors were appointed under  
19 Subsection (a)(2). The directors shall draw lots to determine  
20 which two shall serve until the next regularly scheduled election  
21 of directors and which three shall serve until the second regularly  
22 scheduled election of directors.

23 Sec. 11016.0704. CONTINUING POWERS AND OBLIGATIONS OF NEW  
24 DISTRICTS. (a) Each new district may incur and pay debts and has  
25 all powers of the original district created by this chapter.

26 (b) If the district is divided as provided by this  
27 subchapter, the current obligations and any bond authorizations of

1 the district are not impaired. Debts shall be paid by revenue or by  
2 taxes or assessments imposed on real property in the district as if  
3 the district had not been divided or by contributions from each new  
4 district as stated in the terms set by the board under Section  
5 11016.0701(d).

6 (c) Any other district obligation is divided pro rata among  
7 the new districts on an acreage basis or on other terms that are  
8 satisfactory to the new districts.

9 Sec. 11016.0705. CONTRACT AUTHORITY OF NEW DISTRICTS. The  
10 new districts may contract with each other for any matter the boards  
11 of the new districts consider appropriate.

12 SECTION 3. The Cottonwood Creek Development District  
13 includes all the territory contained in the former Cottonwood Creek  
14 Water Control and Improvement District No. 3 and the territory  
15 contained in the following area:

16 LEGAL DESCRIPTION OF TRACT 1: BEING A 333.016 ACRE TRACT OF LAND  
17 LYING IN AND BEING SITUATED OUT OF THE JOHN B. WALTERS 1/2 LEAGUE,  
18 ABSTRACT 67, ALL IN BASTROP COUNTY, TEXAS AND ALL OF THAT CERTAIN  
19 332.16 ACRE TRACT OF LAND CONVEYED TO DAVID C. McFARLAND AND WIFE,  
20 ANN L. McFARLAND AND TO JOHN B. McFARLAND AND WIFE, JILL S.  
21 McFARLAND BY DEED RECORDED IN VOLUME 1591, PAGE 792, OF THE DEED  
22 RECORDS OF BASTROP COUNTY, TEXAS; SAID 333.016 ACRE TRACT BEING  
23 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

24 BEGINNING at an 1/2" iron rod set in the southwesterly right-of-way  
25 (80') line of F.M. Highway 969 for the east corner hereof and said  
26 332.16 acre tract and the north corner of that certain 120.411 acre  
27 tract of land conveyed to Gladys Ott Smith by will recorded in

1 Volume 1167, Page 332 of said deed records;

2 THENCE S 29°36'25" W, passing an iron rod set for reference at a  
3 distance of 1892.00 feet, passing an iron rod set for reference at a  
4 distance of 2339.00 feet, passing an iron rod set for reference at a  
5 distance of 7995.00 feet and continuing for a total distance of  
6 8338.55 feet to a calculated point at the bank of the Colorado River  
7 for the southerly corner hereof:

8 THENCE upstream with the bank of the Colorado River the following  
9 ten (10) calls:

10 1. S. 68°05'46" W a distance of 15.71 feet;

11 2. S 70°41'19" W a distance of 210.13 feet;

12 3. S 72°18'11" W a distance of 319.41 feet;

13 4. S 76°33'49"

14 5. S 75°1 902"

15 6. S 72°1 5'30"

16 7. S 76°40'54"

17 8. S 74°29'04"

18 9. N 89°26'1 6"

19 10. N 77°18'06" W a distance of 234.11 feet to the westerly corner  
20 of said 332.19 acre tract and the southerly corner of that certain  
21 730.604 acre tract of land conveyed to David McFarland and Ann L.  
22 McFarland by deed recorded in Volume 802, Page 648 of said deed  
23 records;

24 THENCE with the common line of said tracts the following eleven (11)  
25 calls;

26 1. N 22°14'26" E a distance of 150.57 feet to an angle point;

27 2. N 30°58'19" E a distance of 512.26 feet to an angle point;



1 3. N 28°40'38" E a distance of 661.87 feet to an angle point;  
2 4. N 31°34'34" E a distance of 356.38 feet to an angle point;  
3 5. N 30°15'17" E a distance of 1609.17 feet to an angle point;  
4 6. N 30°08'09" E a distance of 956.68 feet to an angle point;  
5 7. N 30°19'48" E a distance of 1602.84 feet to an angle point;  
6 8. N 30°37'25" E a distance of 1614.59 feet to an angle point;  
7 9. N 30°44'51" E a distance of 1726.19 feet to an angle point;  
8 10. N 30°02'04" E a distance of 412.63 feet to an angle point;  
9 11. N 31°06'04" E a distance of 764.32 feet to a point on the  
10 curving southwesterly right-of-way (80') line of F.M. Highway 969  
11 for the northerly corner hereof and easterly corner of said 730.604  
12 acre tract;

13 THENCE along said right-of-way line the following three (3) calls:  
14 1. a length of 302.29 feet along the arc of said curving line to  
15 the left having a radius of 2905.07 feet and a chord bearing S  
16 35°40'17" E a distance of 302.16 feet to an iron rod set for  
17 endpoint;  
18 2. S 38°27'50" E a distance of 670.86 feet to a concrete  
19 right-of-way monument found (broken) for angle point;  
20 3. S 38°24'38" E a distance of 609.51 feet to the POINT OF BEGINNING  
21 for TRACT 1, containing 333.016 acres of land, more or less.

22 LEGAL DESCRIPTION OF TRACT 2: BEING A 712.931 ACRE TRACT OF LAND  
23 LYING IN AND BEING SITUATED OUT OF THE MARTIN WELLS LEAGUE, ABSTRACT  
24 68 AND THE JOHN B. WALTERS 1/2 LEAGUE, ABSTRACT 67, ALL IN BASTROP  
25 COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 730.604 ACRE TRACT  
26 OF LAND CONVEYED TO DAVID McFARLAND AND ANN L. McFARLAND BY DEED  
27 RECORDED IN VOLUME 802, PAGE 648 OF THE DEED RECORDS OF BASTROP

1 COUNTY, TEXAS; SAID 712.931 ACRE TRACT BEING MORE PARTICULARLY  
2 DESCRIBED AS FOLLOWS:

3 BEGINNING at an iron rod set on the southwesterly right-of-way  
4 (100') line of F.M. Highway 969 for the northerly corner hereof and  
5 said 730.604 acre tract and the easterly corner of that portion of  
6 that certain 568.24 acre tract of land, lying southwesterly of F.M.  
7 Highway 969, conveyed to James Robert Glass by deed recorded in  
8 Volume 815, Page 212 of said deed records;

9 THENCE along said right-of-way line the following three (3) calls:

10 1. S 42°03'46" E a distance of 604.42 feet to a concrete  
11 right-of-way monument found for point of curvature of a curve to the  
12 right;

13 2. a length of 1150.28 feet along the arc of said curve having a  
14 radius of 2242.02 feet and a chord bearing S 27°19' 52" E a distance  
15 of 1137.70 feet to a concrete right-of-way monument found for  
16 endpoint;

17 3. S 12°40'40" E a distance of 434.98 feet to an iron rod set for  
18 corner;

19 THENCE S 65°24'48" W a distance of 1035.58 feet to an iron rod set  
20 for angle point;

21 THENCE S 06°51 '23" W a distance of 137.70 feet to an iron rod set for  
22 angle point;

23 THENCE S 40°04'29" E a distance of 848.49 feet to an iron rod set for  
24 corner;

25 THENCE N 58°13'34" E a distance of 718.24 feet to an iron rod set for  
26 corner on the curving southwesterly right-of-way (80') line of F.M.  
27 Highway 969;

1 THENCE an arc length of 973.80 feet along said curving line to the  
2 left having a radius of 2905.07 feet and a chord bearing S 23°05'15"  
3 E, a distance of 969.24 feet a point for the easterly corner hereof  
4 and said 730.604 acre tract and the northerly corner of that certain  
5 332.16 acre tract of land conveyed to David McFarland and Ann L.  
6 McFarland by deed recorded in Volume 1591, Page 792 of said deed  
7 records;

8 THENCE with the southeasterly line of said 730.604-acre tract and  
9 the northwesterly line of said 332.16-acre tract the following  
10 eleven (11) calls;

- 11 1. S 31°06'04" E a distance of 764.32 feet to an angle point;
- 12 2. S 30°02'04" W a distance of 412.63 feet to an angle point;
- 13 3. S 30°44'51" W a distance of 1726.19 feet to an angle point;
- 14 4. S 30°37'25" W a distance of 1614.59 feet to an angle point;
- 15 5. S 30°19'48" W a distance of 1602.84 feet to an angle point;
- 16 6. S 30°08'09" W a distance of 956.68 feet to an angle point;
- 17 7. S 30°15'17" W a distance of 1609.17 feet to an angle point;
- 18 8. S 31°34'34" W a distance of 356.38 feet to an angle point;
- 19 9. S 28°40'38" W a distance of 661.87 feet to an angle point;
- 20 10. S 30°58'19" W a distance of 512.26 feet to an angle point;
- 21 11. S 22°14'26" W a distance of 150.57 feet to a calculated point on  
22 the bank of the Colorado River for the southerly corner of said  
23 730.604 acre tract and westerly corner of said 332.16 acre tract;

24 THENCE upstream with the bank of the Colorado River the following  
25 six (6) calls:

- 26 1. N 24°20'08" W a distance of 106.90 feet;
- 27 2. N 32°30'02" W a distance of 142.41 feet;

1 3. N 42°12'30" W a distance of 150.29 feet;

2 4. N 43°37'12" W a distance of 118.46 feet;

3 5. N 51°30'51" W a distance of 307.97 feet;

4 6. N 60°48'22" W a distance of 134.11 feet;

5 THENCE along an oxbow of said river and a common line with that  
6 certain 568.24-acre tract of land conveyed to James Robert Glass by  
7 deed recorded in Volume 815, Page 212 of said deed records the  
8 following eighteen (18) calls:

9 1. N 11°25'33" E a distance of 167.37 feet to a 1/2" iron rod found  
10 for angle point;

11 2. N 10°14'33" E a distance of 144.86 feet to a 1/2" iron rod found  
12 for angle point;

13 3. N 18°36'33" E a distance of 141.53 feet to an iron rod set for  
14 angle point;

15 4. N 20°25'26" E a distance of 46.08 feet to a 1/2" iron rod found  
16 for angle point;

17 5. N 26°58'14" E a distance of 221.23 feet to a 1/2" iron rod found  
18 for angle point;

19 6. N 23°58'15" E a distance of 41.71 feet to a 1/2" iron rod found  
20 for angle point;

21 7. N 22°13'48" E a distance of 139.29 feet to an iron rod set for  
22 angle point;

23 8. N 13°07'49" E a distance of 258.86 feet to an iron rod set for  
24 angle point;

25 9. N 39°28'49" E a distance of 177.48 feet to a 1/2" iron rod found  
26 for angle point;

27 10. N 23°04'49" E a distance of 204.45 feet to a 1/2" iron rod found

- 1 for angle point;
- 2 11. N 19°53'17" E a distance of 319.35 feet to a 1/2" iron rod found  
3 for angle point;
- 4 12. N 01°14'18" W a distance of 341.43 feet to a 1/2" iron rod found  
5 for angle point;
- 6 13. N 16°16'05" W a distance of 725.25 feet to a 1/2" iron rod found  
7 for angle point;
- 8 14. N 26°04'05" W a distance of 363.54 feet to an iron rod set for  
9 angle point;
- 10 15. N 31°08'03" W a distance of 99.92 feet to a 1/2" iron rod found  
11 for angle point;
- 12 16. N 50°26'16" W a distance of 406.32 feet to a 1/2" iron rod found  
13 for angle point;
- 14 17. N 53°23'21" W a distance of 60.55 feet to a 1/2" iron rod found  
15 for angle point;
- 16 18. N 15°56'53" W a distance of 50.48 feet to a 1/2" iron rod found  
17 for a westerly corner hereof and said 730.604 acre tract;
- 18 THENCE with the northwest line hereof and said 730.604-acre tract,  
19 common with said Glass tract the following eighteen (18) calls:
- 20 1. N 29°33'10" E a distance of 340.46 feet to a 1/2" iron rod found  
21 for angle point;
- 22 2. N 29°53'53" E a distance of 1549.29 feet to an iron rod set for  
23 angle point;
- 24 3. N 29°38'56" E a distance of 1707.39 feet to an iron rod set for  
25 angle point;
- 26 4. N 29°27'56" E a distance of 1615.65 feet to an iron rod set for  
27 angle point;

- 1 5. N 28°58'56" E a distance of 633.34 feet to a nail in 16" Elm tree  
2 found for angle point;
- 3 6. N 29°21'56" E a distance of 493.44 feet to a 1/2" iron rod found  
4 for angle point;
- 5 7. N 27°30'16" E a distance of 75.97 feet to an iron rod set for  
6 angle point;
- 7 8. N 29°29'31" E a distance of 302.68 feet to a 1/2" iron rod found  
8 for angle point;
- 9 9. N 29°55'31" E a distance of 204.28 feet to a 1/2" iron rod found  
10 for angle point;
- 11 10. N 29°17'08" E a distance of 730.72 feet to a 1/2" iron rod found  
12 for angle point;
- 13 11. N 29°37'10" E a distance of 606.68 feet to a 1/2" iron rod found  
14 for angle point;
- 15 12. N 33°36'44" E a distance of 118.26 feet to a 1/2" iron rod found  
16 for angle point;
- 17 13. N 28°49'08" E a distance of 135.05 feet to a 1/2" iron rod found  
18 for angle point;
- 19 14. N 28°37'00" E a distance of 461.78 feet to a 1/2" iron rod found  
20 for angle point;
- 21 15. N 26°13'03" E a distance of 92.86 feet to a 1/2" iron rod found  
22 for angle point;
- 23 16. N 40°13'32" E a distance of 46.46 feet to a nail found in 4" Elm  
24 tree for angle point;
- 25 17. N 62°33'46" E a distance of 73.21 feet to a nail found in 9" Elm  
26 tree for angle point;
- 27 18. N 28°19'46" E a distance of 388.67 feet to the POINT OF

1 BEGINNING of TRACT 2, containing 712.931 acres of land, more or  
2 less.

3 LEGAL DESCRIPTION OF TRACT 3: BEING AN 18.846 ACRE TRACT OF LAND  
4 LYING IN AND BEING SITUATED OUT OF THE MARTIN WELLS LEAGUE, ABSTRACT  
5 68 AND THE JOHN B. WALTERS 1/2 LEAGUE, ABSTRACT 67, ALL IN BASTROP  
6 COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 730.604 ACRE TRACT  
7 OF LAND CONVEYED TO DAVID C. McFARLAND AND ANN L. McFARLAND BY DEED  
8 RECORDED IN VOLUME 802, PAGE 648 OF THE DEED RECORDS OF BASTROP  
9 COUNTY, TEXAS; SAID 18.846 ACRE TRACT BEING MORE PARTICULARLY  
10 DESCRIBED AS FOLLOWS:

11 BEGINNING at an iron rod set on the southwesterly right-of-way  
12 (100') line of F.M. Highway 969 for the northerly corner hereof and  
13 said 730.604 acre tract and the easterly corner of that portion of  
14 that certain 568.24 acre tract of land, lying southwesterly of F.M.  
15 Highway 969, conveyed to James Robert Glass by deed recorded in  
16 Volume 815, Page 212 of said deed records;

17 THENCE along said right-of-way line the following three (3) calls:

18 1. S 42°03'46" E a distance of 604.42 feet to a concrete  
19 right-of-way monument found for point of curvature of a curve to the  
20 right;

21 2. a length of 1150.28 feet along the arc of said curve having a  
22 radius of 2242.02 feet and a chord bearing S 27°19'52" E a distance  
23 of 1137.70 feet to a concrete right-of-way monument found for  
24 endpoint;

25 3. S 12°40'40" E a distance of 434.98 feet to an iron rod set for  
26 the POINT OF BEGINNING and northerly corner of the herein described  
27 18.846 acre tract;

1 THENCE continuing with said right-of-way line the following four  
2 (4) calls:

3 1. S 12°40'40" E a distance of 378.84 feet to a concrete monument  
4 found for an ell corner;

5 2. N 79°35'25" E a distance of 9.76 feet to a concrete monument  
6 found for an ell corner;

7 3. S 12°38'54" E a distance of 439.50 feet to a concrete  
8 right-of-way monument found for the beginning of a curve to the  
9 left;

10 4. an arc length of 43.09 feet along said curve to the left having  
11 a radius of 2905.07 feet and a chord bearing S 13°03'34" E, a  
12 distance of 43.09 feet to a 1/2" iron rod set for the easterly  
13 corner hereof;

14 THENCE crossing said 730.604-acre tract the following four (4)  
15 calls:

16 1. S 58°13'34" W a distance of 718.24 feet to a 1/2" iron rod set  
17 for the southerly corner hereof;

18 2. N 40°04'29" W a distance of 848.49 feet to a 1/2" iron rod set  
19 for angle point;

20 3. N 06°51'23" E a distance of 137.70 feet to a 1/2" iron rod set  
21 for angle point;

22 4. N 65°24'48" E a distance of 1035.58 feet to the POINT OF  
23 BEGINNING, containing 18.846 acres of land, more or less.

24 LEGAL DESCRIPTION OF TRACT 4: BEING A 412.010 ACRE TRACT OR PARCEL  
25 OF LAND OUT OF AND BEING A PART OF THE JOHN JONES SURVEY, A-210, IN  
26 BASTROP COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT SAID TO  
27 CONTAIN 164 ACRES IN A DEED FROM MELBA L. SIMIELE TO BYRON H.



1 SIMIELE, DATED MAY 20, 2003, RECORDED IN VOLUME 1333, PAGE 739,  
2 BASTROP COUNTY DEED RECORDS; BEING A PART OF THAT CERTAIN 49.496  
3 ACRE TRACT DESCRIBED IN A DEED FROM BILLIE JEAN KRYNIK, ET AL, TO  
4 MICKEY J. MALONE AND WIFE, VALERIE L. MALONE, RECORDED IN VOLUME  
5 722, PAGE 560, BASTROP COUNTY DEED RECORDS AND BEING ALL THAT  
6 CERTAIN 5.949 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES BERT  
7 CARLISLE, ET UX, TO MICKEY J. MALONE, ET UX, RECORDED IN VOLUME 775,  
8 PAGE 611, BASTROP COUNTY DEED RECORDS AND BEING ALL OF THAT CERTAIN  
9 185.027 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES BERT CARLISLE  
10 AND WIFE, BENNIE R. CARLISLE, TO JOHN SABOL AND PRISCILLA BOHOT,  
11 RECORDED IN VOLUME 1394, PAGE 695, BASTROP COUNTY DEED RECORDS.  
12 SAID 164 ACRE TRACT UPON RE-SURVEY FOUND TO CONTAIN 177.476 ACRES  
13 AND SAID MALONE 5.949 ACRE AND 49.496 ACRE RESIDUE TRACT UPON  
14 RE-SURVEY FOUND TO CONTAIN 49.496 ACRES. SAID 185.027 ACRE TRACT  
15 BEING A PART OF THAT CERTAIN 166.578 ACRE TRACT AND ALL OF THAT  
16 CERTAIN 4.027 ACRE TRACT DESCRIBED IN A RECEIVERS DEED TO CHARLES  
17 BERT CARLISLE, ET UX, RECORDED IN VOLUME 677, PAGE 553, BASTROP  
18 COUNTY DEED RECORDS AND PART OF THAT CERTAIN 13.637 ACRE TRACT  
19 DESCRIBED IN A DEED FROM BILLIE JEAN SMITH KRYNIK, ET AL, TO CHARLES  
20 BERT CARLISLE, ET UX, RECORDED IN VOLUME 722, PAGE 571, BASTROP  
21 COUNTY DEED RECORDS AND ALL THAT CERTAIN 5.949 ACRE TRACT DESCRIBED  
22 IN A DEED FROM MICKEY J. MALONE, ET UX, TO CHARLES BERT CARLISLE, ET  
23 UX, RECORDED IN VOLUME 775, PAGE 620, BASTROP COUNTY DEED RECORDS.  
24 SAID SABOL 185.027 ACRE TRACT BEING RE-SURVEY BY THE UNDERSIGNED  
25 INTO TWO TRACTS OF 181.041 ACRES AND 4.027 ACRES. HEREIN DESCRIBED  
26 TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES  
27 AND BOUNDS AS FOLLOWS:

1 BEGINNING at a 5/8 inch iron rod set on the low bank of the Colorado  
2 River, the most westerly corner of that certain 18.59 acre tract  
3 described In a deed from the Veteran's Land Board of Texas to  
4 Kendall S. Thomas, et al, recorded In Volume 1224, Page 865, Bastrop  
5 County Deed Records for the most northerly corner of this tract and  
6 surveyed 177.476 acre tract.

7 THENCE with the southwest line of the Thomas 18.59 acre tract, S 42  
8 deg. 32 min 19 sec. E, at 179.77 feet pass a 5/8 inch iron rod set  
9 for reference at a fence post, in all 1092.23 feet to a 60d nail set  
10 In S fence corner post, an angle corner of the Thomas 18.59 acre  
11 tract and north corner of that certain 16.55 acre tract described in  
12 a deed from the Veteran's Land Board of Texas to Kendall S. Thomas,  
13 et al, recorded in Volume 729, Page 359, Bastrop County Deed Records  
14 For the east or southeast corner of this tract and surveyed 177.476  
15 acre tract.

16 THENCE with the north or northwest line of the Thomas 16.55 acre  
17 tract and south line of the: 177.476 acre tract, S 60 deg. 41 min. 53  
18 sec. W, 828.24 feet to the west or northwest corner of same, an axle  
19 found at a fence corner, the north or northeast corner of that  
20 certain 39.981 acre tract described in a deed from Kimberly Waynell  
21 Hock, et ux, to R.L. Wyatt, III, recorded in Volume 1147, Page 235,  
22 Bastrop County Deed Records for an angle corner of this tract.

23 THENCE with the north line of the Wyatt 39.981 acre tract and south  
24 line of the 177.476 acre tract, S 61 deg. 04 min. 05 sec. W, 1559.23  
25 feet to the northwest corner of same, a 5/8 inch iron rod round at a  
26 fence corner, the northeast corner of that certain 49.496 acre  
27 tract described in a deed from Billie Jean Smith Kryn timer et al, to

S.B. No. 2225

1 Mickey J. Malone, et ux, recorded In Volume 722, Page 560, Bastrop  
2 County Deed Records for an interior corner of this tract.

3 THENCE with the southwest line of the Wyatt 39.981 acre tract and  
4 northeast line of the 49.496 acre tract, S 41 deg. 47 min. 56 sec. E,  
5 1318.00 feet to a 5/8 inch iron rod found at a fence corner in the  
6 northwest line of Pope Bend Road, the east corner of the Malone  
7 tract for an angle corner of this tract.

8 THENCE with the northwest line of Pope Bend Road and southeast line  
9 of said 49.496 acre tract, S 48 deg. 15 mm. 21 sec. W, 1452.65 feet  
10 to a 5/8 inch iron rod found near a fence corner, the east corner of  
11 the before mentioned 5.949 acre tract described in a deed from  
12 Mickey J. Malone, et ux, to Charles Bert Carlisle, the east corner  
13 of the before mentioned 185.027 acre tract, the surveyed Malone  
14 49.496 acre tract for an angle corner of this tract.

15 THENCE with the northwest line of Pope Bend Road and southeast line  
16 of the Carlisle 5.949 acre and before mentioned 166.578 acre tract,  
17 S 48 deg. 15 min. 21 sec. W, 379.14 feet to a 5/8 inch iron rod found  
18 at the south corner of the 5.949 acre tract and east corner of the  
19 166.578 acre tract, continuing S 47 deg. 04 min. 50 sec. W, 512.00  
20 feet; S 48 deg. 31 mm. 24 sec. W, 1087.00 feet to a 5/8 inch iron rod  
21 found at the east corner of that certain 125.364 acre tract  
22 described In a deed from the Estate of James C. Walker to Robbie R.  
23 Raemsch, et ux, recorded in Volume 677, Page 571, Bastrop County  
24 Deed Records, the most easterly south corner of the 166.578 acre  
25 tract and surveyed 181.041 acre tract for the most easterly south  
26 corner of this tract.

27 THENCE with the northeast line of the Raemsch 125.364 acre tract and

1 lower southwest line of the 166.578 acre tract, N 42 deg. 15 min. 18  
2 sec. W, 2131.96 feet to a leaf spring found at a fence corner, the  
3 north corner of the Raemsch 125.369 acre tract, an interior corner  
4 of the 166.578 acre tract and surveyed 181.041 acre tract for an  
5 interior corner of this tract.

6 THENCE with the northwest line of the Raemsch 125.364 acre tract, an  
7 upper southeast line of the 166.578 acre tract, S 47 deg. 40 min. 57  
8 sec. W, 2457.09 feet to a 5/8 inch iron rod found where same  
9 intersects the center of a Ravine, an angle corner of that certain  
10 89.704 acre tract described in a deed from James Borglum to Julie  
11 Salem, recorded in Volume 709, Page 378, Bastrop County Deed  
12 Records, the most westerly south corner of the said 166.578 acre  
13 tract and surveyed 181.041 acre tract, the most westerly south  
14 corner of this tract from which a 5/8 inch iron rod found at the west  
15 corner of the Raemsch tract bears S 47 deg. 40 min. 57 sec. W, 80.04  
16 feet.

17 THENCE with the center of said ravine, the east line of the Salem  
18 89.704 acre tract and west line of the 166.578 acre tract, N 12 deg.  
19 00 mm. 12 sec. E, 165.53 feet to a 1/2 inch iron rod found; N 22 deg.  
20 30 min. 40 sec. W, 43.05 feet to a 1/2 inch iron rod found; N 04 deg.  
21 30 min. 46 sec. E, 30.91 feet to a 1/2 inch iron rod found; N 46 deg.  
22 54 min. 46 sec. W, 78.48 feet to a 1/2 inch iron rod found; N 15 deg.  
23 28 min. 03 sec. W, 59.77 feet to a 1/2 inch iron rod found; N 59 deg.  
24 43 mm. 17 sec. W, 41.43 feet to a 1/2 inch iron rod found; N 08 deg.  
25 08 min. 31 sec. W, 54.50 feet to a 1/2 inch iron rod found; N 75 deg.  
26 55 mm. 10 sec. W, 74.92 feet to a 1/2 inch iron rod found; N 02 deg.  
27 48 min. 33 sec. W, 45.72 feet to a 1/2 inch iron rod found; N 66 deg.

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1 53 min. 01 sec. W, 37.12 feet to a 1/2 inch iron rod found; N 01 deg.  
2 33 min. 05 sec. W, 69.78 feet to a 1/2 inch iron rod found; N 28 deg.  
3 04 min. 35 sec. W, 80.75 feet to a 1/2 inch iron rod found; N 13 deg.  
4 19 min. 12 sec. W, 148.84 feet to a 1/2 inch iron rod found; N 09  
5 deg. 25 min. 37 sec. E, 89.94 feet to a 1/2 inch iron rod found; N 29  
6 deg. 42 min. 15 sec. W, 49.86 feet to a 1/2 inch iron rod found; N 08  
7 deg. 21 min. 56 sec. E, 53.01 feet to a 1/2 inch iron rod found; N 38  
8 deg. 54 min. 37 sec. W, 69.96 feet to a 1/2 inch iron rod found; N 08  
9 deg. 08 min. 10 sec. E, 95.86 feet to a 1/2 inch iron rod found; N 25  
10 deg. 10 min. 40 sec. W, 110.34 feet to a 1/2 inch iron rod found; N  
11 08 deg. 05 min. 00 sec. E, 134.44 feet to a 1/2 inch iron rod found;  
12 N 19 deg. 35 min. 44 sec W, 91.54 feet to a 1/2 inch iron rod found; N  
13 34 deg. 23 mm. 34 sec. E, 60.04 feet to a 1/2 inch iron rod found  
14 where same intersects the center of another ravine, an interior  
15 corner of the Salem 89.704 acre tract, an angle corner of the said  
16 166.578 acre tract for an angle corner of this tract.  
17 THENCE with the center of the last mentioned ravine, N 60 deg. 44  
18 min. 09 sec. E, 97.04 feet to a point for an angle corner of this  
19 tract.  
20 THENCE leaving said ravine with the common line of the Salem 87.704  
21 acre tract and said 166.578 acre tract, S 67 deg. 40 min. 43 sec. E,  
22 203.24 feet to a 60d nail found in a fence corner post; S 68 deg. 20  
23 min. 19 sec. E, 98.21 feet to a 60d nail found in a 14 inch  
24 hackberry; S 85 deg. 32min. 18 sec. E, 61.46 feet to a 60d nail found  
25 in a fence corner post; S 72 deg. 12 min. 13 sec. E, 134.57 feet to a  
26 1/2 inch iron rod found; N 83 deg. 26 min. 21 sec. E, 173.40 feet to  
27 a 1/2 inch iron rod found; N 25 deg. 46 min. 17 sec. E, 308.95 feet

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1 to a fence angle post; N 13 deg. 03 min. 57 sec. E, 297.18 feet to a 4  
2 inch mesquite; N 01 deg. 02 mm. 30 sec. E, 74.39 feet to a 60d nail  
3 found in a 20 inch cedar; N 01 deg. 10 min. 52 sec. W, 235.42 feet to  
4 a 60d nail found in a fence post; N 45 deg. 05 min. 55 sec W, 40.51  
5 feet to a 60d nail found in a fence post; N 30 deg. 30 min. 06 sec. E,  
6 45.20 feet to a 60d nail found In a fence post; N 10 deg. 08 min. 13  
7 sec. W, 267.96 feet to a fence post; N 03 deg. 23 min. 01 sec. W,  
8 93.78 feet to a 60d nail found in a fence post; N 10 deg. 08 min. 13  
9 sec. W, 267.96 feet to a fence post; N 03 deg. 23 min. 01 sec, W,  
10 93.78 feet to a 60d nail found in a 6 inch elm; N 22 deg. 11 min. 08  
11 sec, 75.45 feet to a 60d nail found in a fence post; N 01 deg. 42  
12 min. 11 sec. E, 231.59 feet to a 60d nail found In a 10 inch elm; N 03  
13 deg. 57 min. 45 sec. W, 47.13 feet to a 60d nail found in a 10 inch  
14 elm; N 02 deg. 02 min. 04 sec. E, 91.46 feet to a 5/8 inch iron rod  
15 found where same intersects the old down fence for an angle corner  
16 of this tract. Said point being the southwest corner of the before  
17 mentioned 4.027 acre tract.

18 THENCE with a fence line along the west line of the 4,027 acre  
19 tract, N 02 deg. 02 min. 04 sec. E, 49.63 feet to a 1/2 inch iron rod  
20 found at a fence corner; N 47 deg. 26 min. 38 sec. E, 178.31 feet to  
21 a 1/2 inch iron rod found at a fence corner; N 42 deg. 36 min. 35  
22 sec. E, 38.12 feet to a 1/2 inch iron rod found; N 07 deg. 24 min. 36  
23 sec. E, 69.00 feet to a 1/2 inch iron rod found; N 13 deg. 13 min. 12  
24 sec. W, 110.47 feet to a 1/2 inch iron rod found; N 10 deg. 21 min.  
25 49 sec. W, 59.80 feet to a 1/2 iron rod found; N 08 deg. 32 min. 11  
26 sec. W, 71.23 feet to a 1/2 inch iron rod found; N 22 deg. 06 min. 13  
27 sec. W, 23.98 feet to a 1/2 inch iron rod found; N 07 deg. 49 min. 15

1 sec. W, 21.29 feet to a 1/2 inch iron rod found; N 07 deg. 50 min. 11  
2 sec. E, 150.09 feet to a 1/2 inch iron rod found at a fence corner  
3 for the northwest corner of this tract.

4 THENCE continuing with said fence along the north line of said 4,027  
5 acre tract, S 59 deg. 59 min. 10 sec. E, 75.63 feet to a 60d nail  
6 found at a 6 inch elm; S 68 deg. 52 min. 32 sec. E, 117.17 feet to a  
7 60d nail found at a 12 inch elm; N 85 deg. 11 min. 47 sec. E, 207.14  
8 feet to a 60d nail found at a 40 inch elm; N 63 deg. 28 min. 45 sec.  
9 E, 114.94 feet to a 5/8 inch iron rod found for the low bank of the  
10 Colorado River for an angle corner of this tract.

11 THENCE with the meanders of the low bank of the Colorado River, S 81  
12 deg. 50 min. 32 sec. E, 179.25 feet; S 82 deg. 31 min. 26 sec. E,  
13 113.09 feet to a 1/2 inch iron rod found at the east corner of the  
14 said 4.027 acre tract common with a corner of the 166.578 acre and  
15 surveyed 181.041 acre tract.

16 THENCE continuing with the meanders of the low bank of the Colorado  
17 River and a north line of the 166.578 acre and 181.041 acre tract, S  
18 82 deg. 31 min. 26 sec. E, 67.07 feet to a point; S 87 deg. 11 min. 45  
19 sec. E, 64.40 feet to a point where same intersects the center of a  
20 Ravine known as Hatherly-Walker Branch, the northwest corner of the  
21 before mentioned 177.476 acre tract, the northeast corner of the  
22 166.578 acre and 181.041 acre tract for an angle corner of this  
23 tract.

24 THENCE with the meanders of the low bank of the Colorado River, N 80  
25 deg. 52 min. 27 sec. E, 421.79 feet; N 72 deg. 49 min. 27 sec. E,  
26 1441.81 feet; N 65 deg. 52 min. 11 sec. E, 1610.22 feet; N 76 deg 02  
27 mm. 07 sec. E, 975.77 feet; N 67 deg. 10 min. 12 sec. E, 510.12 feet

1 to the POINT OF BEGINNING, containing 412.040 acres of land.

2 LEGAL DESCRIPTION OF TRACT 4: All that certain tract or parcel of  
3 land situated in the Solomon Duty Survey, A-29 in Bastrop County,  
4 Texas and being all of a 38.75 acre tract, a 40.00 acre tract, and a  
5 25.07 acre tract conveyed to LeAnna H. .Johnson by deed recorded as  
6 Document #201102644 of the Official Public Records of Bastrop  
7 County, Texas and being more particularly described as follows:

8 BEGINNING at an iron pin found on the curving South line of F.M.  
9 #969. in the East corner of a 12.055 acre tract conveyed to Britt  
10 Stewart et ux by Document #201605535 of the above mentioned  
11 Official Records, for the North corner of the above mentioned 25.07  
12 acre tract and the North corner of this tract.

13 THENCE with the arc of the said curve, to the left, 202.18 feet,  
14 said curve having a radius of 619.77 feet, a central angle of 18°41  
15 '29'', and a sub-chord which bears N 80°43'08"E 201.29 feet to an  
16 iron pin found in the West corner of a 11.00 acre tract conveyed to  
17 W.T. McPherson in Volume 641, Page 500 of the Deed Records of  
18 Bastrop County, Texas for the Northeast corner of the said 25.07  
19 acre tract and the Northeast corner of this tract.

20 THENCE with the Southwest line of the above mentioned 11.00 acre  
21 tract and the Northeast line of the said 25.07 acre tract and the  
22 above mentioned 40.00 acre tract for the following four (4)  
23 courses:

- 24 1. S 20°27'07"E 142.71 feet to an iron pin found for an angle point.
- 25 2. S 60°11'03"E 563.67 feet to an iron pin found for an ell corner.
- 26 3. S 29°44'37"W 312.46 feet to an iron pin found for an ell corner
- 27 4. S 59°41'40"E 1371.57 feet to an iron pin found on the Northwest



1 line of a 190.03 acre tract conveyed to Riorado, Ltd. in Volume  
2 1061, Page 413 of the above mentioned Deed Records, in the South  
3 corner of the said 11.00 acre tract and the East corner of the said  
4 40.00 acre tract for the East corner of this tract.

5 THENCE S 29°20'30"W 1636.80 feet to an iron pipe found in the West  
6 corner of the above mentioned 190.03 acre tract and the North corner  
7 of a 100.0 acre tract conveyed to B.P. Bearden et ux in Volume 738,  
8 Page 669 of the said Deed Records of Bastrop County, Texas for an  
9 angle point of this tract.

10 THENCE S 29°23'06"W with the Northwest line of the above mentioned  
11 100.0 acre tract 621.62 feet to an iron pin found on the Northeast  
12 line of Watersedge Terrace as set out on the plat of Lazy River  
13 Acres recorded in Cabinet 1, Slide 50A of the Plat Records of  
14 Bastrop County, Texas. for the South corner of the said 40.00  
15 acre tract and the South corner of this tract.

16 THENCE with the Northeast right-of-way line of Watersedge Terrace  
17 for the following six courses:

18 1. N 59°40'37"W 640,28 feet to an iron pin set in the PC of a curve  
19 to the right said curve having a radius of 315.50 feet and a central  
20 angle of 27°55'31".

21 2. THENCE with the arc of the said curve 153.77 feet the long chord  
22 of which bears N 45°36'02"W 152.25 feet to an iron pin found for the  
23 West corner of the said 40.00 acre tract and the South corner of the  
24 above mentioned 38.75 acre tract for the PT of the said curve.

25 3. THENCE N 32°02'38"W 628.66 feet to an iron pin set in the PC of a  
26 curve to the right said curve having a radius of 1,218.51 feet and a  
27 central angle of 18°48'00",

1 4. THENCE with the arc of the said curve 399.82 feet the long  
2 chord of which bears N 22°36'34"W 398,03 feet to an iron pin set for  
3 the PT of the said curve,

4 5. THENCE N 13°12'34"W 397.00 feet to an iron pin set in the PC of a  
5 curve to the left said curve having a radius of 1179,50 feet and a  
6 central angle of 16°58'29".

7 6. with the arc of the said curve 349.45 feet the long  
8 chord of which bears N 21°48'52"W 348.17 feet to an iron pin  
9 found in the South corner of the above mentioned 12.055 acre tract  
10 and the West corner of the said 38,75 acre tract, for the West  
11 corner of this tract.

12 THENCE N 29°05'20" E 1457.36 feet to the POINT OF BEGINNING  
13 containing 103.852 acres of land. more or less.

14 LEGAL DESCRIPTION OF TRACT 5: Lot 4, TOWERING OAKS ESTATES TWO, a  
15 subdivision in Bastrop County, Texas, according to the map or plat  
16 of record in Plat Cabinet No. 3, Page 151B, Plat Records of Bastrop  
17 County, Texas as described in deed recorded in Volume 1647, Page  
18 842, Official Records, Bastrop County, Texas. Ratification of Plat  
19 recorded in Volume 986, Page 321, Official Records of Bastrop  
20 County, Texas.

21 LEGAL DESCRIPTION OF TRACT 6: BEING a 212.854 acre tract or parcel  
22 of land out of and being a part of the Martin Wells Survey, A-68, in  
23 Bastrop County, Texas, and being all of that certain tract  
24 described in a deed from Mary Elizabeth Bryant to DLP Real Estate  
25 Acquisition Corp., as recorded in Vol. 1872, Page 474, Bastrop  
26 County Official Public Records. Said tract being a part of that  
27 certain 519 acre tract described as Second Tract in a deed from John

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1 Barton to W.A. Barton, Johnnie Barton, and Ruth Barton, dated  
2 August 20, 1947, recorded in Volume 123, Page 114, Bastrop County  
3 Deed Records. Herein described tract or parcel of land being more  
4 particularly described by metes and bounds as follows:

5 BEGINNING at a 1/2 inch iron rod found at a fence corner, the  
6 northeast corner of the before mentioned 519 acre tract, the  
7 northwest corner of Lot No. 21, Towering Oaks Estates Two, a  
8 subdivision in Bastrop County, Texas, as recorded in Plat cabinet  
9 3, Page 1518, Bastrop County Plat Records, the southeast corner of  
10 Lot No. 30, Texas Heritage, a subdivision in said survey as  
11 recorded in Plat Cabinet 1, Page 83A, Bastrop County Plat Records,  
12 and southwest corner of the 289.588 acre Lula Martin, Est., for the  
13 northeast corner of this tract.

14 THENCE with the east line, as fenced, of the said 519 acre tract,  
15 the west line of Lots 21-10, Towering Oaks Estates Two, S 31 deg. 25  
16 min. 22 sec. W, 585.50 feet to a 1/2. Inch iron rod found; S 29 deg.  
17 51 min. 30 sec. W, 1201.78 feet to a 1/2 inch iron rod found; S 29  
18 deg, 40 min. 55 sec. W, 501.36 Feet to a 1/2 inch iron rod found; S  
19 29 deg. 41 min. 36 sec. W, 400.09 feet to a 1/2 inch iron rod found;  
20 S 29 deg. 41 min. 01 sec. W, 800.86 feet to a 1/2 Inch ,Iron rod  
21 found; S 29 deg. 40 min. 23 sec. W, 205.45 feet to a 1/2 Inch iron  
22 rod found; S 29 deg. 47 min. 23 sec. W, 195.29 feet to a 1/2 inch  
23 iron rod found; S 29 deg. 51 min. 19 sec. W, 740.56 feet to a 1/2  
24 inch Iron rod found at a fence corner, an interior corner of Lot 10,  
25 for an angle corner of this tract.

26 THENCE continuing with a north line of Lot 10, N 61 deg. 48 min. 27  
27 sec. W, 253.01 feet to a 5/8 inch iron rod found at a northwest

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1 corner of Lot 10, and the northeast corner of that certain 26.49  
2 acre tract described as Parcel 2 in a deed from Ella Voncile Daily  
3 Glass Estate to James Robert Glass, et al, dated September 3, 1996,  
4 recorded in Volume 815, Page 212, Bastrop County Official Records,  
5 for an angle corner of the said 519 acre tract and this tract.

6 THENCE with the north line, as fenced, of the 26.49 acre tract, N 60  
7 deg. 30 mln. 25 sec. W, 620.15 feet to a 5/8 inch iron rod set at a  
8 fence corner, the northwest corner of the 26.49 acre tract, for an  
9 interior corner of the said 519 acre tract and this tract.

10 THENCE with the west line, as fenced, of the 26.49 acre tract, the  
11 east line of the said 519 acre tract, s 29 deg. 52 min. 03 sec. W,  
12 1766.02 feet to a 5/8 inch iron rod set where same intersects the  
13 north line of Farm to Market Road No. 969, for the southeast corner  
14 of this tract.

15 THENCE with the north line of said Farm to Market Road No. 969, N 41  
16 deg. 56 min. 21 sec. W, 334.69 feet to a concrete right-of-way  
17 marker found at the beginning of a curve to the right.

18 THENCE continuing with the north line of said Farm to Market Road  
19 No. 969 along said curve to the right whose radius is 1859.86 feet;  
20 whose central angle is 6 deg. 37 min. 32 sec.; whose long chord  
21 bears N 38 deg. 13 min. 36 sec. W, 214.95 feet; 215.07 feet along the  
22 arc to a concrete right-of way marker found at the end of said  
23 curve.

24 THENCE continuing with the north line of said Farm to Market Road  
25 No. 9691 N 35 deg. 17 min. 35 sec. W, 795.44 feet to a 1/2 inch  
26 Iron rod found near a fence corner where same Intersects the west  
27 line of the said 519 acre tract, the east line of that certain

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1 269.792 acre tract described in a deed from Alexander Oaks  
2 Development, LLC, to Kenneth D. Hinsvark<sup>1</sup> recorded in Volume  
3 1444, Page 260, Bastrop County Official Public Records, for the  
4 southwest corner of this tract.

5 THENCE with the west line of the said 519 acre tract, ●the east line  
6 of the Hinsvark 269.792 acre tract, as fenced, N 29 deg. 51 min. 32  
7 sec. E, 1251.95 feet to a 1/2 inch Iron rod found at a fence corner;  
8 S 61 deg. 03 min. 06 sec. E, 806.75 feet to a 1/2 Inch Iron rod found  
9 at a fence corner; N ●30 deg. 22 min. 55 sec. E, 2687.43 feet to a 1h  
10 inch iron rod found at a fence corner, the northeast corner of the  
11 Hinsvark 269.792 acre tract, an interior corner of the said 519 acre  
12 tract, for an interior corner of this tract.

13 THENCE with the north line of the Hinsvark 269.792 acre tract and an  
14 upper south line of the 519 acre tract, N 59 deg. 51 min. 41 sec. W,  
15 445.85 feet to a 1/2 inch iron rod found for the south corner of Lot  
16 No. 23, Texas Heritage, for an angle corner of the 519 acre tract  
17 and this tract. THENCE with the west line of the said 519 acre  
18 tract, the east line of Tracts No. 23, 24, 25, and 26, Texas  
19 Heritage, N 29 deg. 18 min. 45 sec. E, 1581.42 feet to a 1/2 inch  
20 Iron rod found at the common corner of Lots 25 and 26; N 30 deg. 08  
21 min. 21 sec. E, 114.39 feet to a 1/2 inch iron rod found; N 30●deg.  
22 12 min. 02 sec. E, 553.91 feetto a 5/8 inch iron rod found in the  
23 south line of Tract No. 28, the northeast corner of Tract No. 26,  
24 the northwest corner of the said 519 acre tract, for the northwest  
25 corner of this tract.

26 THENCE with the north line of the said 519 acre tract, the south  
27 line of Tracts No. 28, 29, and 30, Texas Heritage, S 59 deg. 45 min.

1 36 sec. E, 130.89 feet to a 1/2 inch iron pipe found; S 59 deg. 26  
2 min. 09 sec. E, 1277.57 feet to a 1/2 inch iron rod found at the  
3 common corner of Lots 29 and 30; S 60 deg. 25 mln. 27 sec. E, 338.92  
4 feet to the POINT OF BEGINNING, containing 212.854 acres of land.

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

12 (b) The governor has submitted the notice and Act to the  
13 Texas Commission on Environmental Quality.

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

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

22 SECTION 5. This Act takes effect immediately if it receives  
23 a vote of two-thirds of all the members elected to each house, as  
24 provided by Section 39, Article III, Texas Constitution. If this  
25 Act does not receive the vote necessary for immediate effect, this  
26 Act takes effect September 1, 2021.