

1-1 By: Eckhardt S.B. No. 2225  
 1-2 (In the Senate - Filed April 26, 2021; April 27, 2021, read  
 1-3 first time and referred to Committee on Local Government;  
 1-4 May 19, 2021, reported adversely, with favorable Committee  
 1-5 Substitute by the following vote: Yeas 9, Nays 0; May 19, 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. 2225 By: Eckhardt

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

1-21 relating to the Cottonwood Creek Development District, the  
 1-22 district's authority to issue bonds, and the district's authority  
 1-23 to impose assessments, fees, and taxes.

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

1-25 SECTION 1. The district created by Travis County as the  
 1-26 Cottonwood Creek Water Control and Improvement District No. 3 is  
 1-27 renamed the Cottonwood Creek Development District.

1-28 SECTION 2. Subtitle X, Title 6, Special District Local Laws  
 1-29 Code, is amended by adding Chapter 11016 to read as follows:

1-30 CHAPTER 11016. COTTONWOOD CREEK DEVELOPMENT DISTRICT

1-31 SUBCHAPTER A. GENERAL PROVISIONS

1-32 Sec. 11016.0101. DEFINITIONS. In this chapter:

1-33 (1) "Board" means the district's board of directors.

1-34 (2) "County" means Travis County.

1-35 (3) "Director" means a board member.

1-36 (4) "District" means the Cottonwood Creek Development  
 1-37 District.

1-38 Sec. 11016.0102. NATURE OF DISTRICT. The Cottonwood Creek  
 1-39 Development District is a special district created under Section  
 1-40 59, Article XVI, Texas Constitution.

1-41 Sec. 11016.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
 1-42 creation of the district is essential to accomplish the purposes of  
 1-43 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 1-44 Texas Constitution, and other public purposes stated in this  
 1-45 chapter.

1-46 (b) By creating the district and in authorizing the county  
 1-47 and other political subdivisions to contract with the district, the  
 1-48 legislature has established a program to accomplish the public  
 1-49 purposes set out in Section 52-a, Article III, Texas Constitution.

1-50 (c) The creation of the district is necessary to promote,  
 1-51 develop, encourage, and maintain employment, commerce,  
 1-52 transportation, housing, tourism, recreation, the arts,  
 1-53 entertainment, economic development, safety, and the public  
 1-54 welfare in the district.

1-55 (d) This chapter and the creation of the district may not be  
 1-56 interpreted to relieve the county from providing the level of  
 1-57 services provided as of the effective date of the Act enacting this  
 1-58 chapter to the area in the district. The district is created to  
 1-59 supplement and not to supplant county services provided in the  
 1-60 district.

1-61 Sec. 11016.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

2-1 (a) All land and other property included in the district will  
2-2 benefit from the improvements and services to be provided by the  
2-3 district under powers conferred by Sections 52 and 52-a, Article  
2-4 III, and Section 59, Article XVI, Texas Constitution, and other  
2-5 powers granted under this chapter.

2-6 (b) The district is created to serve a public use and  
2-7 benefit.

2-8 (c) The creation of the district is in the public interest  
2-9 and is essential to further the public purposes of:

2-10 (1) developing and diversifying the economy of the  
2-11 state;

2-12 (2) eliminating unemployment and underemployment; and

2-13 (3) developing or expanding transportation and  
2-14 commerce.

2-15 (d) The district will:

2-16 (1) promote the health, safety, and general welfare of  
2-17 residents, employers, potential employees, employees, visitors,  
2-18 and consumers in the district, and of the public;

2-19 (2) provide needed funding for the district to  
2-20 preserve, maintain, and enhance the economic health and vitality of  
2-21 the district territory as a community and business center;

2-22 (3) promote the health, safety, welfare, and enjoyment  
2-23 of the public by providing pedestrian ways and by landscaping and  
2-24 developing certain areas in the district, which are necessary for  
2-25 the restoration, preservation, and enhancement of scenic beauty;  
2-26 and

2-27 (4) provide for water, wastewater, drainage, road, and  
2-28 recreational facilities for the district.

2-29 (e) Pedestrian ways along or across a street, whether at  
2-30 grade or above or below the surface, and street lighting, street  
2-31 landscaping, parking, and street art objects are parts of and  
2-32 necessary components of a street and are considered to be a street  
2-33 or road improvement.

2-34 (f) The district will not act as the agent or  
2-35 instrumentality of any private interest even though the district  
2-36 will benefit many private interests as well as the public.

2-37 Sec. 11016.0105. INITIAL DISTRICT TERRITORY. (a) The  
2-38 district is initially composed of the territory described by  
2-39 Section 3 of the Act enacting this chapter.

2-40 (b) The boundaries and field notes contained in Section 3 of  
2-41 the Act enacting this chapter form a closure. A mistake in the  
2-42 field notes or in copying the field notes in the legislative process  
2-43 does not affect the district's:

2-44 (1) organization, existence, or validity;

2-45 (2) right to issue any type of bonds for the purposes  
2-46 for which the district is created or to pay the principal of and  
2-47 interest on the bonds;

2-48 (3) right to impose or collect an assessment or tax; or

2-49 (4) legality or operation.

2-50 Sec. 11016.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL  
2-51 ZONES. All or any part of the area of the district is eligible to be  
2-52 included in:

2-53 (1) a tax increment reinvestment zone created under  
2-54 Chapter 311, Tax Code; or

2-55 (2) a tax abatement reinvestment zone created under  
2-56 Chapter 312, Tax Code.

2-57 Sec. 11016.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-58 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-59 Chapter 375, Local Government Code, applies to the district.

2-60 Sec. 11016.0108. CONSTRUCTION OF CHAPTER. This chapter  
2-61 shall be liberally construed in conformity with the findings and  
2-62 purposes stated in this chapter.

2-63 SUBCHAPTER B. POWERS AND DUTIES

2-64 Sec. 11016.0201. GENERAL POWERS AND DUTIES. The district  
2-65 has the powers and duties necessary to accomplish the purposes for  
2-66 which the district is created.

2-67 Sec. 11016.0202. IMPROVEMENT PROJECTS AND SERVICES. (a)  
2-68 The district, using any money available to the district for the  
2-69 purpose, may provide, design, construct, acquire, improve,

3-1 relocate, operate, maintain, or finance an improvement project or  
3-2 service authorized under this chapter or Chapter 375, Local  
3-3 Government Code.

3-4 (b) The district may contract with a governmental or private  
3-5 entity to carry out an action under Subsection (a).

3-6 (c) The implementation of a district project or service is a  
3-7 governmental function or service for the purposes of Chapter 791,  
3-8 Government Code.

3-9 Sec. 11016.0203. NONPROFIT CORPORATION. (a) The board by  
3-10 resolution may authorize the creation of a nonprofit corporation to  
3-11 assist and act for the district in implementing a project or  
3-12 providing a service authorized by this chapter.

3-13 (b) The nonprofit corporation:

3-14 (1) has each power of and is considered to be a local  
3-15 government corporation created under Subchapter D, Chapter 431,  
3-16 Transportation Code; and

3-17 (2) may implement any project and provide any service  
3-18 authorized by this chapter.

3-19 (c) The board shall appoint the board of directors of the  
3-20 nonprofit corporation. The board of directors of the nonprofit  
3-21 corporation shall serve in the same manner as the board of directors  
3-22 of a local government corporation created under Subchapter D,  
3-23 Chapter 431, Transportation Code, except that a board member is not  
3-24 required to reside in the district.

3-25 Sec. 11016.0204. LAW ENFORCEMENT SERVICES. To protect the  
3-26 public interest, the district may contract with a qualified party,  
3-27 including the county, to provide law enforcement services in the  
3-28 district for a fee.

3-29 Sec. 11016.0205. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
3-30 The district may join and pay dues to a charitable or nonprofit  
3-31 organization that performs a service or provides an activity  
3-32 consistent with the furtherance of a district purpose.

3-33 Sec. 11016.0206. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
3-34 district may engage in activities that accomplish the economic  
3-35 development purposes of the district.

3-36 (b) The district may establish and provide for the  
3-37 administration of one or more programs to promote state or local  
3-38 economic development and to stimulate business and commercial  
3-39 activity in the district, including programs to:

3-40 (1) make loans and grants of public money; and

3-41 (2) provide district personnel and services.

3-42 (c) The district may create economic development programs  
3-43 and exercise the economic development powers provided to  
3-44 municipalities by:

3-45 (1) Chapter 380, Local Government Code; and

3-46 (2) Subchapter A, Chapter 1509, Government Code.

3-47 Sec. 11016.0207. PARKING FACILITIES. (a) The district may  
3-48 acquire, lease as lessor or lessee, construct, develop, own,  
3-49 operate, and maintain parking facilities or a system of parking  
3-50 facilities, including lots, garages, parking terminals, or other  
3-51 structures or accommodations for parking motor vehicles off the  
3-52 streets and related appurtenances.

3-53 (b) The district's parking facilities serve the public  
3-54 purposes of the district and are owned, used, and held for a public  
3-55 purpose even if leased or operated by a private entity for a term of  
3-56 years.

3-57 (c) The district's parking facilities are parts of and  
3-58 necessary components of a street and are considered to be a street  
3-59 or road improvement.

3-60 (d) The development and operation of the district's parking  
3-61 facilities may be considered an economic development program.

3-62 Sec. 11016.0208. ADDING OR EXCLUDING LAND. The district  
3-63 may add or exclude land in the manner provided by Subchapter J,  
3-64 Chapter 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

3-65 Sec. 11016.0209. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
3-66 board by resolution shall establish the number of directors'  
3-67 signatures and the procedure required for a disbursement or  
3-68 transfer of district money.

3-69 Sec. 11016.0210. NO EMINENT DOMAIN POWER. The district may

4-1 not exercise the power of eminent domain.

4-2 SUBCHAPTER C. ASSESSMENTS

4-3 Sec. 11016.0301. PETITION REQUIRED FOR FINANCING SERVICES  
4-4 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
4-5 service or improvement project with assessments under this chapter  
4-6 unless a written petition requesting that service or improvement  
4-7 has been filed with the board.

4-8 (b) A petition filed under Subsection (a) must be signed by  
4-9 the owners of a majority of the assessed value of real property in  
4-10 the district subject to assessment according to the most recent  
4-11 certified tax appraisal roll for the county.

4-12 Sec. 11016.0302. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
4-13 The board by resolution may impose and collect an assessment for any  
4-14 purpose authorized by this chapter in all or any part of the  
4-15 district.

4-16 (b) An assessment, a reassessment, or an assessment  
4-17 resulting from an addition to or correction of the assessment roll  
4-18 by the district, penalties and interest on an assessment or  
4-19 reassessment, an expense of collection, and reasonable attorney's  
4-20 fees incurred by the district:

4-21 (1) are a first and prior lien against the property  
4-22 assessed;

4-23 (2) are superior to any other lien or claim other than  
4-24 a lien or claim for county, school district, or municipal ad valorem  
4-25 taxes; and

4-26 (3) are the personal liability of and a charge against  
4-27 the owners of the property even if the owners are not named in the  
4-28 assessment proceedings.

4-29 (c) The lien is effective from the date of the board's  
4-30 resolution imposing the assessment until the date the assessment is  
4-31 paid. The board may enforce the lien in the same manner that the  
4-32 board may enforce an ad valorem tax lien against real property.

4-33 (d) The board may make a correction to or deletion from the  
4-34 assessment roll that does not increase the amount of assessment of  
4-35 any parcel of land without providing notice and holding a hearing in  
4-36 the manner required for additional assessments.

4-37 SUBCHAPTER D. TAXES AND BONDS

4-38 Sec. 11016.0401. TAX ELECTION REQUIRED. The district must  
4-39 hold an election in the manner provided by Chapter 49, Water Code,  
4-40 or, if applicable, Chapter 375, Local Government Code, to obtain  
4-41 voter approval before the district may impose an ad valorem tax.

4-42 Sec. 11016.0402. OPERATION AND MAINTENANCE TAX. (a) If  
4-43 authorized by a majority of the district voters voting at an  
4-44 election under Section 11016.0401, the district may impose an  
4-45 operation and maintenance tax on taxable property in the district  
4-46 in the manner provided by Section 49.107, Water Code, for any  
4-47 district purpose, including to:

4-48 (1) maintain and operate the district;

4-49 (2) construct or acquire improvements; or

4-50 (3) provide a service.

4-51 (b) The board shall determine the operation and maintenance  
4-52 tax rate. The rate may not exceed the rate approved at the  
4-53 election.

4-54 Sec. 11016.0403. AUTHORITY TO BORROW MONEY AND TO ISSUE  
4-55 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
4-56 terms determined by the board.

4-57 (b) The district may issue bonds, notes, or other  
4-58 obligations payable wholly or partly from ad valorem taxes,  
4-59 assessments, impact fees, revenue, contract payments, grants, or  
4-60 other district money, or any combination of those sources of money,  
4-61 to pay for any authorized district purpose.

4-62 (c) The limitation on the outstanding principal amount of  
4-63 bonds, notes, or other obligations provided by Section 49.4645,  
4-64 Water Code, does not apply to the district.

4-65 Sec. 11016.0404. BONDS SECURED BY REVENUE OR CONTRACT  
4-66 PAYMENTS. The district may issue, without an election, bonds  
4-67 secured by:

4-68 (1) revenue other than ad valorem taxes, including  
4-69 contract revenues; or

5-1 (2) contract payments, provided that the requirements  
5-2 of Section 49.108, Water Code, have been met.

5-3 Sec. 11016.0405. BONDS SECURED BY AD VALOREM TAXES;  
5-4 ELECTIONS. (a) If authorized at an election under Section  
5-5 11016.0401, the district may issue bonds payable from ad valorem  
5-6 taxes.

5-7 (b) Section 375.243, Local Government Code, does not apply  
5-8 to the district.

5-9 (c) At the time the district issues bonds payable wholly or  
5-10 partly from ad valorem taxes, the board shall provide for the annual  
5-11 imposition of a continuing direct annual ad valorem tax, without  
5-12 limit as to rate or amount, for each year that all or part of the  
5-13 bonds are outstanding as required and in the manner provided by  
5-14 Sections 54.601 and 54.602, Water Code.

5-15 (d) All or any part of any facilities or improvements that  
5-16 may be acquired by a district by the issuance of its bonds may be  
5-17 submitted as a single proposition or as several propositions to be  
5-18 voted on at the election.

5-19 Sec. 11016.0406. CONSENT OF MUNICIPALITY REQUIRED. (a)  
5-20 The board may not issue bonds until each municipality in whose  
5-21 corporate limits or extraterritorial jurisdiction the district is  
5-22 located has consented by ordinance or resolution to the creation of  
5-23 the district and to the inclusion of land in the district.

5-24 (b) This section applies only to the district's first  
5-25 issuance of bonds payable from ad valorem taxes.

5-26 SUBCHAPTER I. DISSOLUTION

5-27 Sec. 11016.0901. DISSOLUTION. (a) The board shall  
5-28 dissolve the district on written petition filed with the board by  
5-29 the owners of:

5-30 (1) 66 percent or more of the assessed value of the  
5-31 property subject to assessment by the district based on the most  
5-32 recent certified county property tax rolls; or

5-33 (2) 66 percent or more of the surface area of the  
5-34 district, excluding roads, streets, highways, utility  
5-35 rights-of-way, other public areas, and other property exempt from  
5-36 assessment by the district according to the most recent certified  
5-37 county property tax rolls.

5-38 (b) The board by majority vote may dissolve the district at  
5-39 any time.

5-40 (c) The district may not be dissolved by its board under  
5-41 Subsection (a) or (b) if the district:

5-42 (1) has any outstanding bonded indebtedness until that  
5-43 bonded indebtedness has been repaid or defeased in accordance with  
5-44 the order or resolution authorizing the issuance of the bonds;

5-45 (2) has a contractual obligation to pay money until  
5-46 that obligation has been fully paid in accordance with the  
5-47 contract; or

5-48 (3) owns, operates, or maintains public works,  
5-49 facilities, or improvements unless the district contracts with  
5-50 another person for the ownership, operation, or maintenance of the  
5-51 public works, facilities, or improvements.

5-52 (d) Sections 375.261, 375.262, and 375.264, Local  
5-53 Government Code, do not apply to the district.

5-54 SECTION 3. The Cottonwood Creek Development District  
5-55 initially includes all territory contained in the following area:

5-56 LEGAL DESCRIPTION OF TRACT 1: BEING A 333.016 ACRE TRACT OF LAND  
5-57 LYING IN AND BEING SITUATED OUT OF THE JOHN B. WALTERS 1/2 LEAGUE,  
5-58 ABSTRACT 67, ALL IN BASTROP COUNTY, TEXAS AND ALL OF THAT CERTAIN  
5-59 332.16 ACRE TRACT OF LAND CONVEYED TO DAVID C. McFARLAND AND WIFE,  
5-60 ANN L. McFARLAND AND TO JOHN B. McFARLAND AND WIFE, JILL S.  
5-61 McFARLAND BY DEED RECORDED IN VOLUME 1591, PAGE 792, OF THE DEED  
5-62 RECORDS OF BASTROP COUNTY, TEXAS; SAID 333.016 ACRE TRACT BEING  
5-63 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5-64 BEGINNING at an 1/2" iron rod set in the southwesterly right-of-way  
5-65 (80') line of F.M. Highway 969 for the east corner hereof and said  
5-66 332.16 acre tract and the north corner of that certain 120.411 acre  
5-67 tract of land conveyed to Gladys Ott Smith by will recorded in  
5-68 Volume 1167, Page 332 of said deed records;  
5-69 THENCE S 29°36'25" W, passing an iron rod set for reference at a

6-1 distance of 1892.00 feet, passing an iron rod set for reference at a  
6-2 distance of 2339.00 feet, passing an iron rod set for reference at a  
6-3 distance of 7995.00 feet and continuing for a total distance of  
6-4 8338.55 feet to a calculated point at the bank of the Colorado River  
6-5 for the southerly corner hereof:  
6-6 THENCE upstream with the bank of the Colorado River the following  
6-7 ten (10) calls:  
6-8 1. S. 68°05'46" W a distance of 15.71 feet;  
6-9 2. S 70°41'19" W a distance of 210.13 feet;  
6-10 3. S 72°18'11" W a distance of 319.41 feet;  
6-11 4. S 76°33'49"  
6-12 5. S 75°1 902"  
6-13 6. S 72°1 5'30"  
6-14 7. S 76°40'54"  
6-15 8. S 74°29'04"  
6-16 9. N 89°26'1 6"  
6-17 10. N 77°18'06" W a distance of 234.11 feet to the westerly corner  
6-18 of said 332.19 acre tract and the southerly corner of that certain  
6-19 730.604 acre tract of land conveyed to David McFarland and Ann L.  
6-20 McFarland by deed recorded in Volume 802, Page 648 of said deed  
6-21 records;  
6-22 THENCE with the common line of said tracts the following eleven (11)  
6-23 calls;  
6-24 1. N 22°14'26" E a distance of 150.57 feet to an angle point;  
6-25 2. N 30°58'19" E a distance of 512.26 feet to an angle point;  
6-26 3. N 28°40'38" E a distance of 661.87 feet to an angle point;  
6-27 4. N 31°34'34" E a distance of 356.38 feet to an angle point;  
6-28 5. N 30°15'17" E a distance of 1609.17 feet to an angle point;  
6-29 6. N 30°08'09" E a distance of 956.68 feet to an angle point;  
6-30 7. N 30°19'48" E a distance of 1602.84 feet to an angle point;  
6-31 8. N 30°37'25" E a distance of 1614.59 feet to an angle point;  
6-32 9. N 30°44'51" E a distance of 1726.19 feet to an angle point;  
6-33 10. N 30°02'04" E a distance of 412.63 feet to an angle point;  
6-34 11. N 31°06'04" E a distance of 764.32 feet to a point on the  
6-35 curving southwesterly right-of-way (80') line of F.M. Highway 969  
6-36 for the northerly corner hereof and easterly corner of said 730.604  
6-37 acre tract;  
6-38 THENCE along said right-of-way line the following three (3) calls:  
6-39 1. a length of 302.29 feet along the arc of said curving line to  
6-40 the left having a radius of 2905.07 feet and a chord bearing S  
6-41 35°40'17" E a distance of 302.16 feet to an iron rod set for  
6-42 endpoint;  
6-43 2. S 38°27'50" E a distance of 670.86 feet to a concrete  
6-44 right-of-way monument found (broken) for angle point;  
6-45 3. S 38°24'38" E a distance of 609.51 feet to the POINT OF BEGINNING  
6-46 for TRACT 1, containing 333.016 acres of land, more or less.  
6-47 LEGAL DESCRIPTION OF TRACT 2: BEING A 712.931 ACRE TRACT OF LAND  
6-48 LYING IN AND BEING SITUATED OUT OF THE MARTIN WELLS LEAGUE, ABSTRACT  
6-49 68 AND THE JOHN B. WALTERS 1/2 LEAGUE, ABSTRACT 67, ALL IN BASTROP  
6-50 COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 730.604 ACRE TRACT  
6-51 OF LAND CONVEYED TO DAVID McFARLAND AND ANN L. McFARLAND BY DEED  
6-52 RECORDED IN VOLUME 802, PAGE 648 OF THE DEED RECORDS OF BASTROP  
6-53 COUNTY, TEXAS; SAID 712.931 ACRE TRACT BEING MORE PARTICULARLY  
6-54 DESCRIBED AS FOLLOWS:  
6-55 BEGINNING at an iron rod set on the southwesterly right-of-way  
6-56 (100') line of F.M. Highway 969 for the northerly corner hereof and  
6-57 said 730.604 acre tract and the easterly corner of that portion of  
6-58 that certain 568.24 acre tract of land, lying southwesterly of F.M.  
6-59 Highway 969, conveyed to James Robert Glass by deed recorded in  
6-60 Volume 815, Page 212 of said deed records;  
6-61 THENCE along said right-of-way line the following three (3) calls:  
6-62 1. S 42°03'46" E a distance of 604.42 feet to a concrete  
6-63 right-of-way monument found for point of curvature of a curve to the  
6-64 right;  
6-65 2. a length of 1150.28 feet along the arc of said curve having a  
6-66 radius of 2242.02 feet and a chord bearing S 27°19' 52" E a distance  
6-67 of 1137.70 feet to a concrete right-of-way monument found for  
6-68 endpoint;  
6-69 3. S 12°40'40" E a distance of 434.98 feet to an iron rod set for

7-1 corner;  
 7-2 THENCE S 65°24'48" W a distance of 1035.58 feet to an iron rod set  
 7-3 for angle point;  
 7-4 THENCE S 06°51 '23" W a distance of 137.70 feet to an iron rod set for  
 7-5 angle point;  
 7-6 THENCE S 40°04'29" E a distance of 848.49 feet to an iron rod set for  
 7-7 corner;  
 7-8 THENCE N 58°13'34" E a distance of 718.24 feet to an iron rod set for  
 7-9 corner on the curving southwesterly right-of-way (80') line of F.M.  
 7-10 Highway 969;  
 7-11 THENCE an arc length of 973.80 feet along said curving line to the  
 7-12 left having a radius of 2905.07 feet and a chord bearing S 23°05'15"  
 7-13 E, a distance of 969.24 feet a point for the easterly corner hereof  
 7-14 and said 730.604 acre tract and the northerly corner of that certain  
 7-15 332.16 acre tract of land conveyed to David McFarland and Ann L.  
 7-16 McFarland by deed recorded in Volume 1591, Page 792 of said deed  
 7-17 records;  
 7-18 THENCE with the southeasterly line of said 730.604-acre tract and  
 7-19 the northwesterly line of said 332.16-acre tract the following  
 7-20 eleven (11) calls;  
 7-21 1. S 31°06'04" E a distance of 764.32 feet to an angle point;  
 7-22 2. S 30°02'04" W a distance of 412.63 feet to an angle point;  
 7-23 3. S 30°44'51" W a distance of 1726.19 feet to an angle point;  
 7-24 4. S 30°37'25" W a distance of 1614.59 feet to an angle point;  
 7-25 5. S 30°19'48" W a distance of 1602.84 feet to an angle point;  
 7-26 6. S 30°08'09" W a distance of 956.68 feet to an angle point;  
 7-27 7. S 30°15'17" W a distance of 1609.17 feet to an angle point;  
 7-28 8. S 31°34'34" W a distance of 356.38 feet to an angle point;  
 7-29 9. S 28°40'38" W a distance of 661.87 feet to an angle point;  
 7-30 10. S 30°58'19" W a distance of 512.26 feet to an angle point;  
 7-31 11. S 22°14'26" W a distance of 150.57 feet to a calculated point on  
 7-32 the bank of the Colorado River for the southerly corner of said  
 7-33 730.604 acre tract and westerly corner of said 332.16 acre tract;  
 7-34 THENCE upstream with the bank of the Colorado River the following  
 7-35 six (6) calls:  
 7-36 1. N 24°20'08" W a distance of 106.90 feet;  
 7-37 2. N 32°30'02" W a distance of 142.41 feet;  
 7-38 3. N 42°12'30" W a distance of 150.29 feet;  
 7-39 4. N 43°37'12" W a distance of 118.46 feet;  
 7-40 5. N 51°30'51" W a distance of 307.97 feet;  
 7-41 6. N 60°48'22" W a distance of 134.11 feet;  
 7-42 THENCE along an oxbow of said river and a common line with that  
 7-43 certain 568.24-acre tract of land conveyed to James Robert Glass by  
 7-44 deed recorded in Volume 815, Page 212 of said deed records the  
 7-45 following eighteen (18) calls:  
 7-46 1. N 11°25'33" E a distance of 167.37 feet to a 1/2" iron rod found  
 7-47 for angle point;  
 7-48 2. N 10°14'33" E a distance of 144.86 feet to a 1/2" iron rod found  
 7-49 for angle point;  
 7-50 3. N 18°36'33" E a distance of 141.53 feet to an iron rod set for  
 7-51 angle point;  
 7-52 4. N 20°25'26" E a distance of 46.08 feet to a 1/2" iron rod found  
 7-53 for angle point;  
 7-54 5. N 26°58'14" E a distance of 221.23 feet to a 1/2" iron rod found  
 7-55 for angle point;  
 7-56 6. N 23°58'15" E a distance of 41.71 feet to a 1/2" iron rod found  
 7-57 for angle point;  
 7-58 7. N 22°13'48" E a distance of 139.29 feet to an iron rod set for  
 7-59 angle point;  
 7-60 8. N 13°07'49" E a distance of 258.86 feet to an iron rod set for  
 7-61 angle point;  
 7-62 9. N 39°28'49" E a distance of 177.48 feet to a 1/2" iron rod found  
 7-63 for angle point;  
 7-64 10. N 23°04'49" E a distance of 204.45 feet to a 1/2" iron rod found  
 7-65 for angle point;  
 7-66 11. N 19°53'17" E a distance of 319.35 feet to a 1/2" iron rod found  
 7-67 for angle point;  
 7-68 12. N 01°14'18" W a distance of 341.43 feet to a 1/2" iron rod found  
 7-69 for angle point;

8-1 13. N 16°16'05" W a distance of 725.25 feet to a 1/2" iron rod found  
8-2 for angle point;  
8-3 14. N 26°04'05" W a distance of 363.54 feet to an iron rod set for  
8-4 angle point;  
8-5 15. N 31°08'03" W a distance of 99.92 feet to a 1/2" iron rod found  
8-6 for angle point;  
8-7 16. N 50°26'16" W a distance of 406.32 feet to a 1/2" iron rod found  
8-8 for angle point;  
8-9 17. N 53°23'21" W a distance of 60.55 feet to a 1/2" iron rod found  
8-10 for angle point;  
8-11 18. N 15°56'53" W a distance of 50.48 feet to a 1/2" iron rod found  
8-12 for a westerly corner hereof and said 730.604 acre tract;  
8-13 THENCE with the northwest line hereof and said 730.604-acre tract,  
8-14 common with said Glass tract the following eighteen (18) calls:  
8-15 1. N 29°33'10" E a distance of 340.46 feet to a 1/2" iron rod found  
8-16 for angle point;  
8-17 2. N 29°53'53" E a distance of 1549.29 feet to an iron rod set for  
8-18 angle point;  
8-19 3. N 29°38'56" E a distance of 1707.39 feet to an iron rod set for  
8-20 angle point;  
8-21 4. N 29°27'56" E a distance of 1615.65 feet to an iron rod set for  
8-22 angle point;  
8-23 5. N 28°58'56" E a distance of 633.34 feet to a nail in 16" Elm tree  
8-24 found for angle point;  
8-25 6. N 29°21'56" E a distance of 493.44 feet to a 1/2" iron rod found  
8-26 for angle point;  
8-27 7. N 27°30'16" E a distance of 75.97 feet to an iron rod set for  
8-28 angle point;  
8-29 8. N 29°29'31" E a distance of 302.68 feet to a 1/2" iron rod found  
8-30 for angle point;  
8-31 9. N 29°55'31" E a distance of 204.28 feet to a 1/2" iron rod found  
8-32 for angle point;  
8-33 10. N 29°17'08" E a distance of 730.72 feet to a 1/2" iron rod found  
8-34 for angle point;  
8-35 11. N 29°37'10" E a distance of 606.68 feet to a 1/2" iron rod found  
8-36 for angle point;  
8-37 12. N 33°36'44" E a distance of 118.26 feet to a 1/2" iron rod found  
8-38 for angle point;  
8-39 13. N 28°49'08" E a distance of 135.05 feet to a 1/2" iron rod found  
8-40 for angle point;  
8-41 14. N 28°37'00" E a distance of 461.78 feet to a 1/2" iron rod found  
8-42 for angle point;  
8-43 15. N 26°13'03" E a distance of 92.86 feet to a 1/2" iron rod found  
8-44 for angle point;  
8-45 16. N 40°13'32" E a distance of 46.46 feet to a nail found in 4" Elm  
8-46 tree for angle point;  
8-47 17. N 62°33'46" E a distance of 73.21 feet to a nail found in 9" Elm  
8-48 tree for angle point;  
8-49 18. N 28°19'46" E a distance of 388.67 feet to the POINT OF  
8-50 BEGINNING of TRACT 2, containing 712.931 acres of land, more or  
8-51 less.  
8-52 LEGAL DESCRIPTION OF TRACT 3: BEING AN 18.846 ACRE TRACT OF LAND  
8-53 LYING IN AND BEING SITUATED OUT OF THE MARTIN WELLS LEAGUE, ABSTRACT  
8-54 68 AND THE JOHN B. WALTERS 1/2 LEAGUE, ABSTRACT 67, ALL IN BASTROP  
8-55 COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 730.604 ACRE TRACT  
8-56 OF LAND CONVEYED TO DAVID C. McFARLAND AND ANN L. McFARLAND BY DEED  
8-57 RECORDED IN VOLUME 802, PAGE 648 OF THE DEED RECORDS OF BASTROP  
8-58 COUNTY, TEXAS; SAID 18.846 ACRE TRACT BEING MORE PARTICULARLY  
8-59 DESCRIBED AS FOLLOWS:  
8-60 BEGINNING at an iron rod set on the southwesterly right-of-way  
8-61 (100') line of F.M. Highway 969 for the northerly corner hereof and  
8-62 said 730.604 acre tract and the easterly corner of that portion of  
8-63 that certain 568.24 acre tract of land, lying southwesterly of F.M.  
8-64 Highway 969, conveyed to James Robert Glass by deed recorded in  
8-65 Volume 815, Page 212 of said deed records;  
8-66 THENCE along said right-of-way line the following three (3) calls:  
8-67 1. S 42°03'46" E a distance of 604.42 feet to a concrete  
8-68 right-of-way monument found for point of curvature of a curve to the  
8-69 right;



9-1 2. a length of 1150.28 feet along the arc of said curve having a  
9-2 radius of 2242.02 feet and a chord bearing S 27°19'52" E a distance  
9-3 of 1137.70 feet to a concrete right-of-way monument found for  
9-4 endpoint;  
9-5 3. S 12°40'40" E a distance of 434.98 feet to an iron rod set for  
9-6 the POINT OF BEGINNING and northerly corner of the herein described  
9-7 18.846 acre tract;  
9-8 THENCE continuing with said right-of-way line the following four  
9-9 (4) calls:  
9-10 1. S 12°40'40" E a distance of 378.84 feet to a concrete monument  
9-11 found for an ell corner;  
9-12 2. N 79°35'25" E a distance of 9.76 feet to a concrete monument  
9-13 found for an ell corner;  
9-14 3. S 12°38'54" E a distance of 439.50 feet to a concrete  
9-15 right-of-way monument found for the beginning of a curve to the  
9-16 left;  
9-17 4. an arc length of 43.09 feet along said curve to the left having  
9-18 a radius of 2905.07 feet and a chord bearing S 13°03'34" E, a  
9-19 distance of 43.09 feet to a 1/2" iron rod set for the easterly  
9-20 corner hereof;  
9-21 THENCE crossing said 730.604-acre tract the following four (4)  
9-22 calls:  
9-23 1. S 58°13'34" W a distance of 718.24 feet to a 1/2" iron rod set  
9-24 for the southerly corner hereof;  
9-25 2. N 40°04'29" W a distance of 848.49 feet to a 1/2" iron rod set  
9-26 for angle point;  
9-27 3. N 06°51'23" E a distance of 137.70 feet to a 1/2" iron rod set  
9-28 for angle point;  
9-29 4. N 65°24'48" E a distance of 1035.58 feet to the POINT OF  
9-30 BEGINNING, containing 18.846 acres of land, more or less.  
9-31 LEGAL DESCRIPTION OF TRACT 4: BEING A 412.010 ACRE TRACT OR PARCEL  
9-32 OF LAND OUT OF AND BEING A PART OF THE JOHN JONES SURVEY, A-210, IN  
9-33 BASTROP COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT SAID TO  
9-34 CONTAIN 164 ACRES IN A DEED FROM MELBA L. SIMIELE TO BYRON H.  
9-35 SIMIELE, DATED MAY 20, 2003, RECORDED IN VOLUME 1333, PAGE 739,  
9-36 BASTROP COUNTY DEED RECORDS; BEING A PART OF THAT CERTAIN 49.496  
9-37 ACRE TRACT DESCRIBED IN A DEED FROM BILLIE JEAN KRYNIK, ET AL, TO  
9-38 MICKEY J. MALONE AND WIFE, VALERIE L. MALONE, RECORDED IN VOLUME  
9-39 722, PAGE 560, BASTROP COUNTY DEED RECORDS AND BEING ALL THAT  
9-40 CERTAIN 5.949 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES BERT  
9-41 CARLISLE, ET UX, TO MICKEY J. MALONE, ET UX, RECORDED IN VOLUME 775,  
9-42 PAGE 611, BASTROP COUNTY DEED RECORDS AND BEING ALL OF THAT CERTAIN  
9-43 185.027 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES BERT CARLISLE  
9-44 AND WIFE, BENNIE R. CARLISLE, TO JOHN SABOL AND PRISCILLA BOHOT,  
9-45 RECORDED IN VOLUME 1394, PAGE 695, BASTROP COUNTY DEED RECORDS.  
9-46 SAID 164 ACRE TRACT UPON RE-SURVEY FOUND TO CONTAIN 177.476 ACRES  
9-47 AND SAID MALONE 5.949 ACRE AND 49.496 ACRE RESIDUE TRACT UPON  
9-48 RE-SURVEY FOUND TO CONTAIN 49.496 ACRES. SAID 185.027 ACRE TRACT  
9-49 BEING A PART OF THAT CERTAIN 166.578 ACRE TRACT AND ALL OF THAT  
9-50 CERTAIN 4.027 ACRE TRACT DESCRIBED IN A RECEIVERS DEED TO CHARLES  
9-51 BERT CARLISLE, ET UX, RECORDED IN VOLUME 677, PAGE 553, BASTROP  
9-52 COUNTY DEED RECORDS AND PART OF THAT CERTAIN 13.637 ACRE TRACT  
9-53 DESCRIBED IN A DEED FROM BILLIE JEAN SMITH KRYNIK, ET AL, TO CHARLES  
9-54 BERT CARLISLE, ET UX, RECORDED IN VOLUME 722, PAGE 571, BASTROP  
9-55 COUNTY DEED RECORDS AND ALL THAT CERTAIN 5.949 ACRE TRACT DESCRIBED  
9-56 IN A DEED FROM MICKEY J. MALONE, ET UX, TO CHARLES BERT CARLISLE, ET  
9-57 UX, RECORDED IN VOLUME 775, PAGE 620, BASTROP COUNTY DEED RECORDS.  
9-58 SAID SABOL 185.027 ACRE TRACT BEING RE-SURVEY BY THE UNDERSIGNED  
9-59 INTO TWO TRACTS OF 181.041 ACRES AND 4.027 ACRES. HEREIN DESCRIBED  
9-60 TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES  
9-61 AND BOUNDS AS FOLLOWS:  
9-62 BEGINNING at a 5/8 inch iron rod set on the low bank of the Colorado  
9-63 River, the most westerly corner of that certain 18.59 acre tract  
9-64 described In a deed from the Veteran's Land Board of Texas to  
9-65 Kendall S. Thomas, et al, recorded In Volume 1224, Page 865, Bastrop  
9-66 County Deed Records for the most northerly corner of this tract and  
9-67 surveyed 177.476 acre tract.  
9-68 THENCE with the southwest line of the Thomas 18.59 acre tract, S 42  
9-69 deg. 32 min 19 sec. E, at 179.77 feet pass a 5/8 inch iron rod set

10-1 for reference at a fence post, in all 1092.23 feet to a 60d nail set  
10-2 In S fence corner post, an angle corner of the Thomas 18.59 acre  
10-3 tract and north corner of that certain 16.55 acre tract described in  
10-4 a deed from the Veteran's Land Board of Texas to Kendall S. Thomas,  
10-5 et al, recorded in Volume 729, Page 359, Bastrop County Deed Records  
10-6 For the east or southeast corner of this tract and surveyed 177.476  
10-7 acre tract.  
10-8 THENCE with the north or northwest line of the Thomas 16.55 acre  
10-9 tract and south line of the: 177.476 acre tract, S 60 deg. 41 min. 53  
10-10 sec. W, 828.24 feet to the west or northwest corner of same, an axle  
10-11 found at a fence corner, the north or northeast corner of that  
10-12 certain 39.981 acre tract described in a deed from Kimberly Waynell  
10-13 Hock, et ux, to R.L. Wyatt, III, recorded in Volume 1147, Page 235,  
10-14 Bastrop County Deed Records for an angle corner of this tract.  
10-15 THENCE with the north line of the Wyatt 39.981 acre tract and south  
10-16 line of the 177.476 acre tract, S 61 deg. 04 min. 05 sec. W, 1559.23  
10-17 feet to the northwest corner of same, a 5/8 inch iron rod round at a  
10-18 fence corner, the northeast corner of that certain 49.496 acre  
10-19 tract described in a deed from Billie Jean Smith Krynik et al, to  
10-20 Mickey J. Malone, et ux, recorded In Volume 722, Page 560, Bastrop  
10-21 County Deed Records for an interior corner of this tract.  
10-22 THENCE with the southwest line of the Wyatt 39.981 acre tract and  
10-23 northeast line of the 49.496 acre tract, S 41 deg. 47 min. 56 sec. E,  
10-24 1318.00 feet to a 5/8 inch iron rod found at a fence corner in the  
10-25 northwest line of Pope Bend Road, the east corner of the Malone  
10-26 tract for an angle corner of this tract.  
10-27 THENCE with the northwest line of Pope Bend Road and southeast line  
10-28 of said 49.496 acre tract, S 48 deg. 15 mm. 21 sec. W, 1452.65 feet  
10-29 to a 5/8 inch iron rod found near a fence corner, the east corner of  
10-30 the before mentioned 5.949 acre tract described in a deed from  
10-31 Mickey J. Malone, et ux, to Charles Bert Carlisle, the east corner  
10-32 of the before mentioned 185.027 acre tract, the surveyed Malone  
10-33 49.496 acre tract for an angle corner of this tract.  
10-34 THENCE with the northwest line of Pope Bend Road and southeast line  
10-35 of the Carlisle 5.949 acre and before mentioned 166.578 acre tract,  
10-36 S 48 deg. 15 min. 21 sec. W, 379.14 feet to a 5/8 inch iron rod found  
10-37 at the south corner of the 5.949 acre tract and east corner of the  
10-38 166.578 acre tract, continuing S 47 deg. 04 min. 50 sec. W, 512.00  
10-39 feet; S 48 deg. 31 mm. 24 sec. W, 1087.00 feet to a 5/8 inch iron rod  
10-40 found at the east corner of that certain 125.364 acre tract  
10-41 described In a deed from the Estate of James C. Walker to Robbie R.  
10-42 Raemsch, et ux, recorded in Volume 677, Page 571, Bastrop County  
10-43 Deed Records, the most easterly south corner of the 166.578 acre  
10-44 tract and surveyed 181.041 acre tract for the most easterly south  
10-45 corner of this tract.  
10-46 THENCE with the northeast line of the Raemsch 125.364 acre tract and  
10-47 lower southwest line of the 166.578 acre tract, N 42 deg. 15 min. 18  
10-48 sec. W, 2131.96 feet to a leaf spring found at a fence corner, the  
10-49 north corner of the Raemsch 125.369 acre tract, an interior corner  
10-50 of the 166.578 acre tract and surveyed 181.041 acre tract for an  
10-51 interior corner of this tract.  
10-52 THENCE with the northwest line of the Raemsch 125.364 acre tract, an  
10-53 upper southeast line of the 166.578 acre tract, S 47 deg. 40 min. 57  
10-54 sec. W, 2457.09 feet to a 5/8 inch iron rod found where same  
10-55 intersects the center of a Ravine, an angle corner of that certain  
10-56 89.704 acre tract described in a deed form James Borglum to Julie  
10-57 Salem, recorded in Volume 709, Page 378, Bastrop County Deed  
10-58 Records, the most westerly south corner of the said 166.578 acre  
10-59 tract and surveyed 181.041 acre tract, the most westerly south  
10-60 corner of this tract from which a 5/8 inch iron rod found at the west  
10-61 corner of the Raemsch tract bears S 47 deg. 40 min. 57 sec. W, 80.04  
10-62 feet.  
10-63 THENCE with the center of said ravine, the east line of the Salem  
10-64 89.704 acre tract and west line of the 166.578 acre tract, N 12 deg.  
10-65 00 mm. 12 sec. E, 165.53 feet to a 1/2 inch iron rod found; N 22 deg.  
10-66 30 min. 40 sec. W, 43.05 feet to a 1/2 inch iron rod found; N 04 deg.  
10-67 30 min. 46 sec. E, 30.91 feet to a 1/2 inch iron rod found; N 46 deg.  
10-68 54 min. 46 sec. W, 78.48 feet to a 1/2 inch iron rod found; N 15 deg.  
10-69 28 min. 03 sec. W, 59.77 feet to a 1/2 inch iron rod found; N 59 deg.

11-1 43 mm. 17 sec. W, 41.43 feet to a 1/2 inch iron rod found; N 08 deg.  
 11-2 08 min. 31 sec. W, 54.50 feet to a 1/2 inch iron rod found; N 75 deg.  
 11-3 55 mm. 10 sec. W, 74.92 feet to a 1/2 inch iron rod found; N 02 deg.  
 11-4 48 min. 33 sec. W, 45.72 feet to a 1/2 inch iron rod found; N 66 deg.  
 11-5 53 min. 01 sec. W, 37.12 feet to a 1/2 inch iron rod found; N 01 deg.  
 11-6 33 min. 05 sec. W, 69.78 feet to a 1/2 inch iron rod found; N 28 deg.  
 11-7 04 min. 35 sec. W, 80.75 feet to a 1/2 inch iron rod found; N 13 deg.  
 11-8 19 min. 12 sec. W, 148.84 feet to a 1/2 inch iron rod found; N 09  
 11-9 deg. 25 min. 37 sec. E, 89.94 feet to a 1/2 inch iron rod found; N 29  
 11-10 deg. 42 min. 15 sec. W, 49.86 feet to a 1/2 inch iron rod found; N 08  
 11-11 deg. 21 min. 56 sec. E, 53.01 feet to a 1/2 inch iron rod found; N 38  
 11-12 deg. 54 min. 37 sec. W, 69.96 feet to a 1/2 inch iron rod found; N 08  
 11-13 deg. 08 min. 10 sec. E, 95.86 feet to a 1/2 inch iron rod found; N 25  
 11-14 deg. 10 min. 40 sec. W, 110.34 feet to a 1/2 inch iron rod found; N  
 11-15 08 deg. 05 min. 00 sec. E, 134.44 feet to a 1/2 inch iron rod found;  
 11-16 N 19 deg. 35 min. 44 sec W, 91.54 feet to a 1/2 inch iron rod found; N  
 11-17 34 deg. 23 mm. 34 sec. E, 60.04 feet to a 1/2 inch iron rod found  
 11-18 where same intersects the center of another ravine, an interior  
 11-19 corner of the Salem 89.704 acre tract, an angle corner of the said  
 11-20 166.578 acre tract for an angle corner of this tract.  
 11-21 THENCE with the center of the last mentioned ravine, N 60 deg. 44  
 11-22 min. 09 sec. E, 97.04 feet to a point for an angle corner of this  
 11-23 tract.  
 11-24 THENCE leaving said ravine with the common line of the Salem 87.704  
 11-25 acre tract and said 166.578 acre tract, S 67 deg. 40 min. 43 sec. E,  
 11-26 203.24 feet to a 60d nail found in a fence corner post; S 68 deg. 20  
 11-27 min. 19 sec. E, 98.21 feet to a 60d nail found in a 14 inch  
 11-28 hackberry; S 85 deg. 32min. 18 sec. E, 61.46 feet to a 60d nail found  
 11-29 in a fence corner post; S 72 deg. 12 min. 13 sec. E, 134.57 feet to a  
 11-30 1/2 inch iron rod found; N 83 deg. 26 min. 21 sec. E, 173.40 feet to  
 11-31 a 1/2 inch iron rod found; N 25 deg. 46 min. 17 sec. E, 308.95 feet  
 11-32 to a fence angle post; N 13 deg. 03 min. 57 sec. E, 297.18 feet to a 4  
 11-33 inch mesquite; N 01 deg. 02 mm. 30 sec. E, 74.39 feet to a 60d nail  
 11-34 found in a 20 inch cedar; N 01 deg. 10 min. 52 sec. W, 235.42 feet to  
 11-35 a 60d nail found in a fence post; N 45 deg. 05 min. 55 sec W, 40.51  
 11-36 feet to a 60d nail found in a fence post; N 30 deg. 30 min. 06 sec. E,  
 11-37 45.20 feet to a 60d nail found In a fence post; N 10 deg. 08 min. 13  
 11-38 sec. W, 267.96 feet to a fence post; N 03 deg. 23 min. 01 sec. W,  
 11-39 93.78 feet to a 60d nail found in a fence post; N 10 deg. 08 min. 13  
 11-40 sec. W, 267.96 feet to a fence post; N 03 deg. 23 min. 01 sec, W,  
 11-41 93.78 feet to a 60d nail found in a 6 inch elm; N 22 deg. 11 min. 08  
 11-42 sec, 75.45 feet to a 60d nail found in a fence post; N 01 deg. 42  
 11-43 min. 11 sec. E, 231.59 feet to a 60d nail found In a 10 inch elm; N 03  
 11-44 deg. 57 min. 45 sec. W, 47.13 feet to a 60d nail found in a 10 inch  
 11-45 elm; N 02 deg. 02 min. 04 sec. F, 91.46 feet to a 5/8 inch iron rod  
 11-46 found where same intersects the old down fence for an angle corner  
 11-47 of this tract. Said point being the southwest corner of the before  
 11-48 mentioned 4.027 acre tract.  
 11-49 THENCE with a fence line along the west line of the 4,027 acre  
 11-50 tract, N 02 deg. 02 min. 04 sec. E, 49.63 feet to a 1/2 inch iron rod  
 11-51 found at a fence corner; N 47 deg. 26 min. 38 sec. E, 178.31 feet to  
 11-52 a 1/2 inch iron rod found at a fence corner; N 42 deg. 36 min. 35  
 11-53 sec. E, 38.12 feet to a 1/2 inch iron rod found; N 07 deg. 24 min. 36  
 11-54 sec. E, 69.00 feet to a 1/2 inch iron rod found; N 13 deg. 13 min. 12  
 11-55 sec. W, 110.47 feet to a 1/2 inch iron rod found; N 10 deg. 21 min.  
 11-56 49 sec. W, 59.80 feet to a 1/2 iron rod found; N 08 deg. 32 min. 11  
 11-57 sec. W, 71.23 feet to a 1/2 inch iron rod found; N 22 deg. 06 min. 13  
 11-58 sec. W, 23.98 feet to a 1/2 inch iron rod found; N 07 deg. 49 min. 15  
 11-59 sec. W, 21.29 feet to a 1/2 inch iron rod found; N 07 deg. 50 min. 11  
 11-60 sec. E, 150.09 feet to a 1/2 inch iron rod found at a fence corner  
 11-61 for the northwest corner of this tract.  
 11-62 THENCE continuing with said fence along the north line of said 4,027  
 11-63 acre tract, S 59 deg. 59 min. 10 sec. E, 75.63 feet to a 60d nail  
 11-64 found at a 6 inch elm; S 68 deg. 52 min. 32 sec. E, 117.17 feet to a  
 11-65 60d nail found at a 12 inch elm; N 85 deg. 11 min. 47 sec. E, 207.14  
 11-66 feet to a 60d nail found at a 40 inch elm; N 63 deg. 28 min. 45 sec.  
 11-67 E, 114.94 feet to a 5/8 inch iron rod found for the low bank of the  
 11-68 Colorado River for an angle corner of this tract.  
 11-69 THENCE with the meanders of the low bank of the Colorado River, S 81

12-1 deg. 50 min. 32 sec. F, 179.25 feet; S 82 deg. 31 min. 26 sec. E,  
12-2 113.09 feet to a 1/2 inch iron rod found at the east corner of the  
12-3 said 4.027 acre tract common with a corner of the 166.578 acre and  
12-4 surveyed 181.041 acre tract.  
12-5 THENCE continuing with the meanders of the low bank of the Colorado  
12-6 River and a north line of the 166.578 acre and 181.041 acre tract, S  
12-7 82 deg. 31 min. 26 sec. E, 67.07 feet to a point; S 87 deg. 11 min. 45  
12-8 sec. E, 64.40 feet to a point where same intersects the center of a  
12-9 Ravine known as Hatherly-Walker Branch, the northwest corner of the  
12-10 before mentioned 177.476 acre tract, the northeast corner of the  
12-11 166.578 acre and 181.041 acre tract for an angle corner of this  
12-12 tract.  
12-13 THENCE with the meanders of the low bank of the Colorado River, N 80  
12-14 deg. 52 min. 27 sec. E, 421.79 feet; N 72 deg. 49 min. 27 sec. E,  
12-15 1441.81 feet; N 65 deg. 52 min. 11 sec. E, 1610.22 feet; N 76 deg 02  
12-16 mm. 07 sec. E, 975.77 feet; N 67 deg. 10 min. 12 sec. E, 510.12 feet  
12-17 to the POINT OF BEGINNING, containing 412.040 acres of land.  
12-18 LEGAL DESCRIPTION OF TRACT 4: All that certain tract or parcel of  
12-19 land situated in the Solomon Duty Survey, A-29 in Bastrop County,  
12-20 Texas and being all of a 38.75 acre tract, a 40.00 acre tract, and a  
12-21 25.07 acre tract conveyed to LeAnna H. Johnson by deed recorded as  
12-22 Document #201102644 of the Official Public Records of Bastrop  
12-23 County, Texas and being more particularly described as follows:  
12-24 BEGINNING at an iron pin found on the curving South line of F.M.  
12-25 #969. in the East corner of a 12.055 acre tract conveyed to Britt  
12-26 Stewart et ux by Document #201605535 of the above mentioned  
12-27 Official Records, for the North corner of the above mentioned 25.07  
12-28 acre tract and the North corner of this tract.  
12-29 THENCE with the arc of the said curve, to the left, 202.18 feet,  
12-30 said curve having a radius of 619.77 feet, a central angle of 18°41  
12-31 '29'', and a sub-chord which bears N 80°43'08"E 201.29 feet to an  
12-32 iron pin found in the West corner of a 11.00 acre tract conveyed to  
12-33 W.T. McPherson in Volume 641, Page 500 of the Deed Records of  
12-34 Bastrop County, Texas for the Northeast corner of the said 25.07  
12-35 acre tract and the Northeast corner of this tract.  
12-36 THENCE with the Southwest line of the above mentioned 11.00 acre  
12-37 tract and the Northeast line of the said 25.07 acre tract and the  
12-38 above mentioned 40.00 acre tract for the following four (4)  
12-39 courses:  
12-40 1. S 20°27'07"E 142.71 feet to an iron pin found for an angle point.  
12-41 2. S 60°11'03"E 563.67 feet to an iron pin found for an ell corner.  
12-42 3. S 29°44'37"W 312.46 feet to an iron pin found for an ell corner  
12-43 4. S 59°41'40"E 1371.57 feet to an iron pin found on the Northwest  
12-44 line of a 190.03 acre tract conveyed to Riorado, Ltd. in Volume  
12-45 1061, Page 413 of the above mentioned Deed Records, in the South  
12-46 corner of the said 11.00 acre tract and the East corner of the said  
12-47 40.00 acre tract for the East corner of this tract.  
12-48 THENCE S 29°20'30"W 1636.80 feet to an iron pipe found in the West  
12-49 corner of the above mentioned 190.03 acre tract and the North corner  
12-50 of a 100.0 acre tract conveyed to B.P. Bearden et ux in Volume 738,  
12-51 Page 669 of the said Deed Records of Bastrop County, Texas for an  
12-52 angle point of this tract.  
12-53 THENCE S 29°23'06"W with the Northwest line of the above mentioned  
12-54 100.0 acre tract 621.62 feet to an iron pin found on the Northeast  
12-55 line of Watersedge Terrace as set out on the plat of Lazy River  
12-56 Acres recorded in Cabinet 1, Slide 50A of the Plat Records of  
12-57 Bastrop County, Texas. for the South corner of the said 40.00  
12-58 acre tract and the South corner of this tract.  
12-59 THENCE with the Northeast right-of-way line of Watersedge Terrace  
12-60 for the following six courses:  
12-61 1. N 59°40'37"W 640,28 feet to an iron pin set in the PC of a curve  
12-62 to the right said curve having a radius of 315.50 feet and a central  
12-63 angle of 27°55'31".  
12-64 2. THENCE with the arc of the said curve 153.77 feet the long chord  
12-65 of which bears N 45°36'02"W 152.25 feet to an iron pin found for the  
12-66 West corner of the said 40.00 acre tract and the South corner of the  
12-67 above mentioned 38.75 acre tract for the PT of the said curve.  
12-68 3. THENCE N 32°02'38"W 628.66 feet to an iron pin set in the PC of a  
12-69 curve to the right said curve having a radius of 1,218.51 feet and a

13-1 central angle of 18°48'00",  
13-2 4. THENCE with the arc of the said curve 399.82 feet the long  
13-3 chord of which bears N 22°36'34"W 398,03 feet to an iron pin set for  
13-4 the PT of the said curve,  
13-5 5. THENCE N 13°12'34"W 397.00 feet to an iron pin set in the PC of a  
13-6 curve to the left said curve having a radius of 1179,50 feet and a  
13-7 central angle of 16°58'29".  
13-8 6. with the arc of the said curve 349.45 feet the long  
13-9 chord of which bears N 21°48'52"W 348.17 feet to an iron pin  
13-10 found in the South corner of the above mentioned 12.055 acre tract  
13-11 and the West corner of the said 38,75 acre tract, for the West  
13-12 corner of this tract.  
13-13 THENCE N 29°05'20" E 1457.36 feet to the POINT OF BEGINNING  
13-14 containing 103.852 acres of land. more or less.  
13-15 LEGAL DESCRIPTION OF TRACT 5: Lot 4, TOWERING OAKS ESTATES TWO, a  
13-16 subdivision in Bastrop County, Texas, according to the map or plat  
13-17 of record in Plat Cabinet No. 3, Page 151B, Plat Records of Bastrop  
13-18 County, Texas as described in deed recorded in Volume 1647, Page  
13-19 842, Official Records, Bastrop County, Texas. Ratification of Plat  
13-20 recorded in Volume 986, Page 321, Official Records of Bastrop  
13-21 County, Texas.  
13-22 LEGAL DESCRIPTION OF TRACT 6: BEING a 212.854 acre tract or parcel  
13-23 of land out of and being a part of the Martin Wells Survey, A-68, in  
13-24 Bastrop County, Texas, and being all of that certain tract  
13-25 described in a deed from Mary Elizabeth Bryant to DLP Real Estate  
13-26 Acquisition Corp., as recorded in Vol. 1872, Page 474, Bastrop  
13-27 County Official Public Records. Said tract being a part of that  
13-28 certain 519 acre tract described as Second Tract in a deed from John  
13-29 Barton to W.A. Barton, Johnnie Barton, and Ruth Barton, dated  
13-30 August 20, 1947, recorded in Volume 123, Page 114, Bastrop County  
13-31 Deed Records. Herein described tract or parcel of land being more  
13-32 particularly described by metes and bounds as follows:  
13-33 BEGINNING at a 1/2 inch iron rod found at a fence corner, the  
13-34 northeast corner of the before mentioned 519 acre tract, the  
13-35 northwest corner of Lot No. 21, Towering Oaks Estates Two, a  
13-36 subdivision in Bastrop County, Texas, as recorded in Plat cabinet  
13-37 3, Page 1518, Bastrop County Plat Records, the southeast corner of  
13-38 Lot No. 30, Texas Heritage, a subdivision in said survey as  
13-39 recorded in Plat Cabinet 1, Page 83A, Bastrop County Plat Records,  
13-40 and southwest corner of the 289.588 acre Lula Martin, Est., for the  
13-41 northeast corner of this tract.  
13-42 THENCE with the east line, as fenced, of the said 519 acre tract,  
13-43 the west line of Lots 21-10, Towering Oaks Estates Two, S 31 deg. 25  
13-44 min. 22 sec. W, 585.50 feet to a 1/2. Inch iron rod found; S 29 deg.  
13-45 51 min. 30 sec. W, 1201.78 feet to a 1/2 inch iron rod found; S 29  
13-46 deg, 40 min. 55 sec. W, 501.36 Feet to a 1/2 inch iron rod found; S  
13-47 29 deg. 41 min. 36 sec. W, 400.09 feet to a 1/2 inch iron rod found;  
13-48 S 29 deg. 41 min. 01 sec. W, 800.86 feet to a 1/2 Inch ,Iron rod  
13-49 found; S 29 deg. 40 min. 23 sec. W, 205.45 feet to a 1/2 Inch iron  
13-50 rod found; S 29 deg. 47 min. 23 sec. W, 195.29 feet to a 1/2 inch  
13-51 iron rod found; S 29 deg. 51 min. 19 sec. W, 740.56 feet to a 1/2  
13-52 inch Iron rod found at a fence corner, an interior corner of Lot 10,  
13-53 for an angle corner of this tract.  
13-54 THENCE continuing with a north line of Lot 10, N 61 deg. 48 min. 27  
13-55 sec. W, 253.01 feet to a 5/8 inch iron rod found at a northwest  
13-56 corner of Lot 10, and the northeast corner of that certain 26.49  
13-57 acre tract described as Parcel 2 in a deed from Ella Voncile Daily  
13-58 Glass Estate to James Robert Glass, et al, dated September 3, 1996,  
13-59 recorded in Volume 815, Page 212, Bastrop County Official Records,  
13-60 for an angle corner of the said 519 acre tract and this tract.  
13-61 THENCE with the north line, as fenced, of the 26.49 acre tract, N 60  
13-62 deg. 30 min. 25 sec. W, 620.15 feet to a 5/8 inch iron rod set at a  
13-63 fence corner, the northwest corner of the 26.49 acre tract, for an  
13-64 interior corner of the said 519 acre tract and this tract.  
13-65 THENCE with the west line, as fenced, of the 26.49 acre tract, the  
13-66 east line of the said 519 acre tract, S 29 deg. 52 min. 03 sec. W,  
13-67 1766.02 feet to a 5/8 inch iron rod set where same intersects the  
13-68 north line of Farm to Market Road No. 969, for the southeast corner  
13-69 of this tract.

14-1 THENCE with the north line of said Farm to Market Road No. 969, N 41  
14-2 deg. 56 min. 21 sec. W, 334.69 feet to a concrete right-of-way  
14-3 marker found at the beginning of a curve to the right.  
14-4 THENCE continuing with the north line of said Farm to Market Road  
14-5 No. 969 along said curve to the right whose radius is 1859.86 feet;  
14-6 whose central angle is 6 deg. 37 min. 32 sec.; whose long chord  
14-7 bears N 38 deg. 13 min. 36 sec. W, 214.95 feet; 215.07 feet along the  
14-8 arc to a concrete right-of way marker found at the end of said  
14-9 curve.  
14-10 THENCE continuing with the north line of said Farm to Market Road  
14-11 No. 9691 N 35 deg. 17 min. 35 sec. W, 795.44 feet to a 1/2 inch  
14-12 Iron rod found near a fence corner where same Intersects the west  
14-13 line of the said 519 acre tract, the east line of that certain  
14-14 269.792 acre tract described in a deed from Alexander Oaks  
14-15 Development, LLC, to Kenneth D. Hinsvark1 recorded in Volume  
14-16 1444, Page 260, Bastrop County Official Public Records, for the  
14-17 southwest corner of this tract.  
14-18 THENCE with the west line of the said 519 acre tract, ●the east line  
14-19 of the Hinsvark 269.792 acre tract, as fenced, N 29 deg. 51 min. 32  
14-20 sec. E, 1251.95 feet to a 1/2 inch Iron rod found at a fence corner;  
14-21 S 61 deg. 03 min. 06 sec. E, 806.75 feet to a 1/2 Inch Iron rod found  
14-22 at a fence corner; N ●30 deg. 22 min. 55 sec. E, 2687.43 feet to a 1h  
14-23 inch iron rod found at a fence corner, the northeast corner of the  
14-24 Hinsvark 269.792 acre tract, an interior corner of the said 519 acre  
14-25 tract, for an interior corner of this tract.  
14-26 THENCE with the north line of the Hinsvark 269.792 acre tract and an  
14-27 upper south line of the 519 acre tract, N 59 deg. 51 min. 41 sec. W,  
14-28 445.85 feet to a 1/2 inch iron rod found for the south corner of Lot  
14-29 No. 23, Texas Heritage, for an angle corner of the 519 acre tract  
14-30 and this tract. THENCE with the west line of the said 519 acre  
14-31 tract, the east line of Tracts No. 23, 24, 25, and 26, Texas  
14-32 Heritage, N 29 deg. 18 min. 45 sec. E, 1581.42 feet to a 1/2 inch  
14-33 Iron rod found at the common corner of Lots 25 and 26; N 30 deg. 08  
14-34 min. 21 sec. E, 114.39 feet to a 1/2 inch iron rod found; N 30●deg.  
14-35 12 min. 02 sec. E, 553.91 feetto a 5/8 inch iron rod found in the  
14-36 south line of Tract No. 28, the northeast corner of Tract No. 26,  
14-37 the northwest corner of the said 519 acre tract, for the northwest  
14-38 corner of this tract.  
14-39 THENCE with the north line of the said 519 acre tract, the south  
14-40 line of Tracts No. 28, 29, and 30, Texas Heritage, S 59 deg. 45 min.  
14-41 36 sec. E, 130.89 feet to a 1/2 inch iron pipe found; S 59 deg. 26  
14-42 min. 09 sec. E, 1277.57 feet to a 1/2 inch Iron rod found at the  
14-43 common corner of Lots 29 and 30; S 60 deg. 25 mln. 27 sec. E, 338.92  
14-44 feet to the POINT OF BEGINNING, containing 212.854 acres of land.  
14-45 SECTION 4. (a) The legal notice of the intention to  
14-46 introduce this Act, setting forth the general substance of this  
14-47 Act, has been published as provided by law, and the notice and a  
14-48 copy of this Act have been furnished to all persons, agencies,  
14-49 officials, or entities to which they are required to be furnished  
14-50 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
14-51 Government Code.  
14-52 (b) The governor, one of the required recipients, has  
14-53 submitted the notice and Act to the Texas Commission on  
14-54 Environmental Quality.  
14-55 (c) The Texas Commission on Environmental Quality has filed  
14-56 its recommendations relating to this Act with the governor,  
14-57 lieutenant governor, and speaker of the house of representatives  
14-58 within the required time.  
14-59 (d) All requirements of the constitution and laws of this  
14-60 state and the rules and procedures of the legislature with respect  
14-61 to the notice, introduction, and passage of this Act have been  
14-62 fulfilled and accomplished.  
14-63 SECTION 5. This Act takes effect immediately if it receives  
14-64 a vote of two-thirds of all the members elected to each house, as  
14-65 provided by Section 39, Article III, Texas Constitution. If this  
14-66 Act does not receive the vote necessary for immediate effect, this  
14-67 Act takes effect September 1, 2021.

14-68

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