

1-1 By: Farney (Senate Sponsor - Schwertner) H.B. No. 4155
 1-2 (In the Senate - Received from the House May 11, 2015;
 1-3 May 12, 2015, read first time and referred to Committee on
 1-4 Intergovernmental Relations; May 22, 2015, reported adversely,
 1-5 with favorable Committee Substitute by the following vote: Yeas 5,
 1-6 Nays 0; May 22, 2015, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8	X			
1-9	X			
1-10				
1-11			X	
1-12	X			
1-13	X			
1-14	X			
1-15			X	

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 4155 By: Bettencourt

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the creation of the Vineyard Municipal Management
 1-20 District No. 1; providing authority to issue bonds; providing
 1-21 authority to impose assessments, fees, or taxes.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-23 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-24 Code, is amended by adding Chapter 3933 to read as follows:

1-25 CHAPTER 3933. VINEYARD MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3933.001. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the district's board of directors.

1-29 (2) "Commission" means the Texas Commission on
 1-30 Environmental Quality.

1-31 (3) "County" means Williamson County, Texas.

1-32 (4) "Director" means a board member.

1-33 (5) "District" means the Vineyard Municipal
 1-34 Management District No. 1.

1-35 Sec. 3933.002. CREATION AND NATURE OF DISTRICT. The
 1-36 Vineyard Municipal Management District No. 1 is a special district
 1-37 created under Sections 52 and 52-a, Article III, and Section 59,
 1-38 Article XVI, Texas Constitution.

1-39 Sec. 3933.003. CONFIRMATION AND DIRECTORS' ELECTION
 1-40 REQUIRED. On receipt of a petition signed by the owners of a
 1-41 majority of the acreage and the assessed value of real property in
 1-42 the district according to the most recent certified tax appraisal
 1-43 roll for the county, the initial directors shall hold an election to
 1-44 confirm the creation of the district and to elect five permanent
 1-45 directors as provided by Section 49.102, Water Code.

1-46 Sec. 3933.004. PURPOSE; LEGISLATIVE FINDINGS. (a) The
 1-47 creation of the district is essential to accomplish the purposes of
 1-48 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-49 Texas Constitution, and other public purposes stated in this
 1-50 chapter. By creating the district, the legislature has established
 1-51 a program to accomplish the public purposes set out in Section 52-a,
 1-52 Article III, Texas Constitution.

1-53 (b) The creation of the district is necessary to promote,
 1-54 develop, encourage, and maintain employment, commerce,
 1-55 transportation, housing, tourism, recreation, the arts,
 1-56 entertainment, economic development, safety, and the public
 1-57 welfare and for other similar purposes in the district.

1-58 (c) This chapter and the creation of the district may not be
 1-59 interpreted to relieve the county from providing the level of
 1-60 services provided to the area in the district as of the effective

2-1 date of the Act enacting this chapter. The district is created to
 2-2 supplement and not to supplant the county services provided in the
 2-3 district.

2-4 Sec. 3933.005. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
 2-5 The district is created to serve a public use and benefit.

2-6 (b) All land and other property included in the district
 2-7 will benefit from the improvements and services to be provided by
 2-8 the district under powers conferred by Sections 52 and 52-a,
 2-9 Article III, and Section 59, Article XVI, Texas Constitution, and
 2-10 other powers granted under this chapter.

2-11 (c) The district is created to accomplish the purposes of a
 2-12 municipal management district as provided by general law and
 2-13 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 2-14 Texas Constitution.

2-15 (d) The creation of the district is in the public interest
 2-16 and is essential to:

2-17 (1) further the public purposes of developing and
 2-18 diversifying the economy of the state;

2-19 (2) eliminate unemployment and underemployment; and

2-20 (3) develop or expand transportation and commerce.

2-21 (e) The district will:

2-22 (1) promote the health, safety, and general welfare of
 2-23 residents, employers, potential employees, employees, visitors,
 2-24 and consumers in the district, and of the public;

2-25 (2) provide needed funding for the district to
 2-26 preserve, maintain, and enhance the economic health and vitality of
 2-27 the district territory as a community, residential, tourism,
 2-28 recreational, business, and commerce center; and

2-29 (3) promote the health, safety, welfare, education,
 2-30 convenience, and enjoyment of the public by:

2-31 (A) improving, landscaping, and developing
 2-32 certain areas in or adjacent to the district; and

2-33 (B) providing public services and facilities in
 2-34 or adjacent to the district that are necessary for the restoration,
 2-35 preservation, and enhancement of scenic beauty.

2-36 (f) Pedestrian ways along or across a street, whether at
 2-37 grade or above or below the surface, and street lighting, street
 2-38 landscaping, parking, and street art objects are parts of and
 2-39 necessary components of a street and are considered to be a street
 2-40 or road improvement.

2-41 (g) The district will not act as the agent or
 2-42 instrumentality of any private interest even though the district
 2-43 will benefit many private interests as well as the public.

2-44 Sec. 3933.006. INITIAL DISTRICT TERRITORY. (a) The
 2-45 district is initially composed of the territory described by
 2-46 Section 2 of the Act enacting this chapter.

2-47 (b) The boundaries and field notes contained in Section 2 of
 2-48 the Act enacting this chapter form a closure. A mistake in the
 2-49 field notes or in copying the field notes in the legislative process
 2-50 does not affect the district's:

2-51 (1) organization, existence, or validity;

2-52 (2) right to contract;

2-53 (3) authority to borrow money or issue bonds or other
 2-54 obligations or to pay the principal and interest of the bonds or
 2-55 other obligations;

2-56 (4) right to impose or collect an assessment, fee, or
 2-57 tax or collect other revenue; or

2-58 (5) legality or operation.

2-59 Sec. 3933.007. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

2-60 (a) All or any part of the area of the district is eligible to be
 2-61 included in:

2-62 (1) a tax increment reinvestment zone created under
 2-63 Chapter 311, Tax Code;

2-64 (2) a tax abatement reinvestment zone created under
 2-65 Chapter 312, Tax Code; or

2-66 (3) an enterprise zone created under Chapter 2303,
 2-67 Government Code.

2-68 (b) If the county or a municipality in the county creates a
 2-69 tax increment reinvestment zone described by Subsection (a), the

3-1 county or municipality and the board of directors of the zone, by
3-2 contract with the district, may grant money deposited in the tax
3-3 increment fund to the district to be used by the district for:

3-4 (1) the purposes permitted for money granted to a
3-5 corporation under Section 380.002(b), Local Government Code; and

3-6 (2) any other district purpose, including the right to
3-7 pledge the money as security for any bonds or other obligations
3-8 issued by the district.

3-9 (c) If the county or a municipality in the county creates a
3-10 tax increment reinvestment zone described by Subsection (a), the
3-11 county or municipality may determine the percentage of the property
3-12 in the zone that may be used for residential purposes and is not
3-13 subject to the limitations provided by Section 311.006, Tax Code.

3-14 Sec. 3933.008. APPLICABILITY OF MUNICIPAL MANAGEMENT
3-15 DISTRICT LAW. Except as provided by this chapter, Chapter 375,
3-16 Local Government Code, applies to the district.

3-17 Sec. 3933.009. CONSTRUCTION OF CHAPTER. This chapter shall
3-18 be liberally construed in conformity with the findings and purposes
3-19 stated in this chapter.

3-20 SUBCHAPTER B. BOARD OF DIRECTORS

3-21 Sec. 3933.051. GOVERNING BODY; TERMS. (a) The district is
3-22 governed by a board of five elected directors.

3-23 (b) Except as provided by Section 3933.052, directors serve
3-24 staggered four-year terms.

3-25 Sec. 3933.052. TEMPORARY DIRECTORS. (a) The temporary
3-26 board consists of:

- 3-27 (1) Cynthia Mitchell;
- 3-28 (2) Lindsey Tootle;
- 3-29 (3) Kathy Parker;
- 3-30 (4) Spencer Bryson; and
- 3-31 (5) Stephen Wohn.

3-32 (b) Temporary directors serve until the earlier of:

3-33 (1) the date permanent directors are elected under
3-34 Section 3933.003; or

3-35 (2) the fourth anniversary of the effective date of
3-36 the Act enacting this chapter.

3-37 (c) If permanent directors have not been elected under
3-38 Section 3933.003 and the terms of the temporary directors have
3-39 expired, successor temporary directors shall be appointed or
3-40 reappointed as provided by Subsection (d) to serve terms that
3-41 expire on the earlier of:

3-42 (1) the date permanent directors are elected under
3-43 Section 3933.003; or

3-44 (2) the fourth anniversary of the date of the
3-45 appointment or reappointment.

3-46 (d) If Subsection (c) applies, the owner or owners of a
3-47 majority of the assessed value of the real property in the district
3-48 may submit a petition to the commission requesting that the
3-49 commission appoint as successor temporary directors the five
3-50 persons named in the petition. The commission shall appoint as
3-51 successor temporary directors the five persons named in the
3-52 petition.

3-53 SUBCHAPTER C. POWERS AND DUTIES

3-54 Sec. 3933.101. GENERAL POWERS AND DUTIES. The district has
3-55 the powers and duties necessary to accomplish the purposes for
3-56 which the district is created.

3-57 Sec. 3933.102. IMPROVEMENT PROJECTS. The district may
3-58 provide, or it may enter into contracts with a governmental or
3-59 private entity to provide, the improvement projects described by
3-60 Subchapter C-1 or activities in support of or incidental to those
3-61 projects.

3-62 Sec. 3933.103. WATER DISTRICT POWERS. The district has the
3-63 powers provided by the general laws relating to conservation and
3-64 reclamation districts created under Section 59, Article XVI, Texas
3-65 Constitution, including Chapters 49 and 54, Water Code.

3-66 Sec. 3933.104. ROAD DISTRICT POWERS. The district has the
3-67 powers provided by the general laws relating to road districts and
3-68 road utility districts created under Section 52(b), Article III,
3-69 Texas Constitution, including Chapters 257 and 441, Transportation

4-1 Code.

4-2 Sec. 3933.105. ROAD STANDARDS AND REQUIREMENTS. (a) A road
 4-3 project must meet all applicable construction standards, zoning and
 4-4 subdivision requirements, and regulations of each municipality in
 4-5 whose corporate limits or extraterritorial jurisdiction the road
 4-6 project is located.

4-7 (b) If a road project is not located in the corporate limits
 4-8 or extraterritorial jurisdiction of a municipality, the road
 4-9 project must meet all applicable construction standards,
 4-10 subdivision requirements, and regulations of each county in which
 4-11 the road project is located.

4-12 (c) If the state will maintain and operate the road, the
 4-13 Texas Transportation Commission must approve the plans and
 4-14 specifications of the road project.

4-15 Sec. 3933.106. PUBLIC IMPROVEMENT DISTRICT POWERS. The
 4-16 district has the powers provided by Chapter 372, Local Government
 4-17 Code, to a municipality or county.

4-18 Sec. 3933.107. COUNTY DEVELOPMENT DISTRICT POWERS. The
 4-19 district has the powers of a county development district provided
 4-20 by Chapter 383, Local Government Code.

4-21 Sec. 3933.108. CONTRACT POWERS. The district may contract
 4-22 with a governmental or private entity, on terms determined by the
 4-23 board, to carry out a power or duty authorized by this chapter or to
 4-24 accomplish a purpose for which the district is created.

4-25 Sec. 3933.109. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
 4-26 district may engage in activities that accomplish the economic
 4-27 development purposes of the district.

4-28 (b) The district may establish and provide for the
 4-29 administration of one or more programs to promote state or local
 4-30 economic development and to stimulate business and commercial
 4-31 activity in the district, including programs to:

4-32 (1) make loans and grants of public money; and

4-33 (2) provide district personnel and services.

4-34 (c) The district may create economic development programs,
 4-35 make loans and grants for economic development purposes to promote,
 4-36 develop, encourage, and maintain employment, commerce,
 4-37 transportation, housing, tourism, recreation, the arts,
 4-38 entertainment, safety, and the public welfare and for other similar
 4-39 purposes, and exercise the economic development powers that:

4-40 (1) Chapter 380, Local Government Code, provides to a
 4-41 municipality; and

4-42 (2) Subchapter A, Chapter 1509, Government Code,
 4-43 provides to a municipality.

4-44 Sec. 3933.110. ADDING OR REMOVING TERRITORY. As provided
 4-45 by Subchapter J, Chapter 49, Water Code, the board may add territory
 4-46 to the district or remove territory from the district.

4-47 Sec. 3933.111. NO TOLL ROADS. The district may not
 4-48 construct, acquire, maintain, or operate a toll road.

4-49 Sec. 3933.112. NO EMINENT DOMAIN POWER. The district may
 4-50 not exercise the power of eminent domain.

4-51 SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

4-52 Sec. 3933.151. IMPROVEMENT PROJECTS AND SERVICES. The
 4-53 district may provide, design, construct, acquire, improve,
 4-54 relocate, operate, maintain, or finance an improvement project or
 4-55 service, including tourism and visitor facilities, using any money
 4-56 available to the district, or contract with a governmental or
 4-57 private entity and reimburse that entity for the provision, design,
 4-58 construction, acquisition, improvement, relocation, operation,
 4-59 maintenance, or financing of an improvement project, service, or
 4-60 cost, for the provision of credit enhancement, or for any cost of
 4-61 operating or maintaining the district or the issuance of district
 4-62 obligations authorized under this chapter, Chapter 372, 375, or
 4-63 383, Local Government Code, or Chapter 49 or 54, Water Code.

4-64 Sec. 3933.152. BOARD DETERMINATION REQUIRED. The district
 4-65 may not undertake an improvement project unless the board
 4-66 determines the project is necessary to accomplish a public purpose
 4-67 of the district.

4-68 Sec. 3933.153. LOCATION OF IMPROVEMENT PROJECT. An
 4-69 improvement project may be located or provide service inside or

5-1 outside the district.

5-2 Sec. 3933.154. IMPROVEMENT PROJECT AND SERVICE IN DEFINABLE
5-3 AREAS. The district may undertake an improvement project or
5-4 service that confers a special benefit on one or more definable
5-5 areas in the district that share a common characteristic or use and
5-6 levy and collect a special assessment on benefited property in the
5-7 district in accordance with:

5-8 (1) Chapter 372, Local Government Code; or

5-9 (2) Chapter 375, Local Government Code.

5-10 SUBCHAPTER D. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

5-11 Sec. 3933.201. DIVISION OF DISTRICT; PREREQUISITE. The
5-12 district, including territory added to the district under Section
5-13 3933.110, may be divided into two or more new districts only if the
5-14 district has no outstanding bonded debt. Territory previously
5-15 added under Section 3933.110 may be included in a new district.

5-16 Sec. 3933.202. LAW APPLICABLE TO NEW DISTRICT. This
5-17 chapter applies to any new district created by division of the
5-18 district, and a new district has all the powers and duties of the
5-19 district.

5-20 Sec. 3933.203. DIVISION PROCEDURES. (a) The board, on its
5-21 own motion or on receipt of a petition signed by an owner of real
5-22 property in the district, may adopt an order proposing to divide the
5-23 district.

5-24 (b) If the board decides to divide the district, the board
5-25 shall:

5-26 (1) set the terms of the division, including names for
5-27 the new districts and a plan for the payment or performance of any
5-28 outstanding district obligations;

5-29 (2) prepare a metes and bounds description for each
5-30 proposed district; and

5-31 (3) appoint initial directors for each new district.

5-32 Sec. 3933.204. CONTRACT AUTHORITY OF NEW DISTRICTS. The
5-33 new districts may contract with each other for any matter the boards
5-34 of the new districts consider appropriate, including the joint
5-35 construction or financing of a utility improvement, the joint
5-36 financing of a maintenance obligation, and water and wastewater
5-37 services.

5-38 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

5-39 Sec. 3933.251. MONEY USED FOR IMPROVEMENTS, SERVICES, OR
5-40 OTHER EXPENSES. (a) The district may undertake and provide an
5-41 improvement project or service authorized by this chapter using any
5-42 money available to the district.

5-43 (b) The district may provide or secure the payment or
5-44 repayment of any cost or expense related to the establishment,
5-45 administration, and operation of the district and the district's
5-46 costs or share of the costs of a district contractual obligation or
5-47 debt through:

5-48 (1) a lease, installment purchase contract, or other
5-49 agreement with any person; or

5-50 (2) the imposition of taxes, user fees, concessions,
5-51 rentals, or other revenue or resources of the district.

5-52 Sec. 3933.252. BORROWING MONEY; OBLIGATIONS. (a) The
5-53 district may borrow money for a district purpose, including the
5-54 acquisition or construction of improvement projects authorized by
5-55 this chapter and the reimbursement of a person who develops or owns
5-56 an improvement project authorized by this chapter, without holding
5-57 an election by issuing bonds, notes, time warrants, credit
5-58 agreements, or other obligations, or by entering into a contract or
5-59 other agreement payable wholly or partly from an assessment, a
5-60 contract payment, a grant, revenue from a zone created under
5-61 Chapter 311 or 312, Tax Code, sales and use taxes, hotel occupancy
5-62 taxes, other district revenue, or a combination of these sources.

5-63 (b) An obligation described by Subsection (a):

5-64 (1) may bear interest at a rate determined by the
5-65 board; and

5-66 (2) may include a term or condition as determined by
5-67 the board.

5-68 Sec. 3933.253. ASSESSMENTS. (a) Except as provided by
5-69 Subsection (b), the district may impose an assessment on property

6-1 in the district, regardless of whether the property is contiguous,
6-2 to pay for an obligation described by Section 3933.252 or for an
6-3 improvement project authorized under Section 3933.151 in the manner
6-4 provided for:

- 6-5 (1) a district under Subchapter A, E, or F, Chapter
- 6-6 375, Local Government Code; or
- 6-7 (2) a municipality or county under Subchapter A,
- 6-8 Chapter 372, Local Government Code.

- 6-9 (b) The district may:
- 6-10 (1) adopt procedures for the collection of assessments
- 6-11 under this chapter that are consistent with the procedures for the
- 6-12 collection of a hotel occupancy tax under Chapter 351, Tax Code; and
- 6-13 (2) pursue remedies for the failure to pay an
- 6-14 assessment under this chapter that are available for failure to pay
- 6-15 a hotel occupancy tax under Chapter 351, Tax Code.

6-16 (c) The district may not impose an assessment on a
6-17 municipality, county, or other political subdivision.
6-18 Sec. 3933.254. RESIDENTIAL PROPERTY NOT EXEMPT. Section
6-19 375.161, Local Government Code, does not apply to the district.

6-20 Sec. 3933.255. IMPACT FEES; EXEMPTION. (a) The district
6-21 may impose an impact fee on property in the district, including an
6-22 impact fee on residential property, according to the benefit
6-23 received by the property.

- 6-24 (b) An impact fee for residential property must be for the
- 6-25 limited purpose of providing capital funding for:
- 6-26 (1) public water and wastewater facilities;
- 6-27 (2) drainage and storm water facilities; and
- 6-28 (3) streets and alleys.

6-29 (c) The district may not impose an impact fee on the
6-30 property, including equipment and facilities, of a public utility
6-31 provider or a cable operator as defined by 47 U.S.C. Section 522.

6-32 Sec. 3933.256. RATES, FEES, AND CHARGES. The district may
6-33 establish, revise, repeal, enforce, and collect rates, fees, and
6-34 charges for the enjoyment, sale, rental, or other use of:
6-35 (1) an improvement project;
6-36 (2) a product resulting from an improvement project;

6-37 or
6-38 (3) another district facility, service, or property.

6-39 Sec. 3933.257. PUBLIC SERVICE USER CHARGES. The district
6-40 may establish user charges related to various public services,
6-41 including:
6-42 (1) the collection and treatment of wastewater;
6-43 (2) the operation of storm water facilities, including
6-44 the regulation of storm water for the protection of water quality in
6-45 the district; or
6-46 (3) the provision of septic tank maintenance services
6-47 inside and outside the district.

6-48 Sec. 3933.258. COSTS FOR IMPROVEMENT PROJECTS. The
6-49 district may undertake separately or jointly with other persons all
6-50 or part of the cost of an improvement project, including an
6-51 improvement project:

- 6-52 (1) for improving, enhancing, and supporting public
- 6-53 safety and security, fire protection and emergency medical
- 6-54 services, and law enforcement in or adjacent to the district;
- 6-55 (2) for improving, enhancing, providing, or
- 6-56 supporting tourism, recreation, housing, the arts, entertainment,
- 6-57 or economic development; or
- 6-58 (3) that confers a general benefit on the entire
- 6-59 district or a special benefit on a definable part of the district.

6-60 SUBCHAPTER F. TAXES AND BONDS

6-61 Sec. 3933.301. ELECTIONS REGARDING TAXES OR BONDS. (a) The
6-62 district may issue, without an election, bonds and other
6-63 obligations secured by assessments, contract payments, sales and
6-64 use taxes, hotel occupancy taxes, or any other revenue from any
6-65 source other than ad valorem taxes.

6-66 (b) The district must hold an election in the manner
6-67 provided by Chapters 49 and 54, Water Code, to obtain voter approval
6-68 before the district may impose an ad valorem tax or issue bonds
6-69 payable from ad valorem taxes.

7-1 (c) The district may not issue bonds payable from ad valorem
 7-2 taxes to finance a road project unless the issuance is approved by a
 7-3 vote of a two-thirds majority of the district voters voting at an
 7-4 election held for that purpose.

7-5 Sec. 3933.302. OPERATION AND MAINTENANCE TAX. (a) If
 7-6 authorized by a majority of the district voters voting at an
 7-7 election held under Section 3933.301, the district may impose an
 7-8 operation and maintenance tax on taxable property in the district
 7-9 in accordance with Section 49.107, Water Code.

7-10 (b) The board shall determine the tax rate. The rate may not
 7-11 exceed the rate approved at the election.

7-12 (c) Notwithstanding Subsection (a), Section 49.107(f),
 7-13 Water Code, does not apply to the district.

7-14 Sec. 3933.303. CONTRACT TAXES. (a) In accordance with
 7-15 Section 49.108, Water Code, the district may impose a tax other than
 7-16 an operation and maintenance tax and use the revenue derived from
 7-17 the tax to make payments under a contract after the provisions of
 7-18 the contract have been approved by a majority of the district voters
 7-19 voting at an election held for that purpose.

7-20 (b) A contract approved by the district voters may contain a
 7-21 provision stating that the contract may be modified or amended by
 7-22 the board without further voter approval.

7-23 Sec. 3933.304. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
 7-24 the time bonds or other obligations payable wholly or partly from ad
 7-25 valorem taxes are issued:

7-26 (1) the board shall impose a continuing direct annual
 7-27 ad valorem tax, without limit as to rate or amount, for each year
 7-28 that all or part of the bonds are outstanding; and

7-29 (2) the district annually shall impose an ad valorem
 7-30 tax on all taxable property in the district in an amount sufficient
 7-31 to:

7-32 (A) pay the interest on the bonds or other
 7-33 obligations as the interest becomes due;

7-34 (B) create a sinking fund for the payment of the
 7-35 principal of the bonds or other obligations when due or the
 7-36 redemption price at any earlier required redemption date; and

7-37 (C) pay the expenses of imposing the taxes.

7-38 Sec. 3933.305. TAX ABATEMENT. The district may enter into a
 7-39 tax abatement agreement in accordance with the general laws of this
 7-40 state authorizing and applicable to a tax abatement agreement by a
 7-41 municipality.

7-42 SUBCHAPTER G. SALES AND USE TAX

7-43 Sec. 3933.351. MEANINGS OF WORDS AND PHRASES. A word or
 7-44 phrase used in this subchapter that is defined by Chapters 151 and
 7-45 321, Tax Code, has the meanings assigned by Chapters 151 and 321,
 7-46 Tax Code.

7-47 Sec. 3933.352. APPLICABILITY OF CERTAIN TAX CODE
 7-48 PROVISIONS. (a) The provisions of Subchapters C, D, E, and F,
 7-49 Chapter 323, Tax Code, relating to county sales and use taxes apply
 7-50 to the application, collection, and administration of a sales and
 7-51 use tax imposed under this subchapter to the extent consistent with
 7-52 this chapter, as if references in Chapter 323, Tax Code, to a county
 7-53 referred to the district and references to a commissioners court
 7-54 referred to the board.

7-55 (b) Sections 323.401-323.404 and 323.505, Tax Code, do not
 7-56 apply to a tax imposed under this subchapter.

7-57 Sec. 3933.353. AUTHORIZATION; ELECTION. (a) The district
 7-58 shall adopt, reduce, or repeal the sales and use tax authorized by
 7-59 this subchapter at an election in which a majority of the voters of
 7-60 the district voting in the election approve the adoption,
 7-61 reduction, or repeal of the tax, as applicable.

7-62 (b) The board by order shall call an election to adopt,
 7-63 reduce, or repeal a sales and use tax. The election shall be held on
 7-64 the first authorized uniform election date that occurs after the
 7-65 time required by Section 3.005, Election Code.

7-66 (c) The district shall provide notice of the election and
 7-67 shall hold the election in the manner prescribed by Chapter 54,
 7-68 Water Code, for bond elections for municipal utility districts.

7-69 (d) The ballots shall be printed to provide for voting for

8-1 or against the following appropriate proposition:

8-2 (1) "Adoption of a ___ percent district sales and use
8-3 tax in the district";

8-4 (2) "Reduction of the district sales and use tax in the
8-5 district from ___ percent to ___ percent"; or

8-6 (3) "Repeal of the district sales and use tax in the
8-7 district."

8-8 Sec. 3933.354. EFFECTIVE DATE OF TAX. A tax imposed under
8-9 this subchapter or the repeal or reduction of a tax under this
8-10 subchapter takes effect on the first day of the first calendar
8-11 quarter that occurs after the date the comptroller receives the
8-12 copy of the resolution as required by Section 323.405(b), Tax Code.

8-13 Sec. 3933.355. SALES AND USE TAX RATE. (a) On adoption of
8-14 the tax authorized by this subchapter, there is imposed a tax of two
8-15 percent, or the maximum rate at which the combined tax rate of all
8-16 local sales and use taxes in any location in the district does not
8-17 exceed two percent, on the receipts from the sale at retail of
8-18 taxable items in the district, and an excise tax on the use,
8-19 storage, or other consumption in the district of taxable items
8-20 purchased, leased, or rented from a retailer in the district during
8-21 the period that the tax is in effect.

8-22 (b) The rate of the excise tax is the same as the rate of the
8-23 sales tax portion of the tax and is applied to the sales price of the
8-24 taxable item.

8-25 Sec. 3933.356. EXAMINATION AND RECEIPT OF
8-26 INFORMATION. The district may examine and receive information
8-27 related to the imposition of a sales and use tax to the same extent
8-28 as if the district were a municipality.

8-29 Sec. 3933.357. ALTERNATIVE METHOD OF IMPOSITION.
8-30 Notwithstanding any other provision of this subchapter, the
8-31 district may impose the sales and use tax as provided by Subchapter
8-32 F, Chapter 383, Local Government Code, instead of as provided by the
8-33 other provisions of this subchapter.

8-34 SUBCHAPTER H. HOTEL OCCUPANCY TAX
8-35 Sec. 3933.401. DEFINITION. In this subchapter, "hotel" has
8-36 the meaning assigned by Section 156.001, Tax Code.

8-37 Sec. 3933.402. APPLICABILITY OF CERTAIN TAX CODE
8-38 PROVISIONS. (a) In this subchapter:

8-39 (1) a reference in Chapter 352, Tax Code, to a county
8-40 is a reference to the district; and

8-41 (2) a reference in Chapter 352, Tax Code, to the
8-42 commissioners court is a reference to the board.

8-43 (b) Except as inconsistent with this subchapter, Subchapter
8-44 A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized
8-45 by this subchapter, including the collection of the tax, subject to
8-46 the limitations prescribed by Sections 352.002(b) and (c), Tax
8-47 Code.

8-48 Sec. 3933.403. TAX AUTHORIZED; TAX RATE. (a) The district
8-49 may impose a hotel occupancy tax for the purposes described by
8-50 Section 3933.405.

8-51 (b) The amount of the tax may not exceed seven percent of the
8-52 price paid for a room in a hotel.

8-53 Sec. 3933.404. INFORMATION. The district may examine and
8-54 receive information related to the imposition of hotel occupancy
8-55 taxes to the same extent as if the district were a municipality.

8-56 Sec. 3933.405. USE OF HOTEL OCCUPANCY TAX. (a) The
8-57 district may use the proceeds from a hotel occupancy tax imposed
8-58 under this subchapter for any of the district's purposes and for the
8-59 purposes described by Section 352.1015, Tax Code, to the extent the
8-60 board considers appropriate.

8-61 (b) During each interval of three calendar years following
8-62 the date on which a hotel occupancy tax imposed under this
8-63 subchapter is initially collected, the board may not apply an
8-64 annual average of more than 10 percent of the amount of tax
8-65 collected under that section, excluding any interest earnings or
8-66 investment profits and after a deduction for the costs of imposing
8-67 and collecting the taxes, for the administrative expenses of the
8-68 district or a district purpose other than:

8-69 (1) the costs of advertising and promoting tourism; or

- 9-1 (2) the costs of business development and commerce,
- 9-2 including the costs of planning, designing, constructing,
- 9-3 acquiring, leasing, financing, owning, operating, maintaining,
- 9-4 managing, improving, repairing, rehabilitating, or reconstructing
- 9-5 improvement projects for:
- 9-6 (A) conferences, conventions, meeting space, and
- 9-7 exhibitions;
- 9-8 (B) manufacturer, consumer, or trade shows;
- 9-9 (C) hotels, lodging, and hospitality;
- 9-10 (D) arts and entertainment;
- 9-11 (E) parks and recreation;
- 9-12 (F) economic development; and
- 9-13 (G) civic, community, or institutional events.

SUBCHAPTER I. DISSOLUTION OF DISTRICT

9-14 Sec. 3933.451. DISSOLUTION. (a) Except as provided by

9-15 Subsection (b), the board:

9-16 (1) may dissolve the district; and

9-17 (2) shall dissolve the district on receipt of a

9-18 written petition requesting dissolution signed by the owners of 75

9-19 percent of the acreage of real property in the district.

9-20 (b) The board may not dissolve the district until the

9-21 district's outstanding indebtedness or contractual obligations

9-22 have been repaid or discharged.

9-23 (c) After the board dissolves the district, the board shall

9-24 transfer ownership of all district property and assets to the

9-25 county.

9-26 SECTION 2. The Vineyard Municipal Management District No. 1

9-27 initially includes all the territory contained in the following

9-28 area:

9-29 FIELD NOTE DESCRIPTION OF A

9-30 467.379 ACRE TRACT OF LAND OUT OF THE DAVID B. BERRY SURVEY,

9-31 ABSTRACT NO. 104, JOSEPH TOM SURVEY, ABSTRACT NO. 615, JAMES H. TOM

9-32 SURVEY, ABSTRACT NO. 616 AND THE FRANCIS NASH SURVEY, ABSTRACT NO.

9-33 476, SITUATED IN WILLIAMSON COUNTY, TEXAS

9-34 BEING A 467.379 ACRE (20,359,019 SQUARE FOOT) TRACT OF LAND OUT OF

10-1 WILLIAMSON COUNTY, TEXAS (O.R. W.C.T.);
10-2 THENCE, SOUTH 24 DEGREES 57 MINUTES 18 SECONDS WEST, DEPARTING THE
10-3 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487, WITH THE COMMON
10-4 LINE OF SAID 438.80 ACRE TRACT AND SAID 161.526 ACRE REMAINDER
10-5 TRACT, A DISTANCE OF 311.91 FEET TO A 1/2-INCH IRON ROD FOUND FOR
10-6 CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 161.526 ACRE
10-7 REMAINDER TRACT;
10-8 THENCE, SOUTH 83 DEGREES 14 MINUTES 22 SECONDS WEST, WITH A
10-9 SOUTHERLY LINE OF SAID 438.80 ACRE TRACT, AND PARTWAY WITH A
10-10 NORTHERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT AND PARTWAY
10-11 WITH THE NORTHERLY LINE OF THAT CERTAIN CALLED 4.18 ACRE TRACT OF
10-12 LAND DESCRIBED IN A WARRANTY DEED TO JOE M. MAINES AND WIFE, PATSY
10-13 L. MAINES, FILED MARCH 10, 2000, AND RECORDED IN DOCUMENT NO.
10-14 2000014838, O.P.R.W.C.T., AT A DISTANCE OF 120.05 FEET PASSING A
10-15 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS CALLED FOR IN THE DEED
10-16 FOR SAID 4.18 ACRE TRACT, AND AT A DISTANCE OF 703.40 FEET PASSING A
10-17 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS CALLED FOR IN THE DEED
10-18 FOR SAID 4.18 ACRE TRACT, CONTINUING IN ALL A TOTAL DISTANCE OF
10-19 1,303.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF
10-20 THE HEREIN DESCRIBED TRACT, SAME MARKING THE WESTERNMOST CORNER OF
10-21 SAID 4.18 ACRE TRACT;
10-22 THENCE, SOUTH 22 DEGREES 02 MINUTES 56 SECONDS EAST, WITH A
10-23 NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT AND THE SOUTHWESTERLY
10-24 LINE OF SAID 4.18 ACRE TRACT, A DISTANCE OF 39.82 FEET TO A 1/2-INCH
10-25 IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT
10-26 MARKING THE SOUTHWEST CORNER OF SAID 4.18 ACRE TRACT, SAME BEING THE
10-27 WESTERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT;
10-28 THENCE, WITH A NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME
10-29 BEING THE SOUTHWESTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT,
10-30 AND WITH THE MAIN ANGLE POINTS OF AN EXISTING FENCE, THE FOLLOWING
10-31 EIGHT (8) CALLS:
10-32 SOUTH 20 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 63.07
10-33 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF
10-34 THE HEREIN DESCRIBED TRACT;
10-35 SOUTH 21 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 484.71
10-36 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF
10-37 THE HEREIN DESCRIBED TRACT;
10-38 SOUTH 21 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 746.20
10-39 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF
10-40 THE HEREIN DESCRIBED TRACT;
10-41 SOUTH 19 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 179.20
10-42 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF
10-43 THE HEREIN DESCRIBED TRACT;
10-44 SOUTH 20 DEGREES 37 MINUTES 57 SECONDS EAST, A DISTANCE OF 62.31
10-45 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF
10-46 THE HEREIN DESCRIBED TRACT;
10-47 SOUTH 22 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 250.25
10-48 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF
10-49 THE HEREIN DESCRIBED TRACT;
10-50 SOUTH 20 DEGREES 28 MINUTES 21 SECONDS EAST, A DISTANCE OF 743.23
10-51 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF
10-52 THE HEREIN DESCRIBED TRACT;
10-53 SOUTH 23 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 876.50
10-54 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
10-55 TRACT AND SAID 438.80 ACRE TRACT, SAID POINT MARKING THE
10-56 SOUTHERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT, SAID
10-57 POINT ALSO BEING ON THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED
10-58 10.009 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LANA D.
10-59 BRANUM, FILED AUGUST 23, 2004, AND RECORDED IN DOCUMENT NO.
10-60 2004066566, O.P.R.W.C.T.;
10-61 THENCE, SOUTH 68 DEGREES 49 MINUTES 55 SECONDS WEST, WITH A
10-62 SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME BEING THE
10-63 NORTHWESTERLY LINE OF SAID 10.009 ACRE TRACT, A DISTANCE OF 59.71
10-64 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
10-65 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 10.009
10-66 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID 18.4938 ACRE
10-67 TRACT;
10-68 THENCE, DEPARTING THE SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT,
10-69 AND WITH THE COMMON LINE OF SAID 10.009 ACRE TRACT AND SAID 18.4938

11-1 ACRE TRACT, THE FOLLOWING FIVE (5) CALLS:
11-2 SOUTH 24 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 692.05
11-3 FEET TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE
11-4 GROUP" (HEREAFTER REFERRED TO AS "WALLACE CAP") SET FOR AN INTERIOR
11-5 CORNER OF THE HEREIN DESCRIBED TRACT;
11-6 NORTH 65 DEGREES 52 MINUTES 11 SECONDS EAST, A DISTANCE OF 371.53
11-7 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR CORNER OF THE
11-8 HEREIN DESCRIBED TRACT;
11-9 SOUTH 21 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 923.01
11-10 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
11-11 TRACT;
11-12 SOUTH 21 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 828.76
11-13 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
11-14 TRACT;
11-15 SOUTH 21 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 1,017.15
11-16 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
11-17 TRACT, SAID POINT MARKING THE EASTERNMOST CORNER OF SAID 18.4938
11-18 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID 10.009 ACRE
11-19 TRACT, SAID POINT ALSO BEING ON THE NORTHWESTERLY R.O.W. LINE OF
11-20 COUNTY ROAD 233 (A VARIABLE WIDTH R.O.W.);
11-21 THENCE, SOUTH 61 DEGREES 26 MINUTES 22 SECONDS WEST, WITH THE COMMON
11-22 LINE OF SAID COUNTY ROAD 233 AND SAID 18.4938 ACRE TRACT, A DISTANCE
11-23 OF 50.32 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR THE
11-24 SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 18.4938
11-25 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF THAT CERTAIN
11-26 CALLED 10.0000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH
11-27 VENDOR'S LIEN TO RANDY A. GAITAN AND KATHY L. GAITAN, FILED AUGUST
11-28 24, 2001, AND RECORDED IN DOCUMENT NO. 2001062815, O.P.R.W.C.T.;
11-29 THENCE, DEPARTING THE NORTHWESTERLY R.O.W. LINE OF SAID COUNTY ROAD
11-30 233, AND WITH THE COMMON LINE OF SAID GAITAN 10.0000 ACRE TRACT AND
11-31 SAID 18.4938 ACRE TRACT, THE FOLLOWING FOUR (4) CALLS:
11-32 NORTH 21 DEGREES 01 MINUTES 32 SECONDS WEST, A DISTANCE OF 1,023.71
11-33 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
11-34 TRACT;
11-35 NORTH 21 DEGREES 03 MINUTES 24 SECONDS WEST, A DISTANCE OF 828.76
11-36 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
11-37 TRACT;
11-38 NORTH 21 DEGREES 09 MINUTES 16 SECONDS WEST, A DISTANCE OF 220.11
11-39 FEET TO A COTTON SPINDLE FOUND FOR AN INTERIOR CORNER OF THE HEREIN
11-40 DESCRIBED TRACT;
11-41 SOUTH 65 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 289.39
11-42 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
11-43 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID GAITAN
11-44 10.0000 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE
11-45 OF THAT CERTAIN CALLED 33.0000 ACRE TRACT OF LAND DESCRIBED IN A
11-46 WARRANTY DEED WITH VENDOR'S LIEN TO GLYNN WALKER AND WIFE, PAULA
11-47 WALKER, FILED MARCH 20, 2000, AND RECORDED IN DOCUMENT NO.
11-48 2000016881, O.P.R.W.C.T.;
11-49 THENCE, WITH THE COMMON LINE OF SAID 33.0000 ACRE TRACT AND SAID
11-50 18.4938 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:
11-51 NORTH 23 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 509.41
11-52 FEET TO A COTTON SPINDLE FOUND FOR AN INTERIOR CORNER OF THE HEREIN
11-53 DESCRIBED TRACT;
11-54 SOUTH 69 DEGREES 01 MINUTES 16 SECONDS WEST, A DISTANCE OF 519.98
11-55 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
11-56 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 33.0000
11-57 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF THAT
11-58 CERTAIN CALLED 44.9655 ACRE TRACT OF LAND DESCRIBED IN A CASH
11-59 WARRANTY DEED TO THE JERRY AND KAREN MILLER LIVING TRUST, FILED
11-60 APRIL 6, 2005, AND RECORDED IN DOCUMENT NO. 2005025132,
11-61 O.P.R.W.C.T.;
11-62 THENCE, NORTH 23 DEGREES 31 MINUTES 47 SECONDS WEST, WITH THE COMMON
11-63 LINE OF SAID 44.9655 ACRE TRACT AND SAID 18.4938 ACRE TRACT, A
11-64 DISTANCE OF 882.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR
11-65 CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT MARKING THE
11-66 NORTHERNMOST CORNER OF SAID 44.9655 ACRE TRACT, SAME BEING THE
11-67 WESTERNMOST CORNER OF SAID 18.4938 ACRE TRACT, SAID POINT ALSO
11-68 BEING ON A SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT;
11-69 THENCE, WITH THE COMMON LINE OF SAID 44.9655 ACRE TRACT AND SAID

12-1 438.80 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:
 12-2 SOUTH 69 DEGREES 08 MINUTES 35 SECONDS WEST, A DISTANCE OF 246.52
 12-3 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
 12-4 TRACT;
 12-5 SOUTH 69 DEGREES 04 MINUTES 36 SECONDS WEST, A DISTANCE OF 875.39
 12-6 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
 12-7 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 44.9655
 12-8 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF THAT CERTAIN
 12-9 CALLED 18.9154 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH
 12-10 VENDOR'S LIEN TO MICHAEL D. WILLIAMS AND WIFE, SHAWN M. WILLIAMS,
 12-11 FILED AUGUST 1, 2000, AND RECORDED IN DOCUMENT NO. 2000049993,
 12-12 O.P.R.W.C.T.;
 12-13 THENCE, SOUTH 71 DEGREES 16 MINUTES 39 SECONDS WEST, WITH THE COMMON
 12-14 LINE OF SAID 18.9154 ACRE TRACT AND SAID 438.80 ACRE TRACT, A
 12-15 DISTANCE OF 39.88 FEET TO A 8-INCH CEDAR POST FOUND FOR CORNER OF
 12-16 THE HEREIN DESCRIBED TRACT;
 12-17 THENCE, SOUTH 68 DEGREES 06 MINUTES 40 SECONDS WEST, CONTINUING
 12-18 WITH A SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, AND PARTWAY
 12-19 WITH THE NORTHWESTERLY LINE OF SAID 18.9154 ACRE TRACT AND PARTWAY
 12-20 WITH THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED 18.7129 ACRE
 12-21 TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO
 12-22 MICHAEL D. WILLIAMS AND SHAWN M. WILLIAMS, FILED OCTOBER 4, 2000,
 12-23 AND RECORDED IN DOCUMENT NO. 2000066760, O.P.R.W.C.T., A DISTANCE
 12-24 OF 1,399.76 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE
 12-25 HEREIN DESCRIBED TRACT;
 12-26 THENCE, SOUTH 68 DEGREES 43 MINUTES 29 SECONDS WEST, CONTINUING
 12-27 WITH A SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME BEING THE
 12-28 NORTHWESTERLY LINE OF SAID 18.7129 ACRE TRACT, A DISTANCE OF 132.54
 12-29 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE
 12-30 HEREIN DESCRIBED TRACT, SAID POINT MARKING THE MOST WESTERLY
 12-31 NORTHWEST CORNER OF SAID 18.7129 ACRE TRACT, SAME BEING THE
 12-32 NORTHERNMOST CORNER OF SAID LEGALLEY 10.0000 ACRE TRACT;
 12-33 THENCE, DEPARTING A SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT,
 12-34 AND WITH THE COMMON LINE OF SAID 18.7129 ACRE TRACT AND SAID
 12-35 LEGALLEY 10.0000 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:
 12-36 SOUTH 19 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 1,063.40
 12-37 FEET TO A P.K. NAIL IN ROCK FOUND FOR CORNER OF THE HEREIN DESCRIBED
 12-38 TRACT;
 12-39 SOUTH 50 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 472.13
 12-40 FEET TO A COTTON SPINDLE FOUND FOR AN INTERIOR CORNER OF THE HEREIN
 12-41 DESCRIBED TRACT;
 12-42 SOUTH 26 DEGREES 18 MINUTES 54 SECONDS EAST, A DISTANCE OF 452.27
 12-43 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR CORNER OF THE
 12-44 HEREIN DESCRIBED TRACT, SAID POINT MARKING THE MOST SOUTHERLY
 12-45 SOUTHWEST CORNER OF SAID 18.7129 ACRE TRACT, SAME BEING THE MOST
 12-46 SOUTHERLY SOUTHEAST CORNER OF SAID LEGALLEY 10.0000 ACRE TRACT,
 12-47 SAID POINT ALSO BEING ON THE NORTHWESTERLY R.O.W. LINE OF SAID
 12-48 COUNTY ROAD 233;
 12-49 THENCE, SOUTH 63 DEGREES 37 MINUTES 50 SECONDS WEST, WITH THE COMMON
 12-50 LINE OF SAID COUNTY ROAD 233 AND SAID LEGALLEY 10.0000 ACRE TRACT, A
 12-51 DISTANCE OF 50.04 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF
 12-52 THE HEREIN DESCRIBED TRACT, SAID POINT MARKING THE SOUTHERNMOST
 12-53 CORNER OF SAID LEGALLEY 10.0000 ACRE LEGALLEY TRACT, SAME BEING THE
 12-54 MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN CALLED 25.9920 ACRE
 12-55 TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO
 12-56 DARREL W. WARREN AND WIFE, CARA WARREN, FILED MARCH 12, 2004, AND
 12-57 RECORDED IN DOCUMENT NO. 2004019080, O.P.R.W.C.T.;
 12-58 THENCE, DEPARTING THE NORTHWESTERLY R.O.W. LINE OF SAID COUNTY ROAD
 12-59 233, AND WITH THE COMMON LINE OF SAID LEGALLEY 10.0000 ACRE TRACT
 12-60 AND SAID 25.9920 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:
 12-61 NORTH 26 DEGREES 18 MINUTES 54 SECONDS WEST, A DISTANCE OF 454.19
 12-62 FEET TO A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "B. HARMON
 12-63 4482" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 12-64 NORTH 07 DEGREES 56 MINUTES 53 SECONDS WEST, A DISTANCE OF 1,250.12
 12-65 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE
 12-66 HEREIN DESCRIBED TRACT, SAID POINT MARKING THE NORTHWEST CORNER OF
 12-67 SAID LEGALLEY 10.0000 ACRE TRACT, SAME BEING THE NORTHERNMOST
 12-68 CORNER OF SAID 25.9220 ACRE TRACT, SAID POINT ALSO BEING ON A
 12-69 SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT;

13-1 THENCE, WITH THE COMMON LINE OF SAID 25.9920 ACRE TRACT AND SAID
13-2 438.80 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:
13-3 SOUTH 68 DEGREES 46 MINUTES 29 SECONDS WEST, A DISTANCE OF 1,339.70
13-4 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
13-5 TRACT;
13-6 SOUTH 68 DEGREES 13 MINUTES 14 SECONDS WEST, A DISTANCE OF 11.86
13-7 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
13-8 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 25.9920
13-9 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF THAT CERTAIN
13-10 CALLED 25.42 ACRE TRACT OF LAND DESCRIBED IN A CONTRACT OF SALE AND
13-11 PURCHASE TO JOSEPH JAY CIPRIANO, JR., FILED JANUARY 6, 1977, AND
13-12 RECORDED IN VOLUME 656, PAGE 691, DEED RECORDS OF WILLIAMSON
13-13 COUNTY, TEXAS (D.R.W.C.T.);
13-14 THENCE, WITH THE COMMON LINE OF SAID 25.42 ACRE TRACT AND SAID
13-15 438.80 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:
13-16 SOUTH 70 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 319.39
13-17 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
13-18 TRACT;
13-19 SOUTH 68 DEGREES 08 MINUTES 59 SECONDS WEST, A DISTANCE OF 205.49
13-20 FEET TO A 60D NAIL IN BASE OF 16" CEDAR FOUND FOR CORNER OF THE
13-21 HEREIN DESCRIBED TRACT;
13-22 SOUTH 71 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 582.69
13-23 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
13-24 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 25.42 ACRE
13-25 TRACT, SAME BEING THE NORTHERNMOST CORNER OF THAT CERTAIN CALLED
13-26 20.0 ACRE TRACT OF LAND DESCRIBED IN AN ASSIGNMENT OF CONTRACT OF
13-27 VETERAN'S LAND BOARD CONTRACT OF SALE AND PURCHASE TO THEOFIL LOUIS
13-28 ZUROVETZ AND WIFE ROSE MARIE, FILED JANUARY 13, 1981, AND RECORDED
13-29 IN VOLUME 822, PAGE 456, D.R.W.C.T.;
13-30 THENCE, WITH THE COMMON LINE OF SAID 20.0 ACRE TRACT AND SAID 438.80
13-31 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:
13-32 SOUTH 69 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 39.01
13-33 FEET TO A 60D NAIL IN BASE OF 24" LIVE OAK FOUND FOR CORNER OF THE
13-34 HEREIN DESCRIBED TRACT;
13-35 SOUTH 69 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 124.85
13-36 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
13-37 TRACT AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 438.80
13-38 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF THAT CERTAIN
13-39 CALLED 568.52 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH
13-40 VENDOR'S LIEN TO BERNARD E. MILLER AND WIFE, LINDA L. MILLER, FILED
13-41 SEPTEMBER 24, 1997, AND RECORDED IN DOCUMENT NO. 9743775,
13-42 O.P.R.W.C.T.;
13-43 THENCE, WITH THE COMMON LINE OF SAID 568.52 ACRE TRACT AND SAID
13-44 438.80 ACRE TRACT, THE FOLLOWING FIVE (5) CALLS:
13-45 NORTH 19 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 610.03
13-46 FEET TO A 60D NAIL FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;
13-47 NORTH 21 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 395.88
13-48 FEET TO A 60D NAIL IN BASE OF 20" LIVE OAK FOUND FOR CORNER OF THE
13-49 HEREIN DESCRIBED TRACT;
13-50 NORTH 22 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 708.15
13-51 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
13-52 TRACT;
13-53 NORTH 21 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF 218.81
13-54 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
13-55 TRACT;
13-56 NORTH 20 DEGREES 39 MINUTES 15 SECONDS WEST, A DISTANCE OF 614.32
13-57 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
13-58 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 438.80
13-59 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF THAT CERTAIN
13-60 CALLED 122.51 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH
13-61 VENDOR'S LIEN TO BURL W. TYSON AND WIFE, LYNN M. TYSON, FILED JULY
13-62 25, 1989, AND RECORDED IN VOLUME 1802, PAGE 140, O.P.R.W.C.T.;
13-63 THENCE, WITH THE COMMON LINE OF SAID 122.51 ACRE TRACT AND SAID
13-64 438.80 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:
13-65 NORTH 69 DEGREES 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 3,428.43
13-66 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE
13-67 HEREIN DESCRIBED TRACT;
13-68 NORTH 21 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE OF 498.39
13-69 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED

14-1 TRACT, SAID POINT MARKING THE SOUTHERNMOST CORNER OF THAT CERTAIN
 14-2 CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH
 14-3 VENDOR'S LIEN TO KEVIN J. STEVENS AND SANDRA K. STEVENS, FILED MAY
 14-4 20, 2005, AND RECORDED IN DOCUMENT NO. 2005037908, O.P.R.W.C.T.,
 14-5 AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH
 14-6 16 DEGREES 09 MINUTES 58 SECONDS WEST, AT 1.16 FEET;
 14-7 THENCE, WITH THE COMMON LINE OF SAID 30.00 ACRE TRACT AND SAID
 14-8 438.80 ACRE TRACT, THE FOLLOWING FOUR (4) CALLS:
 14-9 NORTH 49 DEGREES 51 MINUTES 53 SECONDS EAST, A DISTANCE OF 895.21
 14-10 FEET TO A 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS CALLED FOR
 14-11 IN THE DEED FOR SAID 30.00 ACRE TRACT FOR CORNER OF THE HEREIN
 14-12 DESCRIBED TRACT;
 14-13 NORTH 49 DEGREES 49 MINUTES 34 SECONDS EAST, A DISTANCE OF 907.69
 14-14 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE
 14-15 HEREIN DESCRIBED TRACT;
 14-16 NORTH 07 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 227.47
 14-17 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
 14-18 TRACT;
 14-19 NORTH 48 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 231.45
 14-20 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
 14-21 TRACT, SAID POINT MARKING THE EASTERNMOST CORNER OF SAID 30.00 ACRE
 14-22 TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID 28.24 ACRE TRACT;
 14-23 THENCE, WITH THE COMMON LINE OF SAID 28.24 ACRE TRACT AND SAID
 14-24 438.80 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:
 14-25 NORTH 48 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE 663.16 FEET
 14-26 TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
 14-27 TRACT;
 14-28 NORTH 66 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE 603.96 FEET
 14-29 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,
 14-30 DELINEATING AND ENCOMPASSING WITHIN THE METES RECITED 467.379 ACRES
 14-31 (20,359,019 SQUARE FEET) OF LAND, MORE OR LESS, BASED ON A SURVEY
 14-32 PERFORMED ON THE GROUND BY THE WALLACE GROUP, INC., ROUND ROCK,
 14-33 TEXAS IN NOVEMBER AND DECEMBER OF 2006.

FIELD NOTE DESCRIPTION

OF A

165.300 ACRE TRACT OF LAND

OUT OF THE JOSEPH TOM SURVEY, ABSTRACT NO. 615,

SITUATED IN

WILLIAMSON COUNTY, TEXAS

14-40 BEING A 165.300 ACRE (7,200,477 SQUARE FOOT) TRACT OF LAND OUT OF
 14-41 THE JOSEPH TOM SURVEY, ABSTRACT NO. 615, SITUATED IN WILLIAMSON
 14-42 COUNTY, TEXAS; SAID 165.300 ACRE TRACT BEING COMPRISED OF ALL OF THE
 14-43 CALLED 4.18 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JOE
 14-44 M. MAINES AND WIFE, PATSY L. MAINES, FILED MARCH 10, 2000, AND
 14-45 RECORDED IN DOCUMENT NO. 2000014838, OFFICIAL PUBLIC RECORDS OF
 14-46 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND ALL OF THE REMAINDER OF
 14-47 THAT CERTAIN CALLED 161.526 ACRE TRACT OF LAND (TRACT I) DESCRIBED
 14-48 IN A OWELTY DEED TO JOE M. MAINES, FILED SEPTEMBER 23, 1994, AND
 14-49 RECORDED IN VOLUME 2610, PAGE 0670, OFFICIAL RECORDS OF WILLIAMSON
 14-50 COUNTY, TEXAS (O.R.W.C.T.); SAID 165.300 ACRE TRACT BEING MORE
 14-51 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 14-52 COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED
 14-53 "CTS 4029" FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF
 14-54 F.M. HIGHWAY 487 (A VARIABLE WIDTH R.O.W.), SAID POINT MARKING THE
 14-55 NORTHERNMOST CORNER OF THAT CERTAIN CALLED 438.80 ACRE TRACT OF
 14-56 LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DIONYSUS GROUP,
 14-57 LL.L.P., FILED MARCH 1, 2007, AND RECORDED IN DOCUMENT NO.
 14-58 2007016454, O.P.R.W.C.T., SAME BEING THE EASTERNMOST CORNER OF THAT
 14-59 CERTAIN CALLED 28.24 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED
 14-60 WITH VENDOR'S LIEN TO JIMMIE MACK HORTON AND WIFE, NANCY LOUISE
 14-61 HORTON, FILED JULY 10, 2002, AND RECORDED IN DOCUMENT NO.
 14-62 2002052147, O.P.R.W.C.T;
 14-63 THENCE, SOUTH 68 DEGREES 55 MINUTES 28 SECONDS EAST, WITH THE COMMON
 14-64 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487 AND THE
 14-65 NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, A DISTANCE OF
 14-66 1,198.69 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE POINT OF
 14-67 BEGINNING AND MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN
 14-68 DESCRIBED TRACT, SAID POINT ALSO MARKING A CORNER OF SAID 161.526
 14-69 ACRE REMAINDER TRACT;

15-1 THENCE, SOUTH 24 DEGREES 57 MINUTES 18 SECONDS WEST, DEPARTING THE
15-2 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487, WITH THE COMMON
15-3 LINE OF SAID 438.80 ACRE TRACT AND SAID 161.526 ACRE REMAINDER
15-4 TRACT, A DISTANCE OF 311.91 FEET TO A 1/2-INCH IRON ROD FOUND FOR A
15-5 CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 161.526 ACRE
15-6 REMAINDER TRACT;
15-7 THENCE, SOUTH 83 DEGREES 14 MINUTES 22 SECONDS WEST, WITH A
15-8 SOUTHERLY LINE OF SAID 438.80 ACRE TRACT, AND PARTWAY WITH A
15-9 NORTHERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT AND PARTWAY
15-10 WITH THE NORTHERLY LINE OF SAID 4.18 ACRE TRACT, AT A DISTANCE OF
15-11 120.05 FEET PASSING A 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS
15-12 CALLED FOR IN THE DEED FOR SAID 4.18 ACRE TRACT, AND AT A DISTANCE OF
15-13 703.40 FEET PASSING A 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS
15-14 CALLED FOR IN THE DEED FOR SAID 4.18 ACRE TRACT, CONTINUING IN ALL A
15-15 TOTAL DISTANCE OF 1,303.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE
15-16 NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME MARKING THE
15-17 COMMON WESTERNMOST CORNER OF SAID 4.18 ACRE TRACT AND AN INTERIOR
15-18 CORNER OF SAID 438.80 ACRE TRACT;
15-19 THENCE, SOUTH 22 DEGREES 02 MINUTES 56 SECONDS EAST, WITH A
15-20 NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME BEING THE
15-21 SOUTHWESTERLY LINE OF SAID 4.18 ACRE TRACT, A DISTANCE OF 39.82 FEET
15-22 TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED
15-23 TRACT, SAID POINT ALSO MARKING THE COMMON SOUTHWEST CORNER OF SAID
15-24 4.18 ACRE TRACT AND THE WESTERNMOST CORNER OF SAID 161.526 ACRE
15-25 REMAINDER TRACT;
15-26 THENCE WITH A NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME
15-27 BEING THE SOUTHWESTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT,
15-28 AND WITH THE MAIN ANGLE POINTS OF AN EXISTING FENCE, THE FOLLOWING
15-29 EIGHT (8) CALLS:
15-30 1) SOUTH 20 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE
15-31 OF 63.07 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR
15-32 CORNER OF THE HEREIN DESCRIBED TRACT;
15-33 2) SOUTH 21 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE
15-34 OF 484.71 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR
15-35 CORNER OF THE HEREIN DESCRIBED TRACT;
15-36 3) SOUTH 21 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE
15-37 OF 746.20 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR
15-38 CORNER OF THE HEREIN DESCRIBED TRACT;
15-39 4) SOUTH 19 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE
15-40 OF 179.20 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR
15-41 CORNER OF THE HEREIN DESCRIBED TRACT;
15-42 5) SOUTH 20 DEGREES 37 MINUTES 57 SECONDS EAST, A DISTANCE
15-43 OF 62.31 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR
15-44 CORNER OF THE HEREIN DESCRIBED TRACT;
15-45 6) SOUTH 22 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE
15-46 OF 250.25 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR
15-47 CORNER OF THE HEREIN DESCRIBED TRACT;
15-48 7) SOUTH 20 DEGREES 28 MINUTES 21 SECONDS EAST, A DISTANCE
15-49 OF 743.23 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR
15-50 CORNER OF THE HEREIN DESCRIBED TRACT;
15-51 8) SOUTH 23 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE
15-52 OF 876.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN
15-53 DESCRIBED TRACT AND SAID 438.80 ACRE TRACT, SAID POINT MARKING THE
15-54 SOUTHERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT, SAID
15-55 POINT ALSO BEING ON THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED
15-56 10.009 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LANA D.
15-57 BRANUM, FILED AUGUST 23, 2004, AND RECORDED IN DOCUMENT NO.
15-58 2004066566, O.P.R.W.C.T.;
15-59 THENCE, NORTH 70 DEGREES 13 MINUTES 59 SECONDS EAST, WITH THE
15-60 SOUTHEASTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT, SAME BEING
15-61 THE NORTHWESTERLY LINE OF SAID 10.009 ACRE TRACT, AT A DISTANCE OF
15-62 398.69 FEET PASSING A 1/2-INCH IRON ROD FOUND WHICH BEARS SOUTH 19
15-63 DEGREES 46 MINUTES 01 SECONDS EAST, AT 0.22 FEET, SAID POINT MARKING
15-64 THE NORTHERNMOST CORNER OF SAID 10.009 ACRE TRACT, CONTINUING WITH
15-65 THE SOUTHEASTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT, IN ALL
15-66 A TOTAL DISTANCE OF 466.05 FEET TO A 60D NAIL IN 16" LIVE OAK FOUND
15-67 FOR CORNER OF SAID 161.526 ACRE REMAINDER TRACT AND THE HEREIN
15-68 DESCRIBED TRACT, SAME MARKING AN ANGLE POINT ALONG THE
15-69 NORTHWESTERLY LINE OF THAT CERTAIN CALLED 94.6241 ACRE TRACT OF

16-1 LAND DESCRIBED INA WARRANTY DEED WITH VENDOR'S LIEN TO DON R.
16-2 HEWLETT AND WIFE, DONNA HEWLETT, FILED JUNE 19, 2000, AND RECORDED
16-3 IN DOCUMENT NO. 200039184, O.P.R.W.C.T.
16-4 THENCE, CONTINUING WITH THE SOUTHEASTERLY LINE OF SAID 161.526 ACRE
16-5 REMAINDER TRACT, SAME BEING THE NORTHWESTERLY LINE OF SAID 94.6241
16-6 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:
16-7 1) NORTH 69 DEGREES 31 MINUTES 53 SECONDS EAST, A DISTANCE
16-8 OF 544.39 FEET TO A 60D NAIL IN WOOD FENCE POST FOUND FOR CORNER OF
16-9 THE HEREIN DESCRIBED TRACT;
16-10 2) NORTH 69 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE
16-11 OF 591.07 FEET TO A 60D NAIL IN WOOD FENCE POST FOUND FOR CORNER OF
16-12 THE HEREIN DESCRIBED TRACT, SAID POINT MARKING THE COMMON
16-13 NORTHERNMOST CORNER OF SAID 94.6241 ACRE TRACT AND THE WESTERNMOST
16-14 CORNER OF THAT CERTAIN CALLED FIRST TRACT DESCRIBED IN A DEED TO
16-15 MERCER H. SATTERFIELD, ET UX., FILED SEPTEMBER 9, 1963, AND
16-16 RECORDED IN VOLUME 462, PAGE 420, DEED RECORDS OF WILLIAMSON
16-17 COUNTY, TEXAS (D.R.W.C.T.);
16-18 THENCE, NORTH 67 DEGREES 45 MINUTES 44 SECONDS EAST, CONTINUING
16-19 WITH THE SOUTHEASTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT,
16-20 SAME BEING THE NORTHWESTERLY LINE OF SAID FIRST TRACT, A DISTANCE OF
16-21 644.25 FEET TO 1/2-INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER OF
16-22 SAID 161.526 ACRE REMAINDER TRACT AND THE HEREIN DESCRIBED TRACT,
16-23 SAID POINT ALSO MARKING THE SOUTHEASTERLY LINE OF SAID 161.526 ACRE
16-24 REMAINDER TRACT, SAME BEING THE NORTHWESTERLY LINE OF SAID FIRST
16-25 TRACT, A DISTANCE OF 644.25 FEET TO A 1/2-INCH IRON ROD FOUND FOR
16-26 THE EASTERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT AND THE
16-27 HEREIN DESCRIBED TRACT, SAID POINT ALSO MARKING THE SOUTHERNMOST
16-28 CORNER OF THAT CERTAIN CALLED 92.83 ACRE TRACT (TRACT 5) DESCRIBED
16-29 IN A WARRANTY DEED TO DECATA W. ISBELL AND HUSBAND, ALAN D. ISBELL,
16-30 FILED MARCH 3, 2000, AND RECORDED IN DOCUMENT NO. 2000013063,
16-31 O.P.R.W.C.T.;
16-32 THENCE, WITH THE NORTHEASTERLY LINE OF SAID 161.526 ACRE REMAINDER
16-33 TRACT, SAME BEING THE SOUTHWESTERLY LINE OF SAID 92.83 TRACT, THE
16-34 FOLLOWING SEVEN (7) CALLS:
16-35 1) NORTH 21 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE
16-36 OF 470.24 FEET TO AN ORANGE PLASTIC CAP STAMPED "WALLACE GROUP"
16-37 (HEREAFTER REFERRED TO AS CORNER OF THE HEREIN DESCRIBED TRACT;
16-38 2) NORTH 21 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE
16-39 OF 297.53 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR
16-40 CORNER OF THE HEREIN DESCRIBED TRACT;
16-41 3) NORTH 22 DEGREES 49 MINUTES 37 SECONDS WEST, A DISTANCE
16-42 OF 483.35 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR
16-43 CORNER OF THE HEREIN DESCRIBED TRACT;
16-44 4) NORTH 21 DEGREES 17 MINUTES 47 SECONDS WEST, A DISTANCE
16-45 OF 366.39 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN
16-46 DESCRIBED TRACT;
16-47 5) NORTH 22 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE
16-48 OF 643.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN
16-49 DESCRIBED TRACT;
16-50 6) NORTH 21 DEGREES 06 MINUTES 43 SECONDS WEST, A DISTANCE
16-51 OF 320.51 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN
16-52 DESCRIBED TRACT;
16-53 7) NORTH 26 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE
16-54 OF 77.16 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR
16-55 CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT MARKING THE COMMON
16-56 EASTERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT AND THE
16-57 NORTHERNMOST CORNER OF SAID 92.83 ACRE TRACT, SAID POINT ALSO BEING
16-58 ON THE SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487, AND FROM
16-59 WHICH A TXDOT TYPE I RIGHT-OF-WAY MONUMENT FOUND MARKING AN ANGLE
16-60 POINT ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEARS SOUTH 69
16-61 DEGREES 51 MINUTES 26 SECONDS EAST, AT 10.26 FEET;
16-62 THENCE, NORTH 68 DEGREES 52 MINUTES 31 SECONDS WEST, WITH THE COMMON
16-63 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487 AND MOST
16-64 NORTHERLY NORTHEAST LINE OF SAID 161.526 ACRE REMAINDER TRACT, A
16-65 DISTANCE OF 1,026.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN
16-66 DESCRIBED TRACT, DELINEATING AND ENCOMPASSING WITHIN THE METES
16-67 RECITED 165.300 ACRES (7,200,477 SQUARE FEET) OF LAND, MORE OR
16-68 LESS, BASED ON A FIELD SURVEY PERFORMED BY THE WALLACE GROUP, INC.,
16-69 ROUND ROCK, TEXAS IN MAY OF 2007.

17-1 SECTION 3. (a) The legal notice of the intention to
17-2 introduce this Act, setting forth the general substance of this
17-3 Act, has been published as provided by law, and the notice and a
17-4 copy of this Act have been furnished to all persons, agencies,
17-5 officials, or entities to which they are required to be furnished
17-6 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
17-7 Government Code.

17-8 (b) The governor, one of the required recipients, has
17-9 submitted the notice and Act to the Texas Commission on
17-10 Environmental Quality.

17-11 (c) The Texas Commission on Environmental Quality has filed
17-12 its recommendations relating to this Act with the governor,
17-13 lieutenant governor, and speaker of the house of representatives
17-14 within the required time.

17-15 (d) All requirements of the constitution and laws of this
17-16 state and the rules and procedures of the legislature with respect
17-17 to the notice, introduction, and passage of this Act have been
17-18 fulfilled and accomplished.

17-19 SECTION 4. This Act takes effect September 1, 2015.

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