

By: Zaffirini

S.B. No. 3033

A BILL TO BE ENTITLED

AN ACT

relating to the boundaries of, and validating certain acts and proceedings of, the Creedmoor Municipal Utility District.

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

SECTION 1. Section 7951A.0106, Special District Local Laws Code, is amended to read as follows:

Sec. 7951A.0106. [~~INITIAL~~] DISTRICT TERRITORY. (a) The district is [~~initially~~] composed of the territory described by Section 2A [~~2~~] of the Act enacting this chapter.

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

(1) organization, existence, or validity;

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

(3) right to impose a tax; or

(4) legality or operation.

SECTION 2. Chapter 762, Acts of the 87th Legislature, Regular Session, 2021, is amended by adding Section 2A to read as follows:

Sec. 2A. The Creedmoor Municipal Utility District includes all the territory contained in the following area:

TRACT 1

BEING A 134.0-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT
NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, SAID 134.0-ACRE TRACT
BEING COMPRISED OF FOUR (4) TRACTS: 1) THE REMAINDER OF A CALLED
134.000-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD,
RECORDED IN DOCUMENT NUMBER 2023132871 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], 2) A CALLED
47.62-ACRE TRACT, CONVEYED TO KL LB BUY 2 LLC, RECORDED IN DOCUMENT
NUMBER 2024072053 [O.P.R.T.C.T.], 3) A CALLED 0.3592-ACRE TRACT,
CONVEYED TO CREEDMOOR MUNICIPAL UTILITY DISTRICT, RECORDED IN
DOCUMENT NUMBER 2024060646 [O.P.R.T.C.T.], AND 4) A CALLED
2.5221-ACRE TRACT, DESCRIBED AS RIGHT-OF-WAY DEDICATION, CONVEYED
TO TRAVIS COUNTY, RECORDED IN DOCUMENT NUMBER 2024053921
[O.P.R.T.C.T.]; SAID 134.0-ACRE TRACT BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "CSCI" found in
the existing northeast right-of-way of Old Lockhart Rd., a variable
width right-of-way, for the southwest corner of said remainder of a
called 134.000-acre tract, for the southeast corner of a tract of
land conveyed to CL Thomas Holdings, LLC, recorded in 2014173787,
[O.P.R.T.C.T.] and for the southwest corner of the tract described
herein;

THENCE, N26°52'37"E, with the common line of said remainder of a
called 134.000-acre tract, and said CL Thomas Holdings, LLC tract,
for a distance of 704.95 feet to a 1/2-inch iron rod with cap
stamped "CSCI" found in the existing southwest right-of-way of
State Highway 45, a variable width right-of-way, for the northwest

1 corner of said remainder of a called 134.000-acre tract, for the
2 northeast corner of said CL Thomas Holdings, LLC tract and for the
3 northwest corner of the tract described herein;

4 THENCE with the existing southwest right-of-way of said SH 45 and
5 with the northeasterly line of said remainder of a called
6 134.000-acre tract, the following four (4) courses:

7 1) S71°11'34"E, for a distance of 50.52 feet to a 1/2-inch
8 iron rod with cap stamped "DOUCET" found for an angle corner of the
9 tract described herein,

10 2) S74°22'34"E, for a distance of 225.05 feet to a 1/2-inch
11 iron rod with cap stamped "CSCI" found for an angle corner of the
12 tract described herein,

13 3) S76°45'52"E, for a distance of 237.79 feet to a brass disk
14 stamped "TXDOT" in concrete found for the beginning of a curve to
15 the left, and for an angle corner of the tract described herein, and

16 4) With said curve to the left, having an arc length of
17 118.32 feet, a radius of 4,174.50 feet, a delta angle of 01°37'26",
18 and a chord which bears S73°59'30"E, for a distance of 118.32 feet to
19 a brass disk stamped "TXDOT" in concrete found for the northwest
20 corner of said 47.62-acre tract and for an angle corner of the tract
21 described herein;

22 THENCE with the existing southwest right-of-way of said SH 45,
23 partially with the northeasterly line of said 47.62-acre tract and
24 partially with the northeasterly line of said 0.3592-acre tract,
25 along said curve to the left, having an arc length of 1,673.82 feet,
26 a radius of 4,174.50 feet, a delta angle of 22°58'24", and a chord
27 which bears S86°17'26"E, for a distance of 1,662.63 feet to a brass

1 disk stamped "TXDOT" in concrete found for a corner in the
2 northeasterly line of said 0.3592-acre tract and for an angle
3 corner of the tract described herein;

4 THENCE with the existing southwest right-of-way of said SH 45 and
5 with the northeasterly line of said remainder of a called
6 134.000-acre tract, the following three (3) courses:

7 1) N82°15'38"E, partially with the northeasterly line of
8 said 0.3592-acre tract, for a distance of 380.70 feet to a brass
9 disk stamped "TXDOT" in concrete found for the beginning of a curve
10 to the left, and for an angle corner of the tract described herein,

11 2) With said curve to the left, having an arc length of
12 882.95 feet, a radius of 12,000.00 feet, a delta angle of 04°12'57",
13 and a chord which bears N84°14'43"E, for a distance of 882.75 feet to
14 a brass disk stamped "TXDOT" in concrete found for an angle corner
15 of the tract described herein, and

16 3) N56°48'23"E, for a distance of 73.22 feet to a 1/2-inch
17 iron rod with cap stamped "FOREST" found for the most northern
18 northeast corner of said remainder of a called 134.00-acre tract,
19 for the west corner of a called 0.682-acre tract, conveyed to Chad
20 Dobbs, recorded in Document Number 2018156843 [O.P.R.T.C.T.] and
21 for the most northern northeast corner of the tract described
22 herein;

23 THENCE, S59°42'31"E, with the common line of said remainder of a
24 called 134.00-acre tract and said 0.682-acre tract, for a distance
25 of 277.49 feet to a 1/2-inch iron pipe found for the south corner of
26 said 0.682-acre tract, for the west corner of a called 11.05-acre
27 tract, conveyed to IH 45 BFP, LLC, recorded in Document Number

2024044947, [O.P.R.T.C.T.] and for an angle corner of the tract described herein;

THENCE, S59°57'30"E, with the common line of said remainder of a called 134.00-acre tract and said 11.05-acre tract, for a distance of 770.01 feet to a 1/2-inch iron pipe found for the east corner of said remainder of a called 134.00-acre tract, for the south corner of said 11.05-acre tract, same point being in the northwest line of a called 22.325-acre tract, described as Tract III, conveyed to IH 45 BFP, LLC, A Texas Limited Liability Company, recorded in Document Number 2024044950 [O.P.R.T.C.T.] and for the east corner of the tract described herein;

THENCE, S42°13'28"W, partially with the southeast line of said remainder of a called 134.00-acre tract and partially with the southeast line of said 2.5221-acre tract, for a distance of 2,266.28 feet to a calculated point in the existing northeast right-of-way of Old Lockhart Rd., for the southeast corner of said 2.5221-acre tract and for the southeast corner of the tract described herein;

THENCE, N63°07'07"W, with the southwest line of said 2.5221-acre tract, for a distance of 3,685.84 feet to the POINT OF BEGINNING of the tract described herein and containing 134.0-acres more or less.

TRACT 2

DESCRIPTION OF 78.9-ACRE TRACT, SITUATED IN THE WILLIAM P. CORBIN LEAGUE, SURVEY NO. 7, ABSTRACT NUMBER 159, TRAVIS COUNTY, TEXAS, SAID 78.9-ACRE TRACT BEING COMPRISED OF FOUR (4) TRACTS: 1) A CALLED 76.94-ACRE TRACT, CONVEYED TO KL LB BUY 2 LLC, RECORDED IN DOCUMENT NUMBER 2024110640 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,

1 TEXAS [O.P.R.T.C.T.], 2) A CALLED 0.2441-ACRE TRACT, DESCRIBED AS
2 "LIFT STATION", CONVEYED TO CREEDMOOR MUNICIPAL UTILITY DISTRICT,
3 RECORDED IN DOCUMENT NUMBER 2024087822 [O.P.R.T.C.T.], 3) A CALLED
4 0.4615-ACRE TRACT, DESCRIBED AS "R.O.W. DEDICATION, CONVEYED TO
5 CITY OF CREEDMOOR, TEXAS, RECORDED IN DOCUMENT NUMBER 2024099603
6 [O.P.R.T.C.T.], AND 4) A CALLED 1.3013-ACRE TRACT DESCRIBED AS
7 "RIGHT-OF-WAY DEDICATION", CONVEYED TO TRAVIS COUNTY, RECORDED IN
8 DOCUMENT NUMBER 2024053920 [O.P.R.T.C.T.], SAID 78.9-ACRE TRACT
9 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

10 BEGINNING at a 1/2-inch iron rod with cap stamped "CSCI" found for
11 the northwest corner of said 1.3013-acre tract, same point located
12 at the previously established intersection of F.M. 1625, also known
13 as Williamson Road, a variable width right-of-way, and the existing
14 southwest right-of-way line of Old Lockhart Road, a variable width
15 right-of-way, for the northwest corner of the tract described
16 herein;

17 THENCE S63°21'38'E, with the northeast line of said 1.3013-acre
18 tract, a distance of 2,802.88 feet, to a 1/2-inch iron rod with cap
19 stamped "CSCI" found for the northeast corner of said 1.3013-acre
20 tract, for the northwest corner of the remainder of a called
21 7.728-acre tract, conveyed to Linda Thompson and Larry D. Thompson,
22 recorded in Document Number 2008094501 [O.P.R.T.C.T.], and for the
23 northeast corner of the tract described herein;

24 THENCE with the southeast line of said 76.94-acre tract, the
25 following four (4) courses:

26 1) S42°00'48"W, partially with the southeast line of said
27 1.3013-acre tract and with the northwest line of said remainder of a

1 called 7.728-acre tract, for a distance of 786.86 feet to a 1/2-inch
2 iron rod with cap stamped "CSCI" found for an angle corner of the
3 tract described herein,

4 2) S41°41'47"W, continuing partially with the northwest line
5 of said remainder of a called 7.728-acre tract and partially with
6 the northwest line of a called 2.728-acre tract conveyed to George
7 A. Soria, recorded in Volume 10335, Page 141 of the Real Property
8 Records of Travis County, Texas [R.P.R.T.C.T.], being further
9 described in Volume 7349, Page 558 of the R.P.R.T.C.T., for a
10 distance of 462.17 feet to a 1/2-inch iron rod with cap stamped
11 "DOUCET" found for an angle corner of the tract described herein,

12 3) S42°11'22"W, with the northwest line of said 2.728-acre
13 tract, for a distance of 315.62 feet to a 1/2-inch iron rod with cap
14 stamped "CSCI" found for an angle corner of the tract described
15 herein, and

16 4) S42°19'28"W, continuing with the northwest line of said
17 2.728-acre tract, for a distance of 302.87 feet to a 1/2-inch iron
18 rod found in the existing northeast right-of-way line of
19 Turnersville Road, a variable width right-of-way, and for the south
20 corner of the tract described herein;

21 THENCE, N62°20'06"W, with the existing northeast right-of-way line
22 of said Turnersville Road, being the southwest line of said
23 76.94-acre tract, a distance of 1,136.40 feet to a 1/2-inch iron rod
24 found for the southeast corner of a called 1.82-acre tract conveyed
25 to Richard Schmidt, recorded in Document Number 2021214488 of the
26 O.P.R.T.C.T. and for the southwest corner of the tract described
27 herein;

1 THENCE with the west line of said 76.94-acre tract, the following
2 five (5) courses:

3 1) N00°31'16"W, partially with the east line of said
4 1.82-acre tract and partially with the east line of the remainder of
5 a called 4.00-acre tract conveyed to Richard P. Schmidt, recorded
6 in Document Number 2019020106 [O.P.R.T.C.T.], for a distance of
7 618.16 feet to a 1/2-inch iron pipe found for the northeast corner
8 of said remainder of a called 4.00-acre tract, same point being in
9 the south line of the remainder of a called 2.00-acre tract conveyed
10 to Jorge Ruiz Sanchez, recorded in Document Number 2006008601
11 [O.P.R.T.C.T.] and for an angle corner of the tract described
12 herein,

13 2) S64°30'23"E, with the south line of said remainder of a
14 called 2.00-acre tract, for a distance of 42.12 feet to a 1-inch
15 iron pipe found for an angle corner of the tract described herein,

16 3) N11°56'35"E, with the east line of said remainder of a
17 called 2.00-acre tract, for a distance of 311.13 feet to a 1/2-inch
18 iron rod with cap stamped "DOUCET" found for an angle corner of the
19 tract described herein,

20 4) N03°39'05"E, continuing with the east line of said
21 remainder of a called 2.00-acre tract, for a distance of 278.79 feet
22 to a 3/4-inch iron rod found for an angle corner of the tract
23 described herein, from which a 3/4-inch iron pipe found bears
24 N01°32'38"E, a distance of 0.16 feet, and

25 5) N86°52'36"W, partially with the north line of a called
26 1.50-acre tract conveyed to Valentin Benitez Benitez, recorded in
27 Document Number 2014109464 of the O.P.R.T.C.T. and partially with

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the south line of said 0.4615-acre tract, for a distance of 354.76 feet to a 3/4-inch iron rod found for the northwest corner of said 1.50-acre tract and for an angle corner of the tract described herein;

THENCE, N00°34'33"W, with the west line of said 0.4615-acre tract, a distance of 914.71 feet to the POINT OF BEGINNING of the tract described herein and containing 78.9 acres more or less.

TRACT 3

BEING A 97.57-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, AND OUT OF THE SAMUEL LITTLE SURVEY, ABSTRACT NUMBER 480, SECTION 3, TRAVIS COUNTY, TEXAS, SAID 97.57-ACRE TRACT BEING COMPRISED OF FIVE (5) TRACTS: 1) A CALLED 11.05-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024116586 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], 2) A CALLED 22.325-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, TRACT 1, RECORDED IN DOCUMENT NUMBER 2024116586 [O.P.R.T.C.T.], 3) A CALLED 24.00-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024116586 [O.P.R.T.C.T.], 4) A CALLED 17.58-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024116586 [O.P.R.T.C.T.], AND 5) A CALLED 22.59-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024116586 [O.P.R.T.C.T.], SAID 97.57-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the existing southerly right-of-way of State Highway (S.H.) 45, a variable width

right-of-way, for the northwest corner of said 11.05-acre tract,
for the northeast corner of a called 0.682-acre, described as
Parcel 2, conveyed to Chad Doobs recorded in Document Number
2018156843, [O.P.R.T.C.T.] and for the northwest corner of the
tract described herein;

THENCE with the existing southerly right-of-way line of S.H. 45, a
variable width right-of-way, the following ten (10) courses:

5) N82°15'48"E, with the northerly line of said 11.05-acre
tract, for a distance of 1,240.87 feet to a Texas Department of
Transportation (TXDOT), TYPE II brass disk monument found for the
northeast corner of said 11.05-acre tract, same point being in the
northwest line of said 22.325-acre tract (Tract 1), and for an angle
corner of the tract described herein,

6) N43°21'05"E, with the northerly line of said 22.325-acre
tract (Tract 1), for a distance of 7.44 feet to a fence corner post
found for the north corner of said 22.325-acre tract (Tract 1) and
for an angle corner of the tract described herein,

7) S48°42'39"E, continuing with the northerly line of said
22.325-acre tract (Tract 1), for a distance of 36.91 feet to a Texas
Department of Transportation (TXDOT), TYPE II brass disk monument
found for the northwest corner of said 24.00-acre tract and for an
angle corner of the tract described herein,

8) N81°06'19"E, with the northerly line of said 24.00-acre
tract, for a distance of 598.62 feet to a 1/2-inch iron rod with cap
stamped "Brusell" found for the beginning of a curve to the right,
and for an angle corner of the tract described herein,

9) With said curve to the right, continuing with the

northerly line of said 24.00-acre tract, defined by a radius of 4,000.00 feet, an arc length of 381.22 feet, a delta angle of 05°27'38", and a chord which bears N81°55'44"E, a distance of 381.08 feet to a 1/2-inch iron rod with cap stamped "Brusell" found for the beginning of a curve to the right, for the northeast corner of said 24.00-acre tract, for the northwest corner of said 17.58-acre tract and for an angle corner of the tract described herein,

10) With said curve to the right, with the northerly line of said 17.58-acre tract, defined by a radius of 4,000.00 feet, an arc length of 701.38 feet, a delta angle of 10°02'48", and a chord which bears N89°41'05"E, a distance of 700.48 feet to a 1/2-inch iron rod with cap stamped "Brusell 6349" found for an angle corner of the tract described herein,

11) S81°10'12"E, continuing with the northerly line of said 17.58-acre tract, for a distance of 379.17 feet to a 1/2-inch iron rod with cap stamped "Brusell 6349" found for an angle corner of the tract described herein,

12) S80°18'34"E, continuing with the northerly line of said 17.58-acre tract, for a distance of 789.34 feet to a Texas Department of Transportation (TXDOT), TYPE II brass disk monument found for the northeast corner of said 17.58-acre tract, for the northwest corner of said 22.59-acre tract and for an angle corner of the tract described herein,

13) S72°31'35"E, with the northerly line of said 22.59-acre tract, for a distance of 973.73 feet to a Texas Department of Transportation (TXDOT), TYPE II brass disk monument found for an angle corner of the tract described herein, and

1 14) N76°54'11"E, continuing with the northerly line of said
2 22.59-acre tract, for a distance of 352.17 feet to a Texas
3 Department of Transportation (TXDOT), TYPE II brass disk monument
4 found for the northeast corner of said 22.59-acre tract, for the
5 northwest corner of a called 209.504-acre tract, described as Tract
6 1, as conveyed to Austin 214 Partners LTD, recorded in Document
7 Number 2021240615 [O.P.R.T.C.T.] and for the northeast corner of
8 the tract described herein;

9 THENCE S43°03'42"W, with the southeast line of said 22.59-acre tract
10 and with the northwest line of said 209.504-acre tract, for a
11 distance of 1,349.89 feet to a 1/2" iron rod found for the south
12 corner of said 22.59-acre tract, being an angle corner in the west
13 line of said 209.504-acre tract and for an angle corner of the tract
14 described herein;

15 THENCE N47°22'12"W, with the southwest line of said 22.59-acre
16 tract, partially with the northeast line of said 209.504-acre
17 tract, partially with the north line of a called 17.57-acre tract,
18 referred to as Tract 2 and partially with the north line of a called
19 62.0-acre tract, referred to as Tract 1, both conveyed to John
20 Thomas Luna, and recorded in Document Number 2021240615
21 [O.P.R.T.C.T.], and partially along the north line of a called
22 49.033-acre tract, conveyed to Sequitur Holding, LLC, a Texas
23 Limited Liability Company, and recorded in Document Number
24 2022070914 [O.P.R.T.C.T.], passing at a distance of 247.62 feet, a
25 1/2" iron rod found for an angle point in the west line of said
26 209.504-acre tract, being the northeast corner of said 17.57-acre
27 tract, and continuing for a total distance of 1,073.51 feet to a

3/8" iron rod found in the north line of said 49.033-acre tract, for the southwest corner of said 22.59-acre tract, and for the south corner of said 62.00-acre tract, referred to as Tract 1 and for an angle corner of the tract described herein,

THENCE with the common line of said 17.57-acre tract and said 49.033-acre tract, for the following two (2) courses:

1) N46°53'18"W, for a distance of 380.37 feet to a 1/2-inch iron rod found, for an angle corner of the tract described herein, and

2) S42°41'59"W, for a distance of 544.38 feet to a 1/2-inch iron rod with cap stamped "B. Russell 6349" found for a southwesterly corner of said 17.58-acre tract, for the east corner of said 24.00-acre tract and for an angle point of the tract described herein;

THENCE with the common line of said 24.00-acre tract and said 49.033-acre tract, for the following two (2) courses:

1) S42°40'02"W, for a distance of 694.91 feet to a 3/4-inch iron rod found for the south corner of said 24.00-acre tract and for an angle point of the tract described herein, and

2) N47°48'32"W, for a distance of 123.58 feet to a 1/2-inch iron rod found, for an angle point of the tract described herein;

THENCE N47°28'51"W, with the southwesterly line of said 24.00-acre tract and with the northerly line of a tract conveyed to Austin Aquaplex P.U.D., as recorded in Volume 87, Page 100A of the Plat Records of Travis County, Texas [P.R.T.C.T.], for a distance of 754.80 feet to a 1/2-inch iron rod found (leaning), for the north corner of said Austin Aquaplex P.U.D. tract, for the east corner of

1 said 22.325-acre tract (Tract 1) and for an angle corner of the
2 tract described herein;
3 THENCE S42°17'04"W, with the common line of said 22.312-acre tract
4 and said Austin Aquaplex P.U.D. tract, for a distance of 1,107.15
5 feet to a 1/2" iron rod found with G&S Surveying cap for the south
6 corner of said 22.312-acre tract (Tract 1), for the east corner of a
7 called 22.325-acre tract, referred to as Tract II, conveyed to
8 JMLJ, LLC, as recorded in Document Number 2017146247
9 [O.P.R.T.C.T.], being the remainder of the a called 66.98-acre
10 tract, conveyed to James W. Fox Family Trust, recorded in Document
11 Number 2013060139 [O.P.R.T.C.T.], being further described in
12 Document Number 1999080028 [O.P.R.T.C.T.], and for an angle corner
13 of the tract described herein;
14 THENCE N47°52'33"W, with the common line of said 22.312-acre tract
15 (Tract 1) and said 22.325-acre tract referred to as Tract II, for a
16 distance of 873.56 feet to a 1/2" iron rod with G&S Surveying cap
17 found, for an angle point in the east line of the remainder of a
18 called 134.000-acre tract, referred to as Tract I, conveyed to 5909
19 Old Lockhart Road, LTD, and recorded in Document Number 2023132871
20 [O.P.R.T.C.T.] and for an angle corner of the tract described
21 herein;
22 THENCE N42°13'28"E, with the common line of said 22.312-acre tract
23 (Tract 1) and said remainder of a called 134.000-acre tract, for a
24 distance of 112.72 feet to a 1/2" iron pipe found, for the northeast
25 corner of said remainder of a called 134.000-acre tract for the
26 southeast corner of said called 11.05-acre tract, and for an angle
27 point of the tract described herein;

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THENCE N59°57'30"W, with the south line of said 11.05-acre tract,
for a distance of 770.01 feet to a 1/2-inch iron pipe found for the
south corner of said 0.682-acre tract, referred to as parcel 2, and
for the west corner of the tract described herein;
THENCE N29°14'41"E, with the west line of said 11.05-acre tract and
the east line of said 0.682-acre tract, for a distance of 214.31
feet to the POINT OF BEGINNING of the tract described herein and
containing 97.57-acres more or less.

TRACT 4

BEING A 47.53-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT
NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, SAID 47.53-ACRE TRACT
BEING ALL OF THAT 47.53-ACRE TRACT, CONVEYED TO CREEDMOOR PORTER 48
LTD, A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER
2024096031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
[O.P.R.T.C.T.], BEING FURTHER DESCRIBED AS ALL OF TWO (2) TRACTS OF
LAND: 1) TRACT 1: A CALLED 0.601-ACRE TRACT, DESCRIBED AS TRACT 1,
CONVEYED TO KATHERIN E. PORTER, RECORDED IN DOCUMENT NUMBER
2023001010 [O.P.R.T.C.T.], AND 2) TRACT 2: A CALLED 47.86-ACRE
TRACT [CALCULATED 46.93 ACRES], DESCRIBED AS TRACT 2, CONVEYED TO
JOHN KNOX TYSON, RECORDED IN DOCUMENT NUMBER 2018054570 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.],
DESCRIBED IN VOLUME 12348, PAGE 71 OF THE REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS [R.P.R.T.C.T.]; SAID 47.53-ACRE TRACT BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING at a 1/2-inch iron rod with cap stamped "Lenz & Assoc."
found, in the existing southwest right-of-way (R.O.W.) line of F.M.
1327, a 80' width right-of-way, (C.S.J. 1377-01-002), recorded in

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Volume 1280, Pages 1-3 of Deed Records of Travis County, Texas
[D.R.T.C.T.], same point for the northeast corner of Lot 1,
Creedmoor 43 Subdivision, as recorded in Document Number 202300038
[O.P.R.T.C.T.], and for the northwest corner of the tract described
herein;

THENCE, with the common line of said F.M. 1327 and said 47.86-acre
tract, the following three (3) courses:

1) S59°57'29"E, for a distance of 514.08 feet to a 1/2-inch
iron rod with cap stamped "DOUCET" set, for the beginning of a curve
to the left of the tract described herein,

2) With a curve to the left, having an arc length of 543.41
feet, a radius of 1,949.86 feet, a delta angle of 15°58'05", and a
chord which bears S67°56'54"E, for a distance of 541.66 feet to a
1/2-inch iron rod with cap stamped "DOUCET" set, for the northeast
corner of said 47.86-acre tract, for the northwest corner of said
0.601-acre tract and for the northeast corner of the tract
described herein, and

3) With the north line of said 0.601-acre tract, along a
curve to the left, having an arc length of 35.51 feet, a radius of
1,949.86 feet, a delta angle of 01°02'36", and a chord which bears
S76°27'14"E, for a distance of 35.51 feet to a 1/2-inch iron rod
found, for the northeast corner of said 0.601-acre tract, for the
northwest corner of a called 6.00-acre tract conveyed to Justin
Gutierrez and Juan Thomas Gutierrez, recorded in Document Number
2011058720 [O.P.R.T.C.T.] and for the northeast corner of the tract
described herein;

THENCE, S29°27'15"W, with the common line of said 0.601-acre tract

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and said 6.00-acre tract, for a distance of 1,027.36 feet to a 1/2-inch iron rod with cap stamped "CBD 5780" found for the southeast corner of said 0.601-acre tract, same point being in the north line of a called 34.698-acre tract conveyed to Daniel A. Mosser and Kathleen A. Mosser, as well as Mary K. Mosser, recorded in Document Number 2022124759 [O.P.R.T.C.T.], same point for the southwest corner of said 6.00-acre tract and for an angle corner of the tract described herein;

THENCE, N88°16'39"W, with the common line of said 0.601-acre tract and said 34.698-acre tract, for a distance of 18.85 feet to a 1/2-inch iron rod found in the southeast line of said 47.86-acre tract, for the southwest corner of said 0.601-acre tract and for an angle corner of the tract described herein;

THENCE, S28°28'46"W, with the southeast line of said 47.86-acre tract and with the northwest line of said 34.698-acre tract, for a distance of 1,123.24 feet to a 1/2-inch iron rod found for the southeast corner of said 47.86-acre tract, for the southwest corner of said 34.698-acre tract, same point being in the northeast line of a called 88.570-acre tract conveyed to Allen Lee Click, recorded in Document Number 2011098266 [O.P.R.T.C.T.] and for the southeast corner of the tract described herein;

THENCE, with the common line of said 47.86-acre tract and said 88.570-acre tract, the following two (2) courses:

1) N71°23'28"W, for a distance of 487.06 feet to a 1/2-inch iron rod found for an angle corner of the tract described herein, and

2) N19°12'24"W, for a distance of 635.32 feet to a 1/2-inch

iron rod found for the south corner of a called 5.074-acre tract conveyed to the City of Creedmoor, recorded in Document Number 2019068110 [O.P.R.T.C.T.], for the southwest corner of said 47.86-acre tract and for the southwest corner of the tract described herein;

THENCE, N25°08'41"E, with the northwest line of said 47.86-acre tract and with the southeast line of Lots 1, 2 and 4, Creedmoor 43 Subdivision, for a distance of a distance of 1,761.95 feet to the POINT OF BEGINNING of the tract described herein and containing 47.53-acres more or less.

SECTION 3. Section 2, Chapter 762, Acts of the 87th Legislature, Regular Session, 2021, is repealed.

SECTION 4. (a) The legislature validates and confirms all governmental acts, elections, and proceedings of the Creedmoor Municipal Utility District that were taken before the effective date of this Act.

(b) This section does not apply to any matter that on the effective date of this Act:

(1) is involved in litigation if the litigation ultimately results in the matter being held invalid by a final court judgment; or

(2) has been held invalid by a final court judgment.

SECTION 5. (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

1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
2 Government Code.

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

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

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

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