

By: Wilson

H.B. No. 5674

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the River Ranch Municipal Utility District No. 1; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8004A to read as follows:

CHAPTER 8004A. RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8004A.0101. DEFINITIONS. In this chapter:

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

(2) "Commission" means the Texas Commission on Environmental Quality.

(3) "Director" means a board member.

(4) "District" means the River Ranch Municipal Utility District No. 1.

Sec. 8004A.0102. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8004A.0103. CONFIRMATION AND DIRECTOR ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

1       Sec. 8004A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section  
3 8004A.0103 until each municipality in whose corporate limits or  
4 extraterritorial jurisdiction the district is located has  
5 consented by ordinance or resolution to the creation of the  
6 district and to the inclusion of land in the district as required by  
7 applicable law.

8       Sec. 8004A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

9       (a) The district is created to serve a public purpose and benefit.

10       (b) The district is created to accomplish the purposes of:

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

13               (2) Section 52, Article III, Texas Constitution, that  
14 relate to the construction, acquisition, improvement, operation,  
15 or maintenance of macadamized, graveled, or paved roads, or  
16 improvements, including storm drainage, in aid of those roads.

17       Sec. 8004A.0106. INITIAL DISTRICT TERRITORY. (a) The  
18 district is initially composed of the territory described by  
19 Section 2 of the Act enacting this chapter.

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

24               (1) organization, existence, or validity;

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

1           (3) right to impose a tax; or

2           (4) legality or operation.

3                   SUBCHAPTER B. BOARD OF DIRECTORS

4           Sec. 8004A.0201. GOVERNING BODY; TERMS. (a) The district  
5 is governed by a board of five elected directors.

6           (b) Except as provided by Section 8004A.0202, directors  
7 serve staggered four-year terms.

8           Sec. 8004A.0202. TEMPORARY DIRECTORS. (a) On or after the  
9 effective date of the Act enacting this chapter, the owner or owners  
10 of a majority of the assessed value of the real property in the  
11 district may submit a petition to the commission requesting that  
12 the commission appoint as temporary directors the five persons  
13 named in the petition. The commission shall appoint as temporary  
14 directors the five persons named in the petition.

15           (b) Temporary directors serve until the earlier of:

16                   (1) the date permanent directors are elected under  
17 Section 8004A.0103; or

18                   (2) the fourth anniversary of the effective date of  
19 the Act enacting this chapter.

20           (c) If permanent directors have not been elected under  
21 Section 8004A.0103 and the terms of the temporary directors have  
22 expired, successor temporary directors shall be appointed or  
23 reappointed as provided by Subsection (d) to serve terms that  
24 expire on the earlier of:

25                   (1) the date permanent directors are elected under  
26 Section 8004A.0103; or

27                   (2) the fourth anniversary of the date of the

1 appointment or reappointment.

2 (d) If Subsection (c) applies, the owner or owners of a  
3 majority of the assessed value of the real property in the district  
4 may submit a petition to the commission requesting that the  
5 commission appoint as successor temporary directors the five  
6 persons named in the petition. The commission shall appoint as  
7 successor temporary directors the five persons named in the  
8 petition.

9 SUBCHAPTER C. POWERS AND DUTIES

10 Sec. 8004A.0301. GENERAL POWERS AND DUTIES. The district  
11 has the powers and duties necessary to accomplish the purposes for  
12 which the district is created.

13 Sec. 8004A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
14 DUTIES. The district has the powers and duties provided by the  
15 general law of this state, including Chapters 49 and 54, Water Code,  
16 applicable to municipal utility districts created under Section 59,  
17 Article XVI, Texas Constitution.

18 Sec. 8004A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
19 Section 52, Article III, Texas Constitution, the district may  
20 design, acquire, construct, finance, issue bonds for, improve,  
21 operate, maintain, and convey to this state, a county, or a  
22 municipality for operation and maintenance macadamized, graveled,  
23 or paved roads, or improvements, including storm drainage, in aid  
24 of those roads.

25 Sec. 8004A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
26 road project must meet all applicable construction standards,  
27 zoning and subdivision requirements, and regulations of each

municipality in whose corporate limits or extraterritorial jurisdiction the road project is located.

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

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

Sec. 8004A.0305. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. The district shall comply with all applicable requirements of any ordinance or resolution that is adopted under Section 54.016 or 54.0165, Water Code, and that consents to the creation of the district or to the inclusion of land in the district.

Sec. 8004A.0306. DIVISION OF DISTRICT. This chapter applies to any new district created by the division of the district under Section 49.316, Water Code, and a new district has all the powers and duties of the district.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 8004A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a) The district may issue, without an election, bonds and other obligations secured by:

- (1) revenue other than ad valorem taxes; or
- (2) contract payments described by Section 8004A.0403.

1        (b) The district must hold an election in the manner  
2 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3 before the district may impose an ad valorem tax or issue bonds  
4 payable from ad valorem taxes.

5        (c) The district may not issue bonds payable from ad valorem  
6 taxes to finance a road project unless the issuance is approved by a  
7 vote of a two-thirds majority of the district voters voting at an  
8 election held for that purpose.

9        Sec. 8004A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
10 authorized at an election held under Section 8004A.0401, the  
11 district may impose an operation and maintenance tax on taxable  
12 property in the district in accordance with Section 49.107, Water  
13 Code.

14        (b) The board shall determine the tax rate. The rate may not  
15 exceed the rate approved at the election.

16        Sec. 8004A.0403. CONTRACT TAXES. (a) In accordance with  
17 Section 49.108, Water Code, the district may impose a tax other than  
18 an operation and maintenance tax and use the revenue derived from  
19 the tax to make payments under a contract after the provisions of  
20 the contract have been approved by a majority of the district voters  
21 voting at an election held for that purpose.

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

25                SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

26        Sec. 8004A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
27 OBLIGATIONS. The district may issue bonds or other obligations

1 payable wholly or partly from ad valorem taxes, impact fees,  
2 revenue, contract payments, grants, or other district money, or any  
3 combination of those sources, to pay for any authorized district  
4 purpose.

5 Sec. 8004A.0502. TAXES FOR BONDS. At the time the district  
6 issues bonds payable wholly or partly from ad valorem taxes, the  
7 board shall provide for the annual imposition of a continuing  
8 direct ad valorem tax, without limit as to rate or amount, while all  
9 or part of the bonds are outstanding as required and in the manner  
10 provided by Sections 54.601 and 54.602, Water Code.

11 Sec. 8004A.0503. BONDS FOR ROAD PROJECTS. At the time of  
12 issuance, the total principal amount of bonds or other obligations  
13 issued or incurred to finance road projects and payable from ad  
14 valorem taxes may not exceed one-fourth of the assessed value of the  
15 real property in the district.

16 SECTION 2. The River Ranch Municipal Utility District No. 1  
17 initially includes all the territory contained in the following  
18 area:

19 TRACT 1

20 BEING 128.32 ACRES OF LAND, SITUATED IN THE B. S. MUDD SURVEY,  
21 ABSTRACT NO. 438, IN WILLIAMSON COUNTY, TEXAS; SAID LAND BEING A  
22 PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 182.27 ACRES AS  
23 DESCRIBED IN A DEED TO ROY A. BUTLER OF RECORD IN VOLUME 818, PAGE  
24 149, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SURVEYED ON  
25 THE GROUND IN THE MONTH OF JANUARY, 1985, UNDER THE SUPERVISION OF  
26 DON H. BIZZELL, REGISTERED PUBLIC SURVEYOR, AND BEING MORE  
27 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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1 This is all Beginning at and iron pin found at a fence corner on the  
2 Southwest line of State Highway No. 29, marking the Northeast  
3 corner of the above-referenced 182.27 acre tract, for the Northeast  
4 corner hereof;

5 THENCE, with a fence, S 4° 46' E, 1,382.21 feet to a nail set at a  
6 fence post; S 29° 29' 30" W, 738.74 feet to an iron pin found; S 26°  
7 42' W, 112.76 feet to a fence post, crossing the South Fork of the  
8 San Gabriel River, S 30° 02' 30" W, 98.78 feet to a 12" Pecan Tree,  
9 and S 22° 33' 30" W, 789.94 feet to a nail set at a fence post at the  
10 east end of a rock wall, for the Southeast corner of the said 182.27  
11 acre tract, for the Southeast corner hereof;

12 THENCE, along the southerly edge of the said rock wall, as follows;  
13 S 78° 25' W, 104.75 feet to an iron pin found; N 82° 55' W, 76.34 feet  
14 to an iron pin found; N 72° 30' W, 77.68 feet to an iron pin found; N  
15 76° 21' W, 72.21 feet to a nail found; N 80° 00' 30" W, 195.45 feet to  
16 an iron pin found; N 84° 56' W, 71.33 feet to a nail set; N 81° 50' 30"  
17 W, 114.30 feet to an iron pin found; N 36° 10' W, 118.73 feet to a  
18 nail found; N 52° 13' W, 121.75 feet to an iron pin found; N 75° 56' W,  
19 105.66 feet to an iron pin found; N 26° 40' 30" W, 401.27 feet to an  
20 iron pin found; N 50° 50' 30" W, 38.03 feet to an iron pin found; N  
21 13° 09' 30" W, 99.95 feet to an iron pin found; N 27° 43' 30" W, 90.49  
22 feet to an iron pin found; N 39° 13' 30" W, 66.85 feet to a nail set;  
23 N 52° 10' 30" W, 52.78 feet to a nail set in a stump and N 62° 36' 30"  
24 W, 79.55 feet to a nail set at a fence post for an interior corner of  
25 the said 182.27 acre tract, for an interior corner hereof;

26 THENCE, with a fence, S 52° 59' W, 225.58 feet to a steel post; S 63°  
27 52' 30" W, 12.77 feet to a cedar post; S 87° 00' W, 171.93 feet to a



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1 fence post; N 77° 29' 30" W, 42.14 feet to a fence post and S 66° 49'  
2 30" W, 164.87 feet to an iron pin found at a fence corner for the  
3 most southerly Southwest corner of the said 182.27 acre tract, for  
4 the most southerly Southwest corner hereof;  
5 THENCE, N 17° 10' 30" W, 464.97 feet to an iron pin set for the most  
6 southerly Northwest corner of the said 182.27 acre tract, for the  
7 most southerly Northwest corner hereof;  
8 THENCE, N 72° 30' 30" E, 127.08 feet to a fence post; N 62° 20' 30" E,  
9 275.39 feet to a fence post; and N 19° 37' 30" E, 89.00 feet to a  
10 point on the south bank of the South Fork of the San Gabriel River,  
11 for an interior corner of the said 182.27 acre tract, for an  
12 interior corner hereof;  
13 THENCE, upstream along the said south bank of the South Fork of the  
14 San Gabriel River, as follows; N 84° 41' W, 75.47 feet; N 77° 51' 30"  
15 W, 287.59 feet; and leaving the said south bank N 56° 06' 30" W,  
16 51.41 feet to a point in the center of said South Fork of the San  
17 Gabriel River for the most easterly corner hereof;  
18 THENCE, N 51° 00' E, 2,708.55 feet to an iron pin set on the said  
19 Southwest line of State Highway No. 29, being the Northeast line of  
20 the said 182.27 acre tract for the Northwest corner hereof;  
21 THENCE, along the said Southwest line of State Highway No. 29, as  
22 follows; along a curve to the left, (Radius = 2,945.20 feet, Long  
23 Chord bears S 61° 09' 30" E, 299.80 feet) an arc distance of 299.93  
24 feet to a concrete monument found; S 69° 18' E, 220.98 feet to a  
25 concrete monument found; S 64° 04' 30" E, 99.88 feet to a concrete  
26 monument found and S 59° 45' 30" E, 95.18 feet to the Place of  
27 BEGINNING and continuing 128.32 acres of land.

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1 Being the same property partitioned to Roy A. Butler by Partition  
2 Deed between Richard J. Alexander and Roy A. Butler dated January  
3 20, 1989, recorded at Vol. 1841, Page 799, Official Records of  
4 Williamson County, Texas.

5 TRACT 2

6 BEING 160.40 ACRES OF LAND, MORE OR LESS OUT OF THE B. S. MUDD SURVEY  
7 AND THE A. W. ROWLETT SURVEY IN WILLIAMSON COUNTY, TEXAS, BEING A  
8 PORTION OF THAT CERTAIN 1630.33 ACRE TRACT DESIGNATED AS TRACT 1 AND  
9 ALL OF THAT CERTAIN 154.24 ACRE TRACT DESIGNATED AS TRACT 3 AS  
10 CONVEYED TO W. B E. BEBEE BY DEED RECORDED IN VOLUME S39, PAGE 347 OF  
11 THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND  
12 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

13 BEGINNING at an iron stake found at the Southwest corner of the said  
14 Bebee Tract 3, being in the Northeasterly line of the said Bebee  
15 Tract 1, being at the Southeast corner of that certain 367.44 acre  
16 tract designated as Tract 2 as conveyed to W. E. Bebee by Deed  
17 recorded in Volume 539, Page 347 of the Deed Records of Williamson  
18 County, Texas;

19 THENCE with the West line of the said Bebee Tract 3, as found fenced  
20 and used upon the ground, the following courses:

21 N 18° 25' W for a distance of 534.85 feet to an iron stake

22 N 18° 41' W for a distance of 775.61 feet to an iron stake

23 N 18° 43' W for a distance of 271.46 feet to an iron stake

24 N 18° 28' W for a distance of 206.27 feet to an iron stake

25 N 19° 49' W for a distance of 159.38 feet to an iron stake

26 N 18° 23' W for a distance of 519.51 feet to an iron stake

27 N 18° 33' W for a distance of 459.07 feet to an iron stake

1 N 17° 46' W for a distance 491.08 feet to an iron stake  
2 N 15° 32' W for a distance of 491.54 feet to an iron stake for a  
3 corner hereof;  
4 THENCE N 30° 02' E for a distance of 23.38 feet to an iron stake set  
5 in a rock fence for a corner hereof;  
6 THENCE with a said rock fence, N 61° 52' W for a distance of 108.67  
7 feet to an iron stake for a corner hereof;  
8 THENCE N 30°34' W for a distance of 37.45 feet to an iron stake and N  
9 20° 41' W for a distance of 36.57 feet to an iron stake set at a  
10 corner of the said rock fence for a corner hereof;  
11 THENCE continuing with the West line of the said Bebee Tract 3, the  
12 following courses:  
13 N 20° 33' E for a distance of 151.77 feet to an iron stake  
14 N 24° 06' E for a distance of 633.48 feet to an iron stake set on the  
15 South bank of the San Gabriel River;  
16 THENCE crossing the said river, N31° 53' E for a distance of 90.21  
17 feet to an iron stake set on the North bank of the said San Gabriel  
18 River;  
19 THENCE continuing with the West line of the said Bebee Tract 3, the  
20 following courses:  
21 N 26° 26' E for a distance of 126.96 feet to an iron stake  
22 N 30° 15' E for a distance of 737.47 feet to an iron stake  
23 N 04° 04' W for a distance of 1382.64 feet to an iron stake found in a  
24 fence in the South line of the State Highway #29, being at the  
25 Northwest corner of the said Bebee Tract 3, for the Northwest corner  
26 hereof;  
27 THENCE with the said fence in the South line of State Highway 29,

1 the following courses:  
2 S 58° 57' E for a distance of 94.09 feet to an iron stake  
3 S 57° 14' E for a distance of 10.27 feet to an iron stake  
4 S 63° 56' E for a distance of 96.22 feet to an iron stake  
5 S 50° 12' E for a distance of 62.94 feet to an iron stake at the  
6 Northeast corner of the said Bebee Tract 3, for the Northeast corner  
7 hereof;  
8 THENCE with the East line of the said Bebee Tract 3, as found fenced  
9 and used upon the ground, the following courses:  
10 S 17° 28' E for a distance of 101.65 feet to an iron stake  
11 S 16° 07' E for of distance °390.89 feet to an iron stake  
12 S 15° 35' E for a distance of 460.83 feet to an iron stake  
13 S 16° 05' E for a distance of 400.72 feet to an iron stake  
14 S 32° 30' E for distance of 163.59 feet to an iron stake  
15 S 32° 17' E for a distance of 274.71 feet to an iron stake  
16 S 00° 37' W for a distance of 200.58 feet to an iron stake  
17 S 00° 40' W for a distance of 174.75 feet to an iron stake  
18 S 04° 03' E for distance of 72.53 feet to an iron stake  
19 S 17° 09' W for a distance of 53.10 feet to an iron stake  
20 S 04° 22' W for a distance of 145.33 foot to an iron stake  
21 S 01° 34' E for a distance of 50.91 feet to an iron stake  
22 S 17° 13' W for a distance of 28.90 feet to an iron stake  
23 S 03° 35' W for a distance of 474.55 feet to an iron stake  
24 S 00° 24' E for a distance of 53.28 feet to an iron stake  
25 S 12° 05' W for a distance of 35.97 feet to iron stake set at the end  
26 of a fence on the North bank of the San Gabriel River;  
27 THENCE crossing the said river, S 48° 48' W for a distance of 133.64

1 feet to an iron stake set at a fence corner on the South bank of the  
2 said river;  
3 THENCE continuing with the East line of the said Bebee Tract 3, as  
4 found fenced and used upon the ground, the following courses:  
5 S 19° 25' E for a distance of 89.35 feet to an iron stake  
6 S 18° 51' E for a distance of 320.95 feet to an iron stake  
7 S 18° 27' E for a distance of 299.80 feet to an iron stake  
8 S 18° 57' E for a distance of 477.07 feet to an iron stake  
9 S 18° 46' E for a distance of 207.29 feet to an iron stake  
10 S 18° 16' E for a distance of 655.35 feet to an iron stake  
11 S 19° 25' E for a distance of 416.85 feet to an iron stake  
12 S 18° 55' E for a distance of 555.42 feet to an iron stake  
13 S 21° 08' E for a distance of 378.97 feet to an iron stake found at  
14 the Southeast corner of the said Bebee Tract 3, being in the  
15 Northeasterly line of the said Bebee Tract 1, being at a Northerly  
16 corner of that certain 1122.07 acre tract as conveyed to  
17 Springfield, Inc. by Deed recorded in Volume 554, Page 636 of the  
18 Deed Records of Williamson County, Texas;  
19 THENCE along the Northerly line of the said 1122.07 acre  
20 Springfield, Inc. Tract, S 21° 08' E for a distance of 225.00 feet to  
21 an iron stake set at a fence corner for the Southeast corner hereof;  
22 THENCE continuing along the Northerly line of the said 1122.07 acre  
23 Springfield, Inc. Tract, S 71° 18' W for a distance of 1205.60 feet  
24 to an iron stake set for the Southwest corner hereof;  
25 THENCE N 18° 25' W for a distance of 222.36 feet to the PLACE OF  
26 BEGINNING and containing 160.40 acres of land, more or less.

TRACT 3

BEING 19.942 ACRES OF LAND SITUATED IN THE JOHN B. BERRY SURVEY,  
ABSTRACT No. 56 IN WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN  
PROBATE No. 336,737 IN THE PROBATE COURT No. 2, HARRIS COUNTY,  
TEXAS, AS SHOWN ON THE ATTACHED SKETCH, AND BEING MORE PARTICULARLY  
DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set at the most Easterly property corner of  
the said 19.942 acres of land, point being the most Northerly  
property corner of that certain 106.899 acre tract of land as  
conveyed to Liberty Hill Land Partnership, LTD. in document  
#2006079904 in the official public-records of Williamson County,  
Texas, point being on the Southern Right of Way of Highway 29, point  
being the POINT-OF-BEGINNING of the herein described tract of land;  
Thence S 58° 50' 09" W following the common property line of the said  
19.942 acres and the said 106.899 acres for a distance of 1009.57  
feet to a fence corner for the most Southern property corner of the  
said 19.942 acres, point being on the Northeastern property line of  
that certain 216.71 acres of land as conveyed to Liberty Hill Land  
Partnership, LTD. in document #2006079904 in the official public  
records of Williamson County, Texas;

Thence N 22° 07' 14" W following the common property line of the said  
19.942 acres and the said 216.71 acres for a distance of 1459.82  
feet to a fence post found;

Thence N 63° 39' 49" W for a distance of 230.02 feet to a fence post  
found;

Thence N 81° 58' 29" W for a distance of 79.90 feet to a calculated  
point, point being on the Eastern property line of that certain 2.00

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1 acre tract of land conveyed to J. L. Baker as described in volume  
2 422 page 143 of the official public records of Williamson County,  
3 Texas, point being in the center of a creek;  
4 Thence N 08° 01' 31" E following the common property line of the said  
5 2.00 acres of land and the said 19.942 acres for a distance 155.85  
6 feet to a calculated point, point being in the center of a creek,  
7 point being the most Northern property corner of the said 20.042  
8 acre tract of land, point being on the said Southern ROW of Highway  
9 29;  
10 Thence S 56° 19' 05'' E following the said ROW of HWY 29 for a  
11 distance of 69.42 feet to a fence post corner found;  
12 Thence S 54° 33' 33" E for a distance of 642.00 feet to a concrete  
13 monument found;  
14 Thence S 43° 14' 38" E for a distance of 168.90 feet to an iron rod  
15 set;  
16 Thence S 50° 44' 46" E following a curve to the left having a radius  
17 of 1005.40 feet, a delta of 14° 43' 00" and a chord distance of  
18 257.53 feet to an iron rod set;  
19 Thence S 57° 33' 05" E for a distance of 944.18 feet to the point of  
20 beginning containing 19.942 acres of land more or less.

21 TRACT 4

22 BEING 740.48 ACRES, MORE OR LESS, OUT OF THE STEPHEN THORNTON  
23 SURVEY, ABSTRACT NO. 611 AND THE RICHARD WEST SURVEY, ABSTRACT NO.  
24 643 AND THE BENJAMIN S. MUDD SURVEY, ABSTRACT NO. 438 AND THE JOHN  
25 B. BERRY SURVEY, ABSTRACT NO. 56, IN WILLIAMSON COUNTY, TEXAS,  
26 BEING COMPOSED OF THOSE THREE (3) CERTAIN TRACTS DESCRIBED IN  
27 VOLUME 523, PAGE 76, DEED RECORDS AND VOLUME 1904, PAGE 255,

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1 OFFICIAL RECORDS OF SAID COUNTY, LESS THAT CERTAIN 89.972 ACRES  
2 CONVEYED TO THE STATE OF TEXAS IN THE DEED RECORDED IN VOLUME 415,  
3 PAGE 555, DEED RECORDS OF SAID COUNTY; SAID 740.48 ACRES BEING MORE  
4 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

5 FIRST TRACT: A tract out of, and a part of the Stephen Thornton  
6 Survey patented to Mathias Wilbarger by Patent No. 792, Vol. 2,  
7 Cert. 255, dated October 1st, 1850, Abst. No. 611, and described by  
8 metes and bounds as follows, to-wit:

9 BEGINNING at a stake in the E line of said Stephen Thornton 1280  
10 acre survey on the S bank of the S San Gabriel where said East line  
11 of said Thornton survey crosses the San Gabriel;

12 THENCE S 19 E 1350 vrs to the SW corner of the Richard West League,  
13 same being a corner of said Stephen Thornton Survey;

14 THENCE S 71 W 801 vrs to corner;

15 THENCE N 19 W 1948.3 vrs to a red oak tree for the NW corner;

16 THENCE N 71 E vrs to the San Gabriel.

17 THENCE down the San Gabriel with its meanders in the center of the  
18 channel thereof, to the PLACE OF BEGINNING, containing 239 acres of  
19 land more or less.

20 SECOND TRACT: A tract out of, and a part of the Richard West 1 League  
21 Survey patented to Thomas B. Huling as assignee, by patent No. 241  
22 Vol. 11, Certificate No. 273, dated Sept. 22nd, 1864, Abst.  
23 No. 643, said part of said survey herein conveyed being described  
24 by metes and bounds as follows:

25 BEGINNING ON the SW line of the land owned by John B. Berry;

26 THENCE N 71 E 1550 vrs to the SE corner of said Berry Survey;

27 THENCE S 19 E 555 vrs:



1 THENCE S 71 W 980 vrs.  
2 THENCE S 19 E 170 vrs;  
3 THENCE S 24 W 710 vrs to the North Fork of the South San Gabriel  
4 THENCE up said San Gabriel to the W line of said Survey of Richard  
5 West.  
6 THENCE N 19 W on the line of said survey, 1245 vrs to the PLACE OF  
7 BEGINNING, containing 199 acres of land, more or less.  
8 THIRD TRACT: Containing 392.45 acres composed of 355.51 acres of  
9 land a part of the Stephen Thornton Survey 28.7 acres of land out of  
10 the Benjamin S. Mudd Survey and 8.24 acres of land out of the John B.  
11 Berry Survey situated in Williamson County, Texas, described in one  
12 body as follows: About 15 miles W of the Town of Georgetown, Texas,  
13 containing 392.45 acres, more or less, and consisting of the  
14 following surveys and parts of surveys, to-wit:  
15 355.51 acres of land, being out of the Stephen Thornton Survey,  
16 Abstract No. 611, Certificate No. 255, Patent No. 792 Vol. 2, dated  
17 Oct. 1, 1850;  
18 28.7 acres of land, being out of the Benjamin S. Mudd Survey  
19 Abstract No. 438, Certificate No. 457, Patent No. 550 Vol. 2, dated  
20 June 28, 1849; and  
21 8.24 acres of land, being out of the John B. Berry Survey, Abstract  
22 No. 56, Certificate No. 928/1027, Patent No. 1070, Vol. 6, dated  
23 Aug. 11th, 1849; said 392.45 acres being described by metes and  
24 bounds as follows:  
25 BEGINNING at a point S 19-45 E and 230 vrs. distant from the NW  
26 corner of the aforementioned Thornton Survey, an iron stake and  
27 stone mound for the most westerly NW corner hereof;

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1 THENCE with the meanderings of a wire fence as follows: N 31-16 E  
2 90.2 vrs; N 32-1 E 93.3 vrs; N 38-16 E 71 vrs; N 40-57 E 31.1 VRS; and  
3 N 39-52 E 21.6 vrs to a cedar fence post atop of a high bluff;  
4 THENCE N 18-58 E 72.7 vrs crossing the S San Gabriel River at a point  
5 of the East Bank of said Stream where the N line of the  
6 aforementioned Thornton Survey intersects said East Bank;  
7 THENCE with a wire and rock fence as follows: N 58-11 E 31.1 vrs and  
8 N 71-28 E 526 vrs to a corner;  
9 THENCE N 10-38 E with a wire fence 851.9 vrs to a cedar fence post on  
10 the West bank of a spring branch; said point is also the SW corner of  
11 J.C. Parks tract.  
12 THENCE with the meanderings of a wire fence on the E bank of the  
13 aforementioned branch as follows: S 84-57 E 29.5 vrs, S 5-17 E 39.2  
14 vrs; S 63.2 E 82/4 vrs a cedar post for corner;  
15 THENCE S 20-1 E at 510 vrs cross the S line of the aforementioned  
16 Berry Survey which is also the N line of the "Panhandle" of said  
17 Mudd Survey at 609 vrs cross the S line of the "Panhandle" of said  
18 Mudd Survey which is also the N line of the said Thornton Survey at  
19 1598.5 vrs in all a cedar fence post in a rock fence for corner;  
20 THENCE with the meanderings of a wire fence as follows: S 71-38 W  
21 56.2 vrs S 5.32 W 30.4 vrs; S 24.45 W at 46.7 vrs a point in the  
22 center of the channel of the aforementioned S fork of the San  
23 Gabriel River;  
24 THENCE with the center of said stream about as follows: N 84 W 110.3  
25 vrs N 73.9 W 139 vrs; and S 88-15 W 91.9 vrs;  
26 THENCE 23-17 W 24.7 vrs a cedar post atop a bluff on the S side of  
27 said River;

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1 THENCE with the meanderings of a wire fence as follows: S 49-11 W 59  
2 vrs; S 63-44 W 41 vrs; S 63-31 W 63.4 vrs; S 69-56 W 47.6 vrs: S 31-53  
3 W 165.6 vrs; S 58-41 W 56.4 vrs; S 20-54 W 23.1 vrs a cedar post for  
4 corner;

5 THENCE 19-48 E 1170.2 vrs a cedar post on N bank of Wright Branch for  
6 corner;

7 THENCE with a wire fence along the North Bank of said Branch S 50-32  
8 W 133.2 vrs to a cedar post at the NE corner of the aforementioned  
9 7.72 acre tract conveyed to the said Asa N. Sedwick;

10 THENCE with a wire fence (new) along the N line of said 7.72 acre  
11 tract S 50-43 W 441.4 vrs to a cedar post in the W line of a 400.17  
12 acre tract at the NW corner of said 7.72 acre tract and the SW corner  
13 hereof;

14 THENCE with the W line of a 400.17 acre tract N 19-45 W 2188.1 vrs to  
15 the PLACE OF BEGINNING.

16 SAVE AND EXCEPT that property out of the Richard West Survey  
17 conveyed to the State of Texas for highway purposes by deed recorded  
18 in Vol. 415, Page 555 of the Deed Records of Williamson County,  
19 Texas.

20 TRACT 5

21 BEING 395.38 ACRES OF LAND OUT OF AND PART OF THE B. S. MUDD SURVEY,  
22 ABSTRACT NO. 438, THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, AND THE  
23 STEPHEN THORNTON SURVEY, ABSTRACT NO. 611, ALL SITUATED IN  
24 WILLIAMSON COUNTY, TEXAS, SAID 395.38 ACRE TRACT BEING MORE  
25 PARTICULARLY DESCRIBED AS BEING THAT CERTAIN TRACT OF LAND CONVEYED  
26 BY DEED FROM CLARENCE J. DUEY AND WIFE, ROBERTA I. DUEY TO FLOYD  
27 CANTWELL AND WIFE, HELEN CANTWELL, OF RECORD IN VOLUME 524, PAGE

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107, OF THE WILLIAMSON COUNTY DEED RECORDS, WILLIAMSON COUNTY,  
TEXAS, SAID 395.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY  
METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin and fence corner on or near the common line  
between the above said B. S. Mudd Survey and the Stephen Thornton  
Survey, said fence corner being the southwest corner of the above  
said Floyd Cantwell tract, and being the southwest corner of the  
395.38 acre tract herein described;

THENCE with the fence along the west line of this survey, N 22 deg.  
04' W 3503.3 feet to a point at the center of the South San Gabriel  
River;

THENCE down said River S 72 deg.15' E 135.0 feet to a point for an  
interior corner of this survey;

THENCE leaving said River and with the fence along the west line of  
said Cantwell tract the following six (6) courses:

1. N 00 deg. 47' E 845.0 feet to a bend in said fence;
2. N 13 deg. 12' E 54.3 feet to a bend in said fence;
3. N 03 deg. 48' W 447.4 feet to a bend in said fence;
4. N 35 deg. 39' W 436.8 feet to a bend in said fence;
5. N 19 deg. 04' W 1222.0 feet to a bend in said fence;
6. N 20 deg. 42' W 136.8 feet to a steel pin and fence corner in the  
south line of State Highway No. 29 for the northwest corner of this  
survey;

THENCE with the south line of said Highway No. 29, S 66 deg. 29' E  
58.3 feet to a concrete right-of-way, marker for a bend in said  
right-of-way;

THENCE continue with said right-of-way line S 70 deg. 46' E 200.56

1 feet to a concrete right-of-way marker for a bend in said  
2 right-of-way;

3 THENCE continue with said right-of-way S 66 deg. 29' E 600.0 feet to  
4 a concrete right-of-way marker at the beginning of a curve to the  
5 right whose elements are, central angle of 4 deg. 28' radius of  
6 11,525.38 feet; and whose long chord bears S 64 deg. 12' E 898.3  
7 feet to a concrete right-of-way marker at the east end of said  
8 curve;

9 THENCE continue with said right-of-way line S 62 deg. 01' E 1072.6  
10 feet to a concrete right-of-way marker at the beginning of a curve  
11 to the left whose elements are, central angle of 2 deg. 50', radius  
12 of 12000.16 feet, and whose long chord bears S 63 deg. 27' E 593.4  
13 feet to a concrete right-of-way marker at the east end of said  
14 curve;

15 THENCE continue with said right-of-way line S 64 deg. 51' E 1200.6  
16 feet to a steel pin and fence corner in the south line of said  
17 Highway No. 29 for the most northerly northeast corner of this  
18 survey;

19 THENCE leaving said Highway No. 29 and with the fence along the east  
20 and south sides of the above said Cantwell tract, the following  
21 fourteen (14) courses:

- 22 1. S 14 deg. 04' W 158.6 feet to a bend in said fence;
- 23 2. S 11 deg. 01' W 187.5 feet to a bend in said fence;
- 24 3. S 05 deg. 19' W 122.4 feet to an interior corner of this survey;
- 25 4. N 86 deg. 30' E 38.2 feet to a bend in said fence;
- 26 5. S 87 deg. 58' E 121.4 feet to a bend in said fence;
- 27 6. S 50 deg. 55' E 466.9 feet to a bend in said fence;

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1 7. S 82 deg. 14' E 543.3 feet to a fence corner for the most  
2 easterly northeast corner of this survey;  
3 8. S 09 deg. 07' W 2219.6 feet to a steel pin and fence corner for  
4 the southeast corner of this survey;  
5 9. S 69 deg. 34' W 1565.5 feet to a bend in said fence;  
6 10. S 19 deg. 33' W 41.2 feet to a bend in said fence;  
7 11. S 08 deg. 28' crossing the above mentioned South San Gabriel  
8 River 174.8 feet to a bend in said fence;  
9 12. S 37 deg. 36' W 325.0 feet to a bend in said fence;  
10 13. N 68 deg. 11' W 441.4 feet to a bend in said fence;  
11 14. S 67 deg. 57' W 840.8 feet to the place of beginning,  
12 containing 395.38 acres of land.

13 TRACT 6

14 532.411 ACRES, MORE OR LESS, OF LAND IN WILLIAMSON COUNTY, TEXAS,  
15 PART OF THE A.W. ROWLETT SURVEY, ABSTRACT NO. 539, THE THOMAS F.  
16 GRAY SURVEY, ABSTRACT NO. 250, AND THE B.S. MUDD SURVEY, ABSTRACT  
17 NO. 438, AND BEING THE SAME WAYMON GILBERT AND WIFE, MARGRET M.  
18 GILBERT 125.661 ACRE TRACT RECORDED IN VOLUME 1976, PAGE 330, THE  
19 WAYMON GILBERT AND WIFE, MARGARET M. GILBERT 200.987 ACRE TRACT  
20 RECORDED IN VOLUME 1976, PAGE 347, AND THE WAYMON GILBERT AND WIFE,  
21 MARGARET M. GILBERT 205.785 ACRE TRACT RECORDED IN VOLUME 2245,  
22 PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE  
23 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

24 The Bearings and distances shown in parenthesis herein are Record  
25 Calls.

26 BEGINNING at a #60 spike found in an existing gravel road found in  
27 the south line of the Roy A. Butler 182.27 acre tract recorded in

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1 Volume 1841, Page 799 being the northwest corner of the Biff  
2 Kuykendall 105.40 acre tract recorded in Volume 519, Page 252, and  
3 the northeast corner of the 200.987 acre tract, for the northeast  
4 corner of this.

5 THENCE with the east line of the 200.987 acre tract and the west  
6 line of the Kuykendall tract as fenced and as follows:

7 S. 19 deg. 24' 56" E., 13.89 feet (S. 19 deg. 24' 56" E., 13.89 feet -  
8 1976/347) to a metal fence post found,

9 S. 23 deg. 09' 03" W., 166.65 feet (S 23 deg. 09' 03" W., 166.65 feet  
10 - 1976/347) to a metal fence post found,

11 S. 13 deg. 54' 28" E., 245.76 feet (S. 13 deg. 54' 28" E., 245.76  
12 feet - 1976/347) to a metal fence post found,

13 S. 00 deg. 28' 53" E., 278.63 feet (S. 00 deg. 28' 53" E., 278.63  
14 feet - 1976/347) to a metal fence post found,

15 S. 05 deg. 37' 34" W., 410.17 feet (S. 05 deg. 37' 34" W., 410.17  
16 feet - 1976/347) to a metal fence post found,

17 S. 04 deg. 05' 40" E., 267.24 feet (S. 04 deg. 05' 40" E., 267.24  
18 feet - 1976/347) to a metal fence post found,

19 S 41 deg. 16' 30" E., 433.13 feet (S. 41 deg. 16' 30" E., 433.13 feet  
20 - 1976/347) to a #60 spike found in a 42" live oak,

21 S. 36 deg. 47' 47" E., 133.99 feet (S. 36 deg. 47' 47" E., 133.99  
22 feet - 1976/347) to a metal fence post found, and

23 S. 34 deg. 56' 22" E., 1892.73 feet (S. 34 deg. 56' 22" E., 1892.73  
24 feet-1976/347) to a metal fence post found in the north line of the

25 205.785 acre tract being the southwest corner of the Kuykendall  
26 tract and the southeast corner of the 200.987 acre tract, for an ell  
27 corner of this.

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1 THENCE with the south line of the Kuykendall tract and the north  
2 line of the 205.785 acre tract as follows:  
3 N. 71 deg. 46' 31" E., 325.10 feet (N. 71 deg. 42' 35" E., 326.11  
4 feet - 2245/451) leaving the existing fence line to a 3/8" iron rod  
5 found,  
6 N. 34 deg. 13' 22" E., 65.70 feet to a #60 spike found in a 18" live  
7 oak, and then continuing with the existing fence line,  
8 N. 54 deg. 18' 49" E., 428.13 feet (N. 53 deg. 29' 35" E., 412.50  
9 feet - 2245/451) to a #60 spike in a 4" cedar, and  
10 N. 72 deg. 58' 58" E., 391.31 feet (N. 72 deg. 53' 35" E., 408.33  
11 feet - 2245/451) to a metal fence post found in the west line of the  
12 Butler Broadcasting Co. Ltd. 160.40 acre tract recorded in Document  
13 No. 9757115 being the southeast corner of the Kuykendall tract and  
14 the northeast corner of the 205.785 acre tract, for a corner of  
15 this.  
16 THENCE with the east line of the 205.785 acre tract and the west  
17 line of the Butler Broadcasting Co. Ltd. as fenced and as follows:  
18 S. 20 deg. 38' 14" E., 160.30 feet (S. 20 deg. 38' E., 159.28 feet -  
19 2245/451) to a 1/2" iron rod found,  
20 S. 19 deg. 19' 05" E., 497.37 feet (S. 19 deg. 24' 32" E., 478.21  
21 feet - 2245/451) to a metal fence post found,  
22 S. 19 deg. 16' 05" E., 1288.40 feet (S. 19 deg. 28' 14" E., 775.57  
23 feet - 2245/451 and S. 19 deg. 15' 02" E., 534.80 feet - 2245/451) to  
24 a metal fence post round, and  
25 S. 20 deg. 53' 46" E., 221.81 feet passing a metal fence post found  
26 and continuing an additional 2.00 feet for a total distance of  
27 224.81 feet (S. 20 deg. 59' 02" E., 221.99 feet - 2245/451) to the



1 intersection of the extension of the existing fence line running  
2 north and south with an existing fence line running east and west in  
3 the north line of Tract 2, Durham Park Section Five recorded in  
4 Cabinet C, Slide 134, Plat Records being the southwest corner of the  
5 Butler Broadcasting Co. Ltd. tract and the southeast corner of the  
6 205.785 acre tract, for the southeast corner of this.

7 THENCE S. 70 deg. 36' 13" W., 4193.13 feet (S. 70 deg. 31' 25" W.,  
8 4193.95 feet - 2245/451) with an existing fence to a metal fence  
9 post found in the north line of Durham Park, Section Four recorded  
10 in Cabinet C, Slide 97, Plat Record being a corner of the 205.785  
11 acre tract, for a corner of this.

12 THENCE N. 19 deg. 44' 38" W., 221.04 feet (N. 19 deg. 32' 04" W.,  
13 221.35 feet - 2245/451) with an existing fence to a metal fence post  
14 found in the north line of Durham Park, Section Four being an ell  
15 corner of the 205.785 acre tract, for an ell corner of this.

16 THENCE S. 70 deg. 43' 59" W., 317.58 feet (S. 70 deg. 33' 47" W.,  
17 317.52 feet - 2245/451) with an existing fence to a metal fence post  
18 found in the north line of Durham Park, Section Four being the  
19 southeast corner of the Don L. Tew 127.135 acre tract recorded in  
20 Volume 2245, Page 466, a corner of the 205.785 acre tract, for a  
21 corner of this.

22 THENCE N. 04 deg. 36' 48" E., 61.04 feet (N. 05 deg. 21' 35" E., 61.65  
23 feet - 2245/451) with an existing fence to a metal fence post found  
24 being a corner of the Tew tract and an ell corner of the 205.785 acre  
25 tract, for an ell corner of this.

26 THENCE S. 70 deg. 56' 10" W., 727.27 feet (S. 70 deg. 33' 51" W.,  
27 717.86 feet - 2245/451) with an existing fence to a 1/2" iron rod

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1 found being an ell corner of the Tew tract and the southwest corner  
2 of the 205.785 acre tract, for the southwest corner of this.  
3 THENCE N. 13 deg. 30' 24" W., 1255.22 feet (N. 13 deg. 42' 25" W.,  
4 1252.85 feet - 2245/451) to a #60 spike found in the top of a fence  
5 post being a corner of the Tew tract, the northwest corner of the  
6 205.785 acre tract, and the southwest corner of the 125.661 acre  
7 tract, for a corner of this.  
8 THENCE with the west line of the 125.661 acre tract as fenced and as  
9 follows:  
10 N. 56 deg. 51' 08" W., 494.86 feet (N. 56 deg. 51' 08" W., 494.86  
11 feet - 1976/330) to a metal fence post found and  
12 N. 50 deg. 46' 03" W., 1093.93 feet (N. 50 deg. 46' 03" W., 1093.93  
13 feet - 1976/330) to a 1/2" iron rod found being the southeast corner  
14 of the Chitaru Inque 236.57 acre tract recorded in Volume 1939, Page  
15 546, the northeast corner of the Tew tract, and a corner of the  
16 205.785 acre tract, for a corner of this.  
17 THENCE with the west line of the 125.661 acre tract and the east  
18 line of the Inque tract as fenced and as follows:  
19 N. 15 deg. 48' 06" W., 656.34 feet (N. 15 deg. 48' 06" W., 656.34  
20 feet - 1976/330) to a 1/2" iron rod found,  
21 N. 00 deg. 55' 01" W., 66.48 feet (N. 00 deg. 55' 01" W., 66.48 feet -  
22 1976/330) to a 1/2" iron rod found, and  
23 N. 22 deg. 14' 53" W., 57.32 feet (N. 22 deg. 14' 53" W., 57.32 feet  
24 - 1976/330) crossing Dog Branch to a metal fence post found being  
25 the southwest corner of the George A. Mason 272.50 acre tract  
26 recorded in Volume 2192, Page 134 and the northwest corner of the  
27 125.661 acre tract, for the most westerly corner of this.

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1 THENCE with the south line of the Mason 272.50 acre tract, the west  
2 and north lines of the 125.661 acre tract, and the creek bed of Dog  
3 Branch  
4 N. 49 deg. 25' 44" E., 150.70 feet (N. 49 deg. 25' 44" E., 150.70  
5 feet - 1976/330),  
6 N. 73 deg. 38' 44" E., 346.40 feet (N. 73 deg. 38' 44" E., 346.40  
7 feet - 1976/330),  
8 N. 39 deg. 18' 44" E., 195.00 feet (N. 39 deg. 18' 44" E., 195.00  
9 feet - 1976/330),  
10 N. 49 deg. 35' 44" E., 213.50 feet (N. 49 deg. 35' 44" E., 213.50  
11 feet - 1976/330),  
12 N. 13 deg. 07' 44" E., 140.80 feet (N. 13 deg. 07' 44" E., 140.80  
13 feet - 1976/330),  
14 N. 07 deg. 07' 44" E., 702.60 feet (N 07 deg. 07' 44" E., 702.60 feet  
15 - 1976/330), and  
16 N. 07 deg. 45' 16" W., 194.50 feet (N 07 deg. 45' 16" W., 194.50 feet  
17 - 1976/330) to a corner of the 125.661 acre tract, for a corner of  
18 this.  
19 THENCE N. 08 deg. 21' 56" W., 151.30 feet (N. 08 deg. 21' 56" W.,  
20 151.30 feet - 1976/330) crossing Dog Branch to the top of a bluff on  
21 the north side of Dog Branch being a corner of the Mason 272.50 acre  
22 tract and a corner of the 125.661 acre tract, for a corner of this.  
23 THENCE with the top of bluff on the north side of Dog Branch as  
24 follows along the record locations:  
25 N. 30 deg. 30' 16" E., 38.85 feet (N. 30 deg. 30' 16" E., 38.85 feet -  
26 1976/330),  
27 N. 43 deg. 34' 13" E., 87.59 feet (N. 43 deg. 34' 13" E., 87.59 feet -

1 1976/330),  
2 N. 69 deg. 00' 20" E., 118.03 feet (N. 69 deg. 00' 20" E., 118.03  
3 feet - 1976/330),  
4 N. 87 deg. 41' 22" E., 124.65 feet (N. 87 deg. 41' 22" E., 124.65  
5 feet - 1976/330), and  
6 S. 81 deg. 36' 08" E., 107.60 feet (S. 11 deg. 36' 08" E., 107.60  
7 feet - 1976/330) to a fence post found in the west line of the  
8 200.987 acre tract being the northeast corner of the 125.661 acre  
9 tract and the southeast corner of the Mason 272.50 acre tract, for  
10 an ell corner of this.  
11 THENCE N. 18 deg. 51' 38" W., 650.22 feet (N. 18 deg. 51' 38" W. -  
12 1976/347) to a #60 spike found in the top of an existing fence post  
13 being a corner of the Mason 272.50 acre tract and the northwest  
14 corner of the 200.987 acre tract, for the northwest corner of this.  
15 THENCE N. 70 deg. 53' 30" E., 2533.40 feet (N. 70 deg. 53' 30" E.,  
16 2533.40 feet - Base Bearing - 1976/347) with the south line of the  
17 Mason 272.50 acre tract, the south line of the George A. Mason  
18 225.50 acre tract recorded in Volume 2192, Page 134, the south line  
19 of the Butler tract, and the north line of the 200.987 acre tract to  
20 the place of beginning containing 532.411 acres of land.  
21 The bearings of this Legal Description are based on the north line  
22 of the Waymon Gilbert and wife, Margaret M. Gilbert 200.987 acre  
23 tract recorded in Volume 1976, Page 347, Deed Records of Williamson  
24 County, Texas.

25 TRACT 7

26 BEING 46.12 ACRES OF LAND SITUATED IN THE B. S. MUDD SURVEY, THE S.  
27 THORNTON SURVEY, AND THE A. W. ROWLETT SURVEY, ALL IN WILLIAMSON

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COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS  
CONVEYED TO RICHARD HARDIN BY DEED RECORDED IN VOLUME 520, PAGE 506,  
OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SUBSEQUENTLY  
CONVEYED TO SPRINGFIELD, INC. BY DEED RECORDED IN VOLUME 554, PAGE  
636, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 46.12  
ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:

BEGINNING at an iron stake found under a fence corner in the South  
line of the B. S. Mudd Survey, being the Southeast corner of that  
certain tract of land as conveyed to Robert D. Alexander by deed  
recorded in Volume 405, Page 180 of the Deed Records of Williamson  
County, Texas, being the Southwest corner of that certain tract of  
land as conveyed to Floyd Cantwell, et ux., by deed recorded in  
Volume 524, Page 107 of the Deed Records of Williamson County,  
Texas, being a northwesterly corner of that certain tract of land as  
conveyed to Richard Hardin by deed recorded in Volume 520, Page 506,  
of the Deed Records of Williamson County, Texas, for the most  
northwesterly corner hereof;

THENCE with the Northerly line of the said Hardin tract, being a  
Southerly line of the said Cantwell tract, as found fenced and used  
upon the ground the following courses:

N 70° 38' E for a distance of 416.64 feet to an iron stake found;

N 70° 21' E for a distance of 304.44 feet to an iron stake found;

N 69° 10' E for distance of 118.66 feet to an iron stake found for a  
corner of the said Hardin tract, being also a corner of the said  
Cantwell tract;

THENCE with a Northerly line of the said Hardin tract, being in

1 conflict with the said Cantwell tract the following courses:  
2 N 17° 45' E for a distance of 113.90 feet;  
3 N 54° 45' E for a distance of 211.10 feet;  
4 N 67° 45' E for a distance of 55.60 feet;  
5 S 88° 59' E crossing the San Gabriel River for a distance of 390.80  
6 feet to a point on the Easterly bank of said river;  
7 S 21° 15' E with the Easterly bank of the said river for a distance of  
8 54.20 feet to a point in the Easterly line of the said Hardin tract,  
9 being the Westerly line of that tract of land as conveyed to Roy  
10 Butler, et al. by deed recorded in Volume 523, Page 76, of the Deed  
11 Records of Williamson County, Texas;  
12 THENCE with a common line of the said Butler and Hardin tracts,  
13 being the Easterly bank of the said river the following courses:  
14 S 52° 15' E for a distance of 300.0 feet;  
15 S 36° 45' E for a distance of 111.10 feet for a common corner of the  
16 said Butler and Hardin tracts;  
17 THENCE crossing the said river, S 43° 45' W for a distance of 111.10  
18 feet to a point on the West bank of said river, being a common corner  
19 of the said Butler and Hardin tracts;  
20 THENCE with a common line of the said Butler and Hardin tracts,  
21 being the Westerly bank of the said river the following courses:  
22 N 54° 15' W for a distance of 111.10 feet;  
23 N 59° 15' W for a distance of 125.00 feet;  
24 N 41° 41' W for a distance of 136.20 feet to an iron stake under  
25 fence, being a common corner of the said Butler and Hardin tracts;  
26 THENCE with a Southeasterly line of the said Hardin tract, being a  
27 Northwesterly line of the said Butler tract, S 39° 32' W for a

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1 distance of 326.40 feet to an iron stake found and S 32° 59' W for a  
2 distance of 529.90 feet to an iron stake under fence corner in the  
3 East line of the A. W. Rowlett Survey, and the West line of the S.  
4 Thornton Survey, being a common corner of the said Butler and Hardin  
5 tracts;  
6 THENCE with the East line of the said Rowlett Survey and the West  
7 line of the said Thornton Survey, being the East line of the said  
8 Hardin tract and the West line of the said Butler tract, as found  
9 fenced and used on the ground, the following courses:  
10 S 19° 15' E for a distance of 614.45 feet to an iron stake found for  
11 angle point;  
12 S 19° 23' E for a distance of 595.71 feet to an iron stake found for  
13 angle point;  
14 S 19° 18' E for a distance of 396.37 feet to an iron stake found under  
15 corner of fence, being a corner of said Hardin tract for corner  
16 hereof;  
17 THENCE with the Southerly line of the said Hardin tract as found  
18 fenced and used on the ground the following courses:  
19 S 71° 28' W for a distance of 500.48 feet to an iron stake found for  
20 angle point;  
21 S 71° 34' W for a distance of 231.63 feet to an iron stake found for  
22 the most Southwesterly corner of the herein described tract of  
23 land;  
24 THENCE N 19° 12' W for a distance of 1992.50 feet to an iron stake  
25 found under fence corner, being a corner of the said Hardin tract  
26 for angle point hereof;  
27 THENCE N 21° 56' W for a distance of 225.00 feet to an iron stake and

1 POINT OF BEGINNING of this survey, containing 46.12 acres of land,  
2 more or less.

3 TRACT 8

4 SIX HUNDRED FORTY (640) ACRES OF LAND, MORE OR LESS, PATENTED BY THE  
5 STATE OF TEXAS TO MATTHIAS WILBARGER, ASSIGNEE TO PETER DEWITT BY  
6 PATENT NO. 482, VOLUME 6, DATED THE 30TH DAY OF SEPTEMBER, A.D.  
7 1850, ON THE WATERS OF THE SOUTH SAN GABRIEL, ABOUT 17 MILES ABOVE  
8 GEORGETOWN, BY VIRTUE OF CONDITIONAL CERTIFICATE NO. 377, ISSUED BY  
9 THE BOARD OF LAND COMMISSIONERS OF JASPER COUNTY ON THE 11TH DAY OF  
10 JANUARY, 1840, UPON WHICH UNCONDITIONAL CERTIFICATE NO. 51, WAS  
11 ISSUED BY THE BOARD OF LEON COUNTY ON THE 9TH DAY OF JUNE, 1849, AND  
12 TRANSFERRED TO THE SAID WILBARGER, ON THE SAME DAY, AND BEING MORE  
13 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

14 BEGINNING on the Southwest corner of the Stephen Thornton's Survey  
15 at a stone mound from which a post oak bears N 71 degrees E 18 vrs.;  
16 THENCE S 71 degrees W with the North line of William Hamilton's  
17 Survey of one-third (1/3rd) of a league, 1128 vrs. to a stone mound;  
18 THENCE N 19 degrees W 3,200 vrs. to a stone mound in prairie;  
19 THENCE N 71 degrees E 1128 vrs. to a stone mound in prairie on the  
20 West line of Stephen Thornton's Survey;  
21 THENCE S 19 degrees E with the West line of Thornton's Survey, 3200  
22 vrs. to the BEGINNING.

23 Being the same property conveyed to Roy A. Butler by Warranty Deed  
24 from MTrust Corp.=, N.A., Trustee of the Fannie Montgomery Hunt  
25 Trust, dated February 7, 1989, recorded at Vol. 1757, Page 927,  
26 Official Records of Williamson County, Texas.



TRACT 9

BEING 0.877 ACRES, MORE OR LESS, IN THE RICHARD WEST SURVEY, ABSTRACT NO. 643, IN WILLIAMSON COUNTY, TEXAS. EXAMINATION OF AREA DEEDS INDICATES THAT THIS PROPERTY LIES WITHIN THE BOUNDARIES OF A 93.02 ACRE TRACT AS DESCRIBED IN A DEED TO M. R. MARCOM, OF RECORD IN VOL. 1119, PG. 783, D/R, BUT LIES OUTSIDE OLD FENCES WHICH EXIST ON THE GROUND ENCLOSING THE BULK OF THE MARCOM PROPERTY. THIS PROPERTY IS ENCLOSED WITHIN FENCES USED AND MAINTAINED BY ROY A. BUTLER AS A PART OF THE FIRST TRACT CALLED 239 ACRES AND THE SECOND TRACT CALLED 199 ACRES IN A DEED TO ROY A. BUTLER, ET AL., OF RECORD IN VOL. 523, PG. 76, D/R. EXAMINATION OF THE SAID ROY BUTLER DEED AND DEEDS OF PRIOR OWNERS OF THE MARCOM TRACT INDICATE A PROBABLE VACANCY EXISTING BETWEEN THE BOUNDARIES OF THE BUTLER TRACT AS DESCRIBED IN HIS DEED AND BETWEEN THE BOUNDARIES OF THE MARCOM PROPERTY AS DESCRIBED IN OLDER DESCRIPTIONS FOR THE MARCOM PROPERTY WHICH ARE FOUND IN A DEED TO F. M. VAUGHAN IN VOL. 537, PG. 81, AND IN A DEED TO L. T. MCFARLAND IN VOL. 162, PG. 436, D/R. THE CONCLUSION THAT THERE IS A PROBABLE VACANCY IN THE AREA THAT INCLUDES THE APPROXIMATE NORTH ONE HALF OF THIS TRACT IS BASED UPON RECONSTRUCTING THE BOUNDARIES FROM THE NORTHWEST CORNER OF THE PRIOR DEEDS FOR THE PARENT TRACTS OF THE PORTION OF THE PROPERTY NOW OWNED BY MARCOM. IT IS NOTED THAT THERE ARE EXISTING APPROXIMATIONS, DISCREPANCIES AND ANOMALIES BETWEEN THE RECORD DESCRIPTIONS FOUND IN THE DEEDS TO MCFARLAND AND VAUGHAN WHICH INCREASE THE DIFFICULTY IN CONCLUSIVELY PLACING THE BOUNDARIES OF THOSE TRACTS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northwest comer of the 93.02 acre tract conveyed to

H.B. No. 5674

1 M. R. Marcom as described in Vol. 1119, Pg. 783. This point being in  
2 the approximate center of the channel of the San Gabriel River, on  
3 or near the East line of the S. Thornton Survey and the West line of  
4 the R. West Survey. Also being the Southwest comer of the Second  
5 Tract conveyed to Butler as referenced above. According to record  
6 data the Northeast corner of the First Tract is located at the  
7 intersection of the East line of the Thornton Survey and the South  
8 bank of the river;

9 THENCE with the North line described for the 93.02 acre tract by a  
10 survey made by Don Bizzell as recorded in the Marcom deed,  
11 downstream with the approximate centerline of the channel of the  
12 San Gabriel River, S 89 deg. 08 min. 30 sec. E 310 feet, more or less  
13 to the intersection of two fence lines extended (per survey of  
14 fences existing in 1971 made by W. F. Forest, R.P.S. No. 101);

15 THENCE S 57 deg. 38 min. W, join and follow an old fence line,  
16 continuing in all 163.6 feet to a bend in the fence;

17 THENCE continuing along or near the old fence existing on the West  
18 side of a ravine, as Surveyed by W. F. Forest in 1971, S 27 deg. 50  
19 min. W 54.5 feet, S 03 deg. 34 min. W 196.9 feet, and S 06 deg. 40  
20 min. E 77.4 feet;

21 THENCE S 18 deg. 23 min. 40 sec. E 52.35 feet, more or less, to  
22 intersect the West line of the said 93.02 acre tract;

23 THENCE with the West line of the M. R. Marcom tract. as surveyed by  
24 Don Bizzell, N 19 deg. W about 490.19 feet, more or less to the POINT  
25 OF BEGINNING.

26 TRACT 10

27 294.85 ACRES OF LAND, OF WHICH 129.66 ACRES MORE OR LESS BEING A

H.B. No. 5674

1 PORTION OF A 169 ACRE TRACT OUT OF THE RICHARD WEST LEAGUE, ABSTRACT  
2 #643, AS DESCRIBED IN A DEED FROM TAYLOR SMITH TO JOHN CONNER AS  
3 RECORDED IN VOL. 4, PAGE 168, WILLIAMSON COUNTY DEED RECORDS, AND  
4 12.29 ACRES MORE OR LESS BEING A PORTION OF A 50 ACRE TRACT MORE OR  
5 LESS OUT OF THE EDMUND S. BROOKS SURVEY ABSTRACT #81, AS DESCRIBED  
6 IN A DEED FROM TAYLOR SMITH TO JOHN F. CONNER AS RECORDED IN VOL. 4,  
7 PAGE 55, WILLIAMSON COUNTY DEED RECORDS, SAID TRACTS BEING  
8 DESCRIBED AS A 219 ACRE TRACT IN A DEED FROM J. H. VAUGHAN AND WIFE,  
9 JOANNA VAUGHAN TO WADE D. BARRINGTON AS RECORDED IN VOLUME 182, PAGE  
10 413, WILLIAMS COUNTY DEED RECORDS, AND 152.90 ACRES MORE OR LESS  
11 BEING A PORTION OF A 190 ACRE TRACT OUT OF THE STEPHEN THORNTON  
12 SURVEY, ABSTRACT #611, AS DESCRIBED IN A DEED FROM LOUISA WALKER, A  
13 FEME SOLE, TO J. G. POTTS AS RECORDED IN VOLUME 76, PAGE 227,  
14 WILLIAMSON COUNTY DEED RECORDS, SAID 190 ACRES MORE OR LESS BEING  
15 ALSO DESCRIBED IN A DEED FROM A. P. KAUFFMAN AND WIFE, LILLIE  
16 KAUFFMAN, TO W. D. BARRINGTON AS RECORDED IN VOL. 197, PAGE 405,  
17 WILLIAMSON COUNTY DEED RECORDS, ALL IN WILLIAMSON COUNTY, TEXAS, AS  
18 SURVEYED FOR A. L. MCROBERTS, O. R. OLIVER AND W. D. BARRINGTON BY  
19 THE METCALFE ENGINEERING COMPANY, 1710 EVA STREET, AUSTIN, TEXAS,  
20 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
21 FOLLOWS:

22 BEGINNING at an iron stake at corner of fence for the northwest  
23 corner of a 190 acre tract, a portion of the Stephen Thornton  
24 Survey, Abstract #611, in Williamson County, Texas, as described in  
25 a deed from Louisa Walker, a feme sole, to J. G. Potts as recorded in  
26 Vol. 76, Page 227, Williamson County Deed Records, said 190 acres  
27 more or less being also described in a deed from A. P. Kauffman and

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1 wife, Lillie Kauffman, to W. D. Barrington as recorded in Vol. 197,  
2 Page 405, Williamson County Deed Records, said beginning iron stake  
3 at corner of fence being also the northeast corner of a 350 acre  
4 tract, a portion of the Stephen Thornton Survey, Abstract #611, in  
5 Williamson County, Texas, as described in a deed from Louisa  
6 Walker, a feme sole, to G. W. Wheeler as recorded in Vol. 76, Page  
7 67, Williamson County Deed Records, said iron stake at corner of  
8 fence being also the southwest corner of a 169 acre tract out of the  
9 Richard West League, Abstract #643, in Williamson County, Texas, as  
10 described in a deed from Taylor Smith to John Conner as recorded in  
11 Vol. 4, Page 168, Williamson County Deed Records, and being also the  
12 most westerly southwest corner of a 219 acre tract out of the  
13 Richard West League, Abstract #643, and the Edmund S. Brooks  
14 Survey, Abstract #81, in Williamson County, Texas, as described in  
15 a deed from J. H. Vaughan and wife, Joanna Vaughan, to Wade D.  
16 Barrington as recorded in Vol. 182, Page 413, Williamson County  
17 Deed Records, said iron stake at corner of fence being also the most  
18 westerly southwest corner of the Richard West League, Abstract  
19 #643, and an ell corner of the Stephen Thornton Survey, Abstract  
20 #611, in Williamson County, Texas, as fenced and used upon the  
21 ground;

22 THENCE with the west line of the said W. D. Barrington 190 acre  
23 tract more or less and the east line of the said G. W. Wheeler 350  
24 acre tract, as fenced and used upon the ground, courses numbered 1-7  
25 inclusive, as follows:

26 (1) S 17 deg. 53' E 185.20 feet to an iron stake;

27 (2) S 18 deg. 57' E 635.05 feet to an iron stake;

- 1 (3) S 19 deg. 41' E 284.66 feet to an iron stake;
- 2 (4) S 19 deg. 50' E 312.47 feet to an iron stake near corner of  
3 fence;
- 4 (5) S 19 deg. 21' E 86.02 feet to an iron stake near corner of  
5 fence;
- 6 (6) S 19 deg. 17' E 740.42 feet to an iron stake near corner of  
7 fence;
- 8 (7) S 19 deg. 09' E 679.41 feet to an iron stake in the north  
9 right-of-way line of R. M. Highway #1869, said iron stake being at  
10 the northwest corner of an 0.016 acre tract, designated as First  
11 Tract, a portion of the said 190 acre tract, as described in a deed  
12 from W. D. Barrington and wife, Emma M. Barrington to State of Texas  
13 as recorded in Vol. 420, Page 212, Williamson County Deed Records,  
14 and from which iron stake a concrete highway marker boars S 71 deg.  
15 41' W 189.62 feet;
- 16 (8) THENCE with the north line of R. M. Highway #1869 N 71 deg. 41'  
17 E 78.00 feet to an iron stake at the intersection of the center line  
18 of the Old County Road and being also a northwest line of a 33.88  
19 acre tract, a portlon of the said 190 acre tract, as described in a  
20 deed from W. D. Barrington and wife, Emma Barrington, to J.C. Keeler  
21 as recorded in Vol. 197, Page 406, Williamson County Deed Records;  
22 THENCE with the center line of the said old County Road and being  
23 also a northwest line and a north line of the said J. C. Keeler 33.88  
24 acre tract, courses numbered 9-11 inclusive, as follows:
- 25 (9) N 60 deg. 24' E 993.22 feet to an iron stake;
- 26 (10) N 89 deg. 20' E 411.87 feet to an iron stake;
- 27 (11) N 83 deg. 20' E 188.50 feet to an iron stake at the

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1 intersection of a west line of R. M. Highway #1869 and in the west  
2 line of a 0.240 acre tract, designated as Second Tract, a portion of  
3 the said 190 acre tract, as described in a deed from W. D.  
4 Barrington and wife, Emma M. Barrington, to State of Texas as  
5 recorded in Vol. 420, Page 212. Williamson County Deed Records;

6 (12) THENCE with a west right-of-way line of R. M. Highway #1869  
7 and the west line of the said 0.240 acre tract designated as Second  
8 Tract N 11 deg. 41' E 32.24 feet to a concrete highway marker;

9 (13) THENCE N 71. deg. 41' E 230.7 feet to a concrete highway  
10 marker at the northeast corner of the said 0.240 acre tract  
11 designated as Second Tract;

12 (14) THENCE with a northeast line of the said 0.240 acre tract  
13 designated as Second Tract, S 48 deg. 13' E 26.57 feet to an iron  
14 stake at the intersection of the center line of said old County Road  
15 and being also a northwest line of the said J.C. Keeler 33.88 acre  
16 tract;

17 (15) THENCE with the center line of said old County Road, being  
18 also a northwest line of the said J. C. Keeler 33.88 acre tract, N 48  
19 deg. 21' E 435.29 feet to an iron stake;

20 (16) THENCE N 17 deg. 53' W at 1.8.9 feet passing an iron stake  
21 near corner of fence for the southwest corner of a 1.53 acre tract,  
22 designated as Tract No. One, a portion of the said W. D. Barrington  
23 190 acre tract, as described in a deed from W. D. Barrington and  
24 wife, Emma V. Barrington, to Carl N. Nix and wife, Marguerite O.  
25 Nix, as recorded in Vol. 479, Page 232, Williamson County Deed  
26 Records; in all 1349.89 feet to an iron stake at the northwest  
27 corner of the said Carl. N. Nix 1.53 acre tract;

1 (17) THENCE with the north line of the said Carl N. Nix 1.53 acre  
2 tract N 72 deg. 07' E 49.03 feet to an iron stake in the east line of  
3 the said W. D. Barrington 190 acre tract, being also an east line of  
4 the Stephen Thornton Survey, Abstract #611, and the west line of the  
5 Edmund S. Brooks Survey, Abstract #81, in Williamson County, Texas,  
6 and being also the most southerly west line of a 219 acre tract as  
7 described in a deed from J. H. Vaughan and wife, Joanna Vaughan, to  
8 Wade D. Barrington as recorded in Volume 182, Page 413, Williamson  
9 County Deed Records, said iron stake being also in the west line of  
10 a 66.56 acre tract, designated as Tract No. Two, and being a portion  
11 of the Edward S. Brooks Survey, Abstract #81, and the Richard West  
12 League, Abstract No. 643, in Williamson County, Texas, and being a  
13 portion of the said Wade D. Barrington 216 acre tract, as described  
14 in a deed from W. D. Barrington and wife, Emma V. Barrington to Carl  
15 N. Nix and wife, Marguerite O. Nix as recorded in Vol. 479, Page  
16 232, Williamson County Deed Records, and from which iron stake the  
17 most southerly southwest corner of a 50 acre tract, a portion of the  
18 Edmund S. Brooks Survey, Abstract #81, as described in a deed from  
19 Taylor Smith to John F Conner as recorded in Vol. 4, Page 55,  
20 Williamson County Deed Records, being also the most southerly  
21 southwest corner of the said W. D. Barrington 219 acre tract and the  
22 southwest corner of the said Carl N. Nix 66.56 acre tract, bears S  
23 18 deg. 20' E 50.0 feet;

24 (18) THENCE with the east line of the said W. D. Barrington 190  
25 acre tract, being also the east line of the Stephen Thornton Survey  
26 and the most southerly west line of the said W. D. Barrington 219  
27 acre tract and the west line of the Edmund S. Brooks Survey and the

1 west line of the Carl N. Nix 66.56 acre tract as fenced and used upon  
2 the ground, N 18 deg. 20' W 445.40 feet to an iron stake at corner of  
3 fence for a corner of the said Carl N. Nix 66.56 acre tract;  
4 THENCE with a northwest line of the said Carl N. Nix 66.56 acre  
5 tract as fenced and used upon the ground, courses numbered 19-22  
6 inclusive, as follows:

7 (19) N 33 deg. 29' E 978.67 feet to an iron stake at corner of field  
8 fence;

9 (20) N 24 deg. 32' E 441.56 feet to an iron stake;

10 (21) N 49 deg. 01' E at about 60 feet more or less crossing the  
11 north line of the Edmund S. Brooks Survey and a south line of the  
12 Richard West League, in all 85.67 feet to an iron stake;

13 (22) N 24 deg. 47' E at 271.54 feet passing an iron stake at corner  
14 of field fence, at 371.54 feet passing an iron stake on the south  
15 bank of the South San Gabriel River, at 411.79 feet passing the most  
16 northerly corner of the said Carl N. Nix 66.56 acre tract, in all  
17 426.68 feet to a car axle in the bed of the center of the channel of  
18 the South San Gabriel River;

19 THENCE up the center of the channel of the South San Gabriel River,  
20 courses numbered 23-32 inclusive, as follows:

21 (23) S 79 deg. 09' W 350.78 feet to a point;

22 (24) N 83 deg. 11' W 222.61 feet to a point;

23 (25) N 52 deg. 11' W 123.44 feet to a point;

24 (26) N 43 deg. 53' W 150.06 feet to a point;

25 (27) N 29 deg. 29' W 235.08 feet to a point;

26 (28) N 17 deg. 08' W 232.50 feet to a point;

27 (29) N 13 deg. 32' W 130.83 feet to a point;



1 (30) N 11 deg. 21' W 123.88 feet to a point;  
2 (31) N 36 deg. 53' feet E 64.44 feet to an iron stake;  
3 (32) N 29 deg. 30' W 269.75 feet to an iron stake for the northeast  
4 corner of the said John Conner 169 acre tract and the northeast  
5 corner of the said W. D. Barrington 219 acre tract;  
6 THENCE with the north line of the said W. D. Barrington 219 acre  
7 tract, being the average of an old fence and the remains of an old  
8 rock fence, courses numbered 33-36 inclusive, as follows:  
9 (33) S 69 deg. 03' W at 57.6 feet passing an iron stake on the west  
10 high bank of the South San Gabriel River, in all 167.06 feet to an  
11 iron stake at the southwest corner of a railroad tie fence post;  
12 (34) S 71 deg. 36' W 1657.00 feet to a nail in the east face of a  
13 16" Cedar;  
14 (35) S 70 deg. 54' W 739.86 feet to an iron stake at corner of field  
15 fence;  
16 (36) S 70 deg. 44' W 564.32 feet to an iron stake near corner of  
17 fence for the northwest corner of the said W. D. Barrington 219 acre  
18 tract, being also the northwest corner of the said John Conner 169  
19 acre tract, in the west line of the Richard West League and in an  
20 east line of the Stephen Thornton Survey, as fenced and used upon  
21 the ground;  
22 THENCE with the west line of the said 169 acre tract and the west  
23 line of the said W. D. Barrington 219 acre tract and being also the  
24 west line of the said Richard West League and an east line of the  
25 Stephen Thornton Survey as fenced and used upon the ground, courses  
26 numbered 37-39 inclusive, as follows:  
27 (37) S 17 deg. 10' E 537.11 feet to an iron stake at corner of

1 fence;

2 (38) S. 19 deg. 11' E 537.55 feet to a post;

3 (39) S 18 deg. 02' E 648.94 feet to the place of BEGINNING,  
4 containing 294.85 acres of land.

5 AND

6 A 1.38-ACRE PORTION OF LAND CALLED TRACT TWO IN IN THE DEED RECORDED  
7 IN VOLUME 605, PAGE 426, DEED RECORDS, WILLIAMSON COUNTY, TEXAS;  
8 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
9 FOLLOWS:

10 Beginning it an iron pin found at the N E corner of the 33.88 acre  
11 tract and at the S E corner of a 1.53 acre tract described in a deed  
12 to Carl Nix of record in Vol. 479, Page 232, Deed Records. Said  
13 point is in the centerline of an abandoned County Road and on the  
14 East line of the Stephen Thornton Survey as fenced and used upon the  
15 ground;.

16 THENCE S 17° 55' E 232.6 feet to an iron pipe in the North R O W of RM  
17 1869;

18 THENCE with the R O W S 71° 41' W 427 feet to a concrete R O W marker  
19 at a widening of the R O W;

20 THENCE. N 48° 19' W 42.63 feet to an iron pipe found in the R O W and  
21 on the centerline of an abandoned road;

22 THENCE with the centerline of the abandoned road N 48° 11' E at 435.7  
23 feet pass an iron pipe at the S E corner of a tract described in a  
24 deed to Horace Cromer of record in Vol. 554, Page 440, in all 490.65  
25 feet to the POINT OF BEGINNING, containing in all 1.38 acres.

26 TRACT 11

27 BEING 0.91 OF AN ACRE OF LAND, OUT OF THE E. S. BROOKS SURVEY,

H.B. No. 5674

1 ABSTRACT NUMBER 81 & THE STEPHEN THORNTON SURVEY, ABSTRACT NUMBER  
2 611, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN  
3 CURRY 2.97 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME  
4 1720, PAGE 726, DEED RECORDS, WILLIAMSON COUNTY, SAID 0.91 OF AN  
5 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS  
6 AS FOLLOWS:

7 BEGINNING at an iron rod found in the northerly right-of-way line of  
8 F M 1869, at the southeast corner of the Lindley 8.06 acre tract  
9 described by instrument recorded in Volume 615, Page 916, Deed  
10 Records, Williamson County, at the southwest corner of said Curry  
11 tract, for the southwest corner hereof;

12 THENCE along the common line of said Lindley and said Curry tracts,  
13 North 49 degrees 15 minutes 49 seconds West, 42.74 feet to a 60D  
14 nail found, for the northwest corner hereof and North 47 degrees 17  
15 minutes 32 seconds East, 345.00 feet to an iron rod set, for the  
16 northeast corner hereof;

17 THENCE South 42 degrees 32 minutes 52 second East, through said  
18 Curry tract, 189.35 feet to an iron rod set in the northerly  
19 right-of-way line of F M 1869, in the southerly line of said Curry  
20 tract, for the southeast corner hereof;

21 THENCE South 70 degrees 41 minutes 00 seconds West, along said  
22 right-of-way line and the southerly line of said Curry tract,  
23 370.00 feet to the POINT OF BEGINNING and containing 0.91 of an acre  
24 of land, more or less.

25 TRACT 12

26 BEING 49.994 ACRES OF LAND SITUATED IN THE STEPHEN THORNTON SURVEY,  
27 ABSTRACT NO. 611 IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT

H.B. No. 5674

1 DESCRIBED IN DOCUMENT NO. 2009069788 OF THE DEED RECORDS OF  
2 WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY  
3 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
4 BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 10 ACRE  
5 TRACT RECORDED IN DOCUMENT NO. 2001093539, BEING ALSO ON THE NORTH  
6 RIGHT-OF-WAY OF RR 1869, FROM WHICH A CONCRETE HIGHWAY MONUMENT  
7 FOUND BEARS S 69° 36' 49" W 137.73 FEET, SAID IRON ROD ALSO BEING THE  
8 POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED  
9 TRACT;  
10 THENCE WITH THE NORTH SAID RIGHT-OF-WAY OF RR 1869 S 69 DEG 29 MIN 36  
11 SEC W 439.84 FEET TO AN IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF  
12 THE HEREIN DESCRIBED TRACT;  
13 THENCE WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT N 21 DEG 22  
14 MIN 48 SEC W 2989.51 FEET TO AN IRON ROD FOUND, FOR THE NORTHWEST  
15 CORNER OF THE HEREIN DESCRIBED TRACT;  
16 THENCE N 68 DEG 30 MIN 57 SEC E 303.96 FEET TO THE DISTURBED REMNANTS  
17 OF A FALLEN TREE, FROM WHICH A GAME FENCE ANGLE CORNER POST BEARS N  
18 68 DEG 10 MIN 52 SEC E 11.28 FEET;  
19 THENCE N 76 DEG 32 MIN 58 SEC E 581.44 FEET TO AN OLD FENCE POST SAWN  
20 OFF AT GROUND LEVEL, FOR THE NORTHEAST CORNER OF THE HEREIN  
21 DESCRIBED TRACT;  
22 THENCE S 21 DEG 22 MIN 40 SEC E 1929.48 FEET TO AN IRON ROD FOUND AT  
23 THE NORTHEAST CORNER OF THE SAID 10 ACRE TRACT, FOR THE EASTMOST  
24 CORNER OF THE HEREIN DESCRIBED TRACT;  
25 THENCE S 68 DEG 34 MIN 43 SEC W 439.77 FEET TO AN IRON ROD FOUND, FOR  
26 AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;  
27 THENCE S 21 DEG 22 MIN 07 SEC E 986.75 FEET TO THE POINT OF

BEGINNING, CONTAINING 49.994 ACRES OF LAND, MORE OR LESS.

TRACT 13

BEING 227.039 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS,  
PART OF THE STEPHEN THORNTON SURVEY, ABSTRACT NO. 611, AND BEING THE  
SAME TRACT DESCRIBED AS 207.129 ACRES IN A DEED TO RICHARD E. HARRIS  
RECORDED IN VOLUME 1147, PAGE 759, OFFICIAL RECORDS OF WILLIAMSON  
COUNTY, TEXAS, AND ALL OF THE SAME TRACT DESCRIBED AS A 20.00 ACRES  
IN A DEED TO SUSAN R. HARRIS RECORDED IN VOLUME 1146, PAGE 799,  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the north right of way line of  
F. M.1869 being the southwest corner of the Joseph T. DeFrancisco  
50.0 acre tract recorded in Volume 737, Page 269 and the southeast  
corner of the 207.129 acre tract, for the southeast corner of this.

THENCE with the north right of way line of F. M.1869 as follows:

S. 71 deg. 43' 05" W., 138.03 feet (S. 71 deg. 32' 47" W., 137.94  
feet) to a concrete highway monument found, being the beginning of a  
curve to the left, with said curve 543.85 feet, Long Chord S. 64  
deg. 51' 37" W., 542.62 feet, Radius 2331.83 feet (543.85 feet, Long  
Chord S. 64 deg. 50' 20" W., 542.62 feet, Radius 2331.83 feet) to a  
concrete highway monument found,

S. 58 deg. 12' 17" W., 459.83 feet passing a 1/2" iron rod found and  
an additional 595.47 feet for a total distance of 1055.30 feet (S.  
58 deg. 11' W., 1055.41 feet) to a concrete highway monument found,  
being the beginning of a curve to the left, with said curve 482.52  
feet Long Chord S. 53 deg. 29' 00" W., 481.96 feet, Radius 2904.79  
feet (482.80 feet, Long Chord S. 53 deg. 26' 20" W., 482.26 feet,

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1 Radius 2904.79 feet) to a concrete highway monument found,  
2 S. 48 deg. 34' 07" W., 383.78 feet (S. 48 deg. 37' 20" W., 383.67  
3 feet) to a concrete highway monument found, being the beginning of a  
4 curve to the right, with said curve 418.14 feet Long Chord S. 57  
5 deg. 33' 02" W., 416.57 feet, Radius 1392.39 feet (Long Chord S. 57  
6 deg. 27' 10" W., 417.07 feet, Radius 1392.39 feet) to a 3" metal  
7 fence post found being the southeast corner of the Roy A. Butler  
8 599.49 acre tract recorded in Volume 1757, Page 927 and the  
9 southwest corner of the Harris 207.129 acre tract, for the  
10 southwest corner of this.

11 THENCE with east line of the Butler 599.49 acre tract as follows:  
12 N. 18 deg. 09' 40" W., 3469.74 feet (N.18 deg. 09' 40" W., 3469.81  
13 feet - Base Bearing) to a #60 spike found and N. 16 deg. 29' 26" W.,  
14 249.26 feet (N. 16 deg. 37' W., 248.30 feet) to a 3" metal fence post  
15 found being the southwest corner of the Roy A. Butler 740.10 acre  
16 tract recorded in Volume 1904, Page 255 and the northwest corner of  
17 the Harris 207.129 acre tract, for the southwest corner of this.

18 THENCE with the south line of the Butler 740.10 acre tract as  
19 follows:

20 N. 50 deg. 54' 33" E., 1552.19 feet passing a 3" metal fence post  
21 found and continuing an additional 26.71 feet for a total distance  
22 of 1578.90 feet (N. 50 deg. 48' 10" E., 1580.33 feet) to a #60 spike  
23 found in a dead oak,

24 S. 19 deg. 14' 58" E., 54.04 feet passing a 3" metal fence post found  
25 and continuing an additional 549.01 feet for a total distance of  
26 603.05 feet (S. 19 deg.16' 10" E., 605.17 feet) to a 3" metal fence  
27 post found,

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1 N. 69 deg. 26' 12" E., 567.68 feet (N. 69 deg. 23' 40" E., 559.47  
2 feet) to a 3" metal fence post found,  
3 N. 72 deg. 45' 39" E., 253.55 feet (N. 72 deg. 51' 40" E., 251.19  
4 feet) to a 3" metal fence post found, and  
5 N. 70 deg. 39' 14" E., 541.06 feet (N. 70 deg. 32' 55" E) to a 1/2"  
6 iron rod found being the northwest corner of the DeFrancisco tract  
7 and the northeast corner of the Harris 207.129 acre tract, for the  
8 northeast corner of this.  
9 THENCE S. 19 deg. 19' 34" E., 2990.31 feet (S. 19 deg. 20' 36" E.,  
10 2989.57 feet) to the place of beginning containing 227.039 acres of  
11 land, according to my Survey and my Calculations.  
12 The bearings of this Legal Description are based on the west line of  
13 the tract described as 207.129 acres in a Deed to Richard E. Harris  
14 recorded in Volume 1147, Page 759, Official Records of Williamson  
15 County, Texas.

16 TRACT 14

17 BEING 98.03 ACRES OF LAND SITUATED IN THE A. LEFEBRE SURVEY,  
18 ABSTRACT NO. 398, IN WILLIAMSON COUNTY, TEXAS; PART OF 108 ACRES  
19 WHICH IS DESCRIBED IN A DEED TO GABRIEL PINA & SUSIE C. PINA  
20 (INCLUDING ALL OF THE 52 ACRES TRACT 2, AND PART OF THE 56 ACRES  
21 TRACT 1), OF RECORD IN VOL. 910, PG. 461, OF THE OFFICIAL PUBLIC  
22 RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT), AND BEING MORE  
23 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

24 This tract was surveyed on the ground in June of 2015 under the  
25 direction of William F. Forest, Jr., Registered Professional Land  
26 Surveyor No. 1847. Survey note: The bearing basis for this survey,  
27 is the State Plane Coordinate System, Texas Central Zone Western

1 Data VRS Network.

2 BEGINNING at an iron pin which was found in the North line of Ranch  
3 Road 1869, at the Southeast corner of Tract One of Gabriel and Susie  
4 Pina. This corner exists at the Southwest corner of the property of  
5 the Liberty Hill Land Partnership, Ltd. (640 ac. Doc. 20060799904);  
6 THENCE with the North line of Ranch Road 1869, S 78° 58' 14" W 947.01  
7 feet to an iron pin which was set for the lower Southeast corner of a  
8 10.00 acre tract;

9 THENCE with the East boundary of the said 10.00 acres, setting iron  
10 pins at bends in the fence as follows; N 21° 16' 10" W 624.17 feet; N  
11 14° 58' 25" E 172.11 feet; and N 18° 07' 04" E 128.77 feet; departing  
12 the fence and continuing with the East boundary of the 10.00 acres;  
13 setting iron pins as follows; N 13° 40' 06" E 266.82 feet; and N 21°  
14 22' 44" W 591.79 feet to the Northeast corner of the 10.00 acres;

15 THENCE with the North boundary of the 10.00 acres, S 68° 37' 1.6" W  
16 732.69 feet to an iron pin which was set in the West boundary of the  
17 Pina 56 acre Tract 1 at the Northwest corner of the 10 acres;

18 THENCE along or near the existing fence, with the West line of Pina  
19 and the East boundary of the property of Travis and Carol Shelton  
20 (10.10 ac. Doc. 2012923335);

21 N 21° 04' 27" W 368.41 feet to a nail which was set in top of a fence  
22 post in the East boundary of the property of Darwin and Shiela  
23 Willhoite (10.10 ac. Doc. 2012058065); continuing with the common  
24 boundary of Pina and Willhoite;

25 N 21° 04' 27" W 210.94 feet to an iron pin found on the East side of  
26 the fence at the common West corner of the two Pina tracts; and  
27 N 21° 02' 50" W passing the property corners in the East line of the



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property of Chad M. Gilley (Ex. A, 20.193 ac. Doc. 2012008374),  
continuing with the common line between Pina and William Allen  
Jackson (20.30 ac, Doc. 2014082867), continuing in all 1534.18 feet  
to an iron pin which was set in the South boundary of Lot 10, Block  
P, of Durham Park Sec. 3 (Cabinet C, Slide 95, Plat Records). This  
corner exists North of the fence corner;

THENCE with the South boundary of said Lot 10 and the North boundary  
of the Pina Tract 2, N 68° 34' 55" E 1371.81 feet to an iron pin which  
was found at the remains of a fence corner post;

THENCE with the East line of the property of Gabriel and Susie Pina,  
and the West boundary of the property of the Liberty Hill Land  
Partnership, Ltd. (640 ac. Doc. 2006079904);

S 20° 43' 35" E 1048.87 feet to a mag spike set in the East base of a  
16 inch Elm that exists in the fence line; S 20° 34' 08" E 734.09 feet  
to an iron pin which was found at the common East corner of the two  
Pina tracts (2' Westerly from an 8' tall game fence);

S 20° 34' 08" E 552.91 feet to 20 iron pin which was found (2'  
Westerly from an 8' tall game fence); and

S 20° 28' 34" E 1621.49 feet to the POINT OF BEGINNING.

TRACT 15

BEING A PORTION OF LOT 3, BLOCK D, OF DURHAM PARK SECTION FOUR, A  
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR  
PLAT THEREOF RECORDED IN CABINET C, SLIDES 97-99, PLAT RECORDS,  
WILLIAMSON COUNTY, TEXAS, CONSISTING OF AN APPROXIMATE 5.02 ACRE  
TRACT OF LAND, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO NAUMANN  
DEVELOPMENT CORPORATION, BEING LOT 3B, BLOCK D, CALLED 5.01 ACRES,  
AS RECORDED IN VOLUME 902, PAGE 21 OF THE DEED RECORDS OF WILLIAMSON

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COUNTY, TEXAS. SURVEYED ON THE GROUND IN THE MONTH OF DECEMBER,  
1989, UNDER THE SUPERVISION OF DON H. BIZZELL, REGISTERED PUBLIC  
SURVEYOR, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS  
AS FOLLOWS:

BEGINNING at an iron pin found at the Southeast corner of the above  
referenced Lot 3B, being also the Southeast corner of Lot 3, Block  
D, Durham Park Section Four, for the Southeast corner hereof;

THENCE, along the North line of North San Gabriel Loop and the South  
line of the said Lot 3, S 70° 30' W, 240.57 feet to an iron pin set at  
the beginning of a curve to the right, and along said curve, having  
a radius of 950.00 feet, a cord bearing and distance of S 76° 54' W,  
66.12 feet, for an arc distance of 66.13 feet to an iron pin found at  
the Southwest corner of said Lot 3B and the Southeast corner of a  
5.00 acre tract described in a Contract of Sale & Purchase between  
the Veterans Land Board at Texas and Claud Carrol Pinson of record  
in Volume 641, Page 176 of the Deed Records of Williamson County,  
Texas, for the Southwest corner hereof;

THENCE, along the West line of the said Lot 3B, N 12° 56' W, 767.91  
feet to an iron pin found at the Northwest corner of said Lot 3B and  
the Northeast corner of the said Pinson 5.00 acre tract, for the  
Northwest corner hereof;

THENCE, along the North line of said Lot 3B, being also a North line  
of Durham Park Section Four, N 70° 34' E. 261.11 feet, to the  
Northeast corner of said Lot 3B, for the Northeast corner hereof;

THENCE, along the East line of said Lot 3B, being also the East line  
of the previously mentioned Lot 3, S 16° 20' E, 771.11 feet to the  
Place of BEGINNING and containing 5.02 acres of land. Being the same

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1 property conveyed to Roy Butler by Warranty Deed from Raymond O.  
2 Horn and wife, Susie Horn, and Richard D. Horn and wife, Jeffra L.  
3 Horn, dated April 13, 1990.

4 TRACT 16

5 TRACTS 1 AND 2, DURHAM PARK SUBDIVISION SECTION NO. 5, A SUBDIVISION  
6 IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD  
7 IN CABINET C, SLIDE 134, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS,  
8 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
9 FOLLOWS:

10 BEING a tract of land containing 49.49 acres, more or less,  
11 comprised of two (2) tracts known as 26.68 acre Tract 1, but found  
12 to contain 26.52 acres by re-calculation 22.95 acre Tract 2, but  
13 found to contain 22.97 acres by re-calculation, of Section No. 5 of  
14 the Durham Park Subdivision of record in Cabinet C-134 of the Map  
15 Records of Williamson County, Texas. Said 49.49 acres being now  
16 described hereof by metes and bounds, to-wit:

17 BEGINNING at an iron rod found for the northeasterly corner of said  
18 Tract No. 2, the northwesterly corner of Tract No. 3 of said  
19 Subdivision and the northeasterly corner hereof;

20 THENCE S 19° 16' E along the common boundary of tracts 2 and 3 of said  
21 subdivision, at 767.57 pass an iron rod in the northwesterly  
22 boundary of a 50 foot roadway easement, at 792.57 feet in all, an  
23 iron rod for the common corner of Tracts 2, 3, 4 and 5 of said  
24 subdivision and the southeasterly corner hereof;

25 THENCE S 70° 30' W along the centerline of said 50 foot roadway  
26 easement, at 1265.30 feet pass an iron rod for the common corner of  
27 Tracts 1, 2, 5, and 6 of said subdivision, at 2738.94 feet in all, a

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1 point for the common corner of Tracts 1 and 6 for the southwesterly  
2 corner hereof;

3 THENCE N 19° 30' W at 25.0 feet an iron rod in the northwesterly  
4 boundary of said 50 foot roadway, also being the southeasterly  
5 corner of Lot 3 Block 'D' of the Durham Park Subdivision, of record  
6 in Cabinet C-98 of said Map Records, and being a westerly corner  
7 hereof;

8 THENCE N 16° 20' W along the common boundary of said Lot 3 Block 'D'  
9 and this tract hereof, at 768.74 feet an iron rod found for the  
10 northeasterly corner of said Lot 3 Block 'D' and the northwesterly  
11 corner of Tract No. 1 and this tract hereof;

12 THENCE N 70° 30' E along the northwesterly boundary of said  
13 subdivision at 1440.0 feet pass an iron rod for the northwesterly  
14 corner of Tract No. 2 and the northeasterly corner of Tract No. 1,  
15 at 2700.0 feet in all, the place of beginning, along with and  
16 subject to said roadway easement as shown per plat;

17 Being the same property conveyed to Roy A. Butler by Warranty Deed  
18 with Vendor's Lien from Naumann Development Corporation, dated  
19 August 24, 1984, recorded at Vol. 1075, Page 738, Official Records  
20 of Williamson County, Texas.

21 TRACT 17

22 Lot 3, DURHAM PARK, SECTION FIVE, a subdivision recorded in Cabinet  
23 C, Slide 134, Plat Records, Williamson County, Texas.

24 TRACT 18

25 Lot 4, DURHAM PARK, SECTION FIVE, a subdivision recorded in Cabinet  
26 C, Slide 134, Plat Records, Williamson County, Texas.

TRACT 19

Lot 5, DURHAM PARK, SECTION FIVE, a subdivision recorded in Cabinet C, Slide 134, Plat Records, Williamson County, Texas.

TRACT 20

BEING 3.56 ACRES OF LAND OUT OF THE STEPHEN THORNTON SURVEY ABST. #611 IN WILLIAMSON COUNTY, TEXAS, AND A PART OF A 33.88 ACRE TRACT DESCRIBED IN A DEED TO NEAL C. FOUST, SR., OF RECORD IN VOL. 417, PAGE 186, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SURVEYED ON THE GROUND BY W. F. FOREST IN JANUARY OF 1975, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found in the North R O W of RM 1869, N 60 deg. 27' E 79.3 feet from the original NW comer of the 33.88 acre tract, the SW corner of the Horace Cromer tract described in a deed of record in Vol. 554, Page 440, Deed Records, bears S 71 deg. 41' W 77.95 feet, said point is in the centerline of an old County Road which is now closed;

THENCE with the centerline of the abandoned road and following a fence line N 60 deg. 27' E 993.0 feet to an iron pipe, N 89 deg. 08' E 411.22 feet to an iron pipe and N 83 deg. 20' E 188.55 feet to an iron pipe in the North R O W of RM 1869;

THENCE S 11 deg. 41' W 38.04 feet to a concrete R O W marker where the R O W widens;

THENCE with the North R O W S 71 deg. 41' W at 200 feet pass a R O W marker, in all 1532.4 feet to the POINT OF BEGINNING, containing in all 3.56 acres of land.

Being the same property retained by Roy A. Butler in Warranty Deed to Horace E. Cromer dated July 24, 1975, recorded at Vol. 617, Page

524, Official Records of Williamson County, Texas.

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

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

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

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

SECTION 4. (a) If this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 8004A, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 8004A.0307 to read as follows:

Sec. 8004A.0307. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

(b) This section is not intended to be an expression of a

1 legislative interpretation of the requirements of Section 17(c),  
2 Article I, Texas Constitution.

3       SECTION 5. This Act takes effect immediately if it receives  
4 a vote of two-thirds of all the members elected to each house, as  
5 provided by Section 39, Article III, Texas Constitution. If this  
6 Act does not receive the vote necessary for immediate effect, this  
7 Act takes effect September 1, 2025.