

1-1 By: Goodwin (Senate Sponsor - Watson) H.B. No. 4691
1-2 (In the Senate - Received from the House May 6, 2019;
1-3 May 6, 2019, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 15, 2019, reported favorably by
1-5 the following vote: Yeas 7, Nays 0; May 15, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

1-15 A BILL TO BE ENTITLED
1-16 AN ACT

1-17 relating to the creation of the Travis County Municipal Utility
1-18 District No. 25; granting a limited power of eminent domain;
1-19 providing authority to issue bonds; providing authority to impose
1-20 assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-23 Code, is amended by adding Chapter 8025 to read as follows:

1-24 CHAPTER 8025. TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 8025.0101. DEFINITIONS. In this chapter:

1-27 (1) "Board" means the district's board of directors.

1-28 (2) "Commission" means the Texas Commission on
1-29 Environmental Quality.

1-30 (3) "Director" means a board member.

1-31 (4) "District" means the Travis County Municipal
1-32 Utility District No. 25.

1-33 Sec. 8025.0102. NATURE OF DISTRICT. The district is a
1-34 municipal utility district created under Section 59, Article XVI,
1-35 Texas Constitution.

1-36 Sec. 8025.0103. CONFIRMATION AND DIRECTOR ELECTION
1-37 REQUIRED. The temporary directors shall hold an election to
1-38 confirm the creation of the district and to elect five permanent
1-39 directors as provided by Section 49.102, Water Code.

1-40 Sec. 8025.0104. CONSENT OF MUNICIPALITY REQUIRED. The
1-41 temporary directors may not hold an election under Section
1-42 8025.0103 until each municipality in whose corporate limits or
1-43 extraterritorial jurisdiction the district is located has
1-44 consented by ordinance or resolution to the creation of the
1-45 district and to the inclusion of land in the district.

1-46 Sec. 8025.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-47 (a) The district is created to serve a public purpose and benefit.

1-48 (b) The district is created to accomplish the purposes of:

1-49 (1) a municipal utility district as provided by
1-50 general law and Section 59, Article XVI, Texas Constitution; and

1-51 (2) Section 52, Article III, Texas Constitution, that
1-52 relate to the construction, acquisition, improvement, operation,
1-53 or maintenance of macadamized, graveled, or paved roads, or
1-54 improvements, including storm drainage, in aid of those roads.

1-55 Sec. 8025.0106. INITIAL DISTRICT TERRITORY. (a) The
1-56 district is initially composed of the territory described by
1-57 Section 2 of the Act enacting this chapter.

1-58 (b) The boundaries and field notes contained in Section 2 of
1-59 the Act enacting this chapter form a closure. A mistake made in the
1-60 field notes or in copying the field notes in the legislative process
1-61 does not affect the district's:

- 2-1 (1) organization, existence, or validity;
- 2-2 (2) right to issue any type of bond for the purposes
- 2-3 for which the district is created or to pay the principal of and
- 2-4 interest on a bond;
- 2-5 (3) right to impose a tax; or
- 2-6 (4) legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 8025.0201. GOVERNING BODY; TERMS. (a) The district is
 2-9 governed by a board of five elected directors.
 2-10 (b) Except as provided by Section 8025.0202, directors
 2-11 serve staggered four-year terms.

2-12 Sec. 8025.0202. TEMPORARY DIRECTORS. (a) The temporary
 2-13 board consists of:

- 2-14 (1) Steven Stein;
- 2-15 (2) Keith Darden;
- 2-16 (3) Ruby Clotiere;
- 2-17 (4) Monica Hale; and
- 2-18 (5) Curtis K. Dyer.

2-19 (b) Temporary directors serve until the earlier of:
 2-20 (1) the date permanent directors are elected under
 2-21 Section 8025.0103; or
 2-22 (2) the fourth anniversary of the effective date of
 2-23 the Act enacting this chapter.

2-24 (c) If permanent directors have not been elected under
 2-25 Section 8025.0103 and the terms of the temporary directors have
 2-26 expired, successor temporary directors shall be appointed or
 2-27 reappointed as provided by Subsection (d) to serve terms that
 2-28 expire on the earlier of:

- 2-29 (1) the date permanent directors are elected under
 2-30 Section 8025.0103; or
- 2-31 (2) the fourth anniversary of the date of the
 2-32 appointment or reappointment.

2-33 (d) If Subsection (c) applies, the owner or owners of a
 2-34 majority of the assessed value of the real property in the district
 2-35 may submit a petition to the commission requesting that the
 2-36 commission appoint as successor temporary directors the five
 2-37 persons named in the petition. The commission shall appoint as
 2-38 successor temporary directors the five persons named in the
 2-39 petition.

SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 8025.0301. GENERAL POWERS AND DUTIES. The district
 2-42 has the powers and duties necessary to accomplish the purposes for
 2-43 which the district is created.

2-44 Sec. 8025.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-45 DUTIES. The district has the powers and duties provided by the
 2-46 general law of this state, including Chapters 49 and 54, Water Code,
 2-47 applicable to municipal utility districts created under Section 59,
 2-48 Article XVI, Texas Constitution.

2-49 Sec. 8025.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-50 52, Article III, Texas Constitution, the district may design,
 2-51 acquire, construct, finance, issue bonds for, improve, operate,
 2-52 maintain, and convey to this state, a county, or a municipality for
 2-53 operation and maintenance macadamized, graveled, or paved roads, or
 2-54 improvements, including storm drainage, in aid of those roads.

2-55 Sec. 8025.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
 2-56 road project must meet all applicable construction standards,
 2-57 zoning and subdivision requirements, and regulations of each
 2-58 municipality in whose corporate limits or extraterritorial
 2-59 jurisdiction the road project is located.

2-60 (b) If a road project is not located in the corporate limits
 2-61 or extraterritorial jurisdiction of a municipality, the road
 2-62 project must meet all applicable construction standards,
 2-63 subdivision requirements, and regulations of each county in which
 2-64 the road project is located.

2-65 (c) If the state will maintain and operate the road, the
 2-66 Texas Transportation Commission must approve the plans and
 2-67 specifications of the road project.

2-68 Sec. 8025.0305. COMPLIANCE WITH MUNICIPAL CONSENT
 2-69 ORDINANCE OR RESOLUTION. The district shall comply with all

3-1 applicable requirements of any ordinance or resolution that is
3-2 adopted under Section 54.016 or 54.0165, Water Code, and that
3-3 consents to the creation of the district or to the inclusion of land
3-4 in the district.

3-5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-6 Sec. 8025.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

3-7 The district may issue, without an election, bonds and other
3-8 obligations secured by:

3-9 (1) revenue other than ad valorem taxes; or

3-10 (2) contract payments described by Section 8025.0403.

3-11 (b) The district must hold an election in the manner
3-12 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-13 before the district may impose an ad valorem tax or issue bonds
3-14 payable from ad valorem taxes.

3-15 (c) The district may not issue bonds payable from ad valorem
3-16 taxes to finance a road project unless the issuance is approved by a
3-17 vote of a two-thirds majority of the district voters voting at an
3-18 election held for that purpose.

3-19 Sec. 8025.0402. OPERATION AND MAINTENANCE TAX. (a) If

3-20 authorized at an election held under Section 8025.0401, the
3-21 district may impose an operation and maintenance tax on taxable
3-22 property in the district in accordance with Section 49.107, Water
3-23 Code.

3-24 (b) The board shall determine the tax rate. The rate may not
3-25 exceed the rate approved at the election.

3-26 Sec. 8025.0403. CONTRACT TAXES. (a) In accordance with

3-27 Section 49.108, Water Code, the district may impose a tax other than
3-28 an operation and maintenance tax and use the revenue derived from
3-29 the tax to make payments under a contract after the provisions of
3-30 the contract have been approved by a majority of the district voters
3-31 voting at an election held for that purpose.

3-32 (b) A contract approved by the district voters may contain a
3-33 provision stating that the contract may be modified or amended by
3-34 the board without further voter approval.

3-35 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-36 Sec. 8025.0501. AUTHORITY TO ISSUE BONDS AND OTHER
3-37 OBLIGATIONS. The district may issue bonds or other obligations
3-38 payable wholly or partly from ad valorem taxes, impact fees,
3-39 revenue, contract payments, grants, or other district money, or any
3-40 combination of those sources, to pay for any authorized district
3-41 purpose.

3-42 Sec. 8025.0502. TAXES FOR BONDS. At the time the district
3-43 issues bonds payable wholly or partly from ad valorem taxes, the
3-44 board shall provide for the annual imposition of a continuing
3-45 direct ad valorem tax, without limit as to rate or amount, while all
3-46 or part of the bonds are outstanding as required and in the manner
3-47 provided by Sections 54.601 and 54.602, Water Code.

3-48 Sec. 8025.0503. BONDS FOR ROAD PROJECTS. At the time of
3-49 issuance, the total principal amount of bonds or other obligations
3-50 issued or incurred to finance road projects and payable from ad
3-51 valorem taxes may not exceed one-fourth of the assessed value of the
3-52 real property in the district.

3-53 SECTION 2. The Travis County Municipal Utility District No.
3-54 25 initially includes all the territory contained in the following
3-55 area:

3-56 DESCRIPTION OF 568.22 ACRES OF LAND IN THE D&W RR CO. SURVEY
3-57 NO. 101, THE M.F. CAMPBELL SURVEY NO. 98, AND THE W.B. CORWIN SURVEY
3-58 NO. 189, TRAVIS COUNTY, TEXAS; SAID 568.22 ACRES OF LAND BEING AREA
3-59 OF THE RESIDENTIAL LOTS AND STREETS OF THE PROPOSED MARSHALL'S
3-60 VISTA SUBDIVISION AND BEING ALL OF A CALLED 0.439 ACRE TRACT
3-61 DESCRIBED AS TRACT 2, A PORTION OF A CALLED 533.312 ACRE TRACT
3-62 DESCRIBED AS TRACT 1, AND BEING ALL OF A CALLED 6.336 ACRE TRACT
3-63 DESCRIBED AS TRACT 3, 25.408 ACRE TRACT DESCRIBED AS TRACT 4 AND A
3-64 1.903 ACRE TRACT DESCRIBED AS TRACT 5, DESCRIBED IN DEEDS TO
3-65 MARSHALL'S VISTA, LTD, OF RECORD IN DOCUMENT NO. 2000200222 AND
3-66 DOCUMENT NO. 2001039121, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
3-67 TEXAS, AND ALL OF A 1.815 ACRE TRACT AND A PORTION OF A 3.721 ACRE
3-68 TRACT DESCRIBED IN A DEED TO STEVEN MORSE, TRUSTEE OF RECORD IN
3-69 DOCUMENT NO. 1999139961, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,

4-1 SAVE AND EXCEPT 207.59 ACRES OF LAND BEING LOTS 117-G THROUGH 126-G
 4-2 (GOLF COURSE LOTS) AND LOT 130-FS OF THE SAID PROPOSED MARSHALL'S
 4-3 VISTA SUBDIVISION FOR A NET AREA OF 360.63 ACRES; SAID 360.63 NET
 4-4 ACRES OF LAND, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3084-C,
 4-5 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4-6 BEGINNING at a 5/8-inch iron rod found for the most western
 4-7 corner of said 533.312 acre tract, same being in the east line of a
 4-8 called 101.00 acre tract described in a deed to Lago Vista
 4-9 Independent School District of record in Volume 13174, Page 3008,
 4-10 Real Property Records of Travis County, Texas, being the north
 4-11 corner of Lot 74, Marshall's Harbor, a subdivision according to the
 4-12 plat of record in Document No, 200000248, Official Public Records
 4-13 of Travis County, Texas, being the most western corner and POINT OF
 4-14 BEGINNING of the tract described herein;

4-15 THENCE, with the west line of said 533.312 acre tract, the
 4-16 following eleven (11) courses and distances:

- 4-17 1. N 28° 33' 16" E, a distance of 134.52 feet to a 1/2-inch iron rod
- 4-18 found,
- 4-19 2. N 29° 44' 31" E, a distance of 302.92 feet to a 1/2-inch iron rod
- 4-20 found,
- 4-21 3. N 27° 37' 31" E, a distance of 694.17 feet to a 5/8-inch iron rod
- 4-22 found,
- 4-23 4. N 23° 01' 06" E, a distance of 298.86 feet to a 5/8-inch iron rod
- 4-24 found,
- 4-25 5. N 06° 39' 54" E, a distance of 95.69 feet to a 5/8-inch iron rod
- 4-26 found,
- 4-27 6. N 01° 18' 13" E, a distance of 148.31 feet to a 5/8-inch iron rod
- 4-28 found,
- 4-29 7. N 00° 20' 35" E, a distance of 148.14 feet to a 5/8-inch iron rod
- 4-30 found,
- 4-31 8. N 03° 13' 17" W, a distance of 197.02 feet to a 5/8-inch iron rod
- 4-32 found,
- 4-33 9. N 04° 41' 22" W, a distance of 174.43 feet to a 5/8-inch iron rod
- 4-34 found,
- 4-35 10. N 13° 17' 17" W, a distance of 120.49 feet to a 5/8-inch iron
- 4-36 rod found, and
- 4-37 11. N 17° 52' 27" W, a distance of 11.14 feet to a 1/2-inch iron rod
- 4-38 found for the south corner of said 0.439 acre tract and an angle
- 4-39 point in the west line of the tract described herein

4-40 THENCE with the west line of said 0.439 acre tract the
 4-41 following three (3) courses and distances:

- 4-42 1. N 15° 05' 02" W, a distance of 119.06 feet to a 1/2-inch iron rod
- 4-43 found,
- 4-44 2. N 19° 41' 55" W a distance of 63.38 feet to a 1/2-inch iron rod
- 4-45 found, and
- 4-46 3. N 23° 29' 38" W, a distance of 100.20 feet to a 1/2-inch iron rod
- 4-47 found for the west corner of said 0.439 acre tract and the northwest
- 4-48 corner of the tract described herein;

4-49 THENCE, S 63° 09' 41" E, with the north line of said 0.439 acre
 4-50 tract, a distance of 209.55 feet to a 1/2-inch iron rod found for
 4-51 the east corner of said 0.439 acre tract, being an angle point in
 4-52 the west line of said 533.312 acre tract and an angle point in the
 4-53 north line of the tract described herein;

4-54 THENCE N 28° 50' 50" E, with the west line of said 533.312 acre
 4-55 tract, a distance of 1,777.55 feet to a 1/2-inch iron rod found for
 4-56 an angle point;

4-57 THENCE N 29° 05' 46" E, continuing with the west line of said
 4-58 533.312 acre tract, a distance of 325.26 feet to a 1/2-inch iron rod
 4-59 found for the northwest corner of said 533.312 acre tract and being
 4-60 the northwest corner of the tract described herein;

4-61 THENCE with the north line of said 533.312 acre tract the
 4-62 following three (3) courses and distances:

- 4-63 1. S 62° 01' 05" E a distance of 1,197.02 feet to a 1/2-inch iron
- 4-64 rod found for an angle point in the north line of said 533.312 acre
- 4-65 tract,
- 4-66 2. S 61° 56' 25" E a distance of 969.37 feet to a 1/2-inch iron rod
- 4-67 found for an angle point in the north line of said 533.312 acre
- 4-68 tract,
- 4-69 3. S 61° 58' 36" E a distance of 2,486.35 feet to a 1/2-inch iron

5-1 rod found for the northeast corner of said 533.312 acre tract, being
 5-2 the northwest corner of Lot 18, Marshall's Point, a subdivision
 5-3 according to the plat of record in Document No. 19990289, Official
 5-4 Public Records of Travis County, Texas, and being the most northern
 5-5 northeast corner;

5-6 THENCE S 28° 00' 37" W, with the east line of said 533.132 acre
 5-7 tract, same being the west line of said Marshall's Point
 5-8 subdivision, at a distance of 1,141.82 feet pass a 1/2-inch iron rod
 5-9 found for the southwest corner of Lot 19, said Marshall's Point, and
 5-10 continuing across said 533.132 acre tract for a total distance of
 5-11 1,196.71 feet to a 1/2-inch iron rod with plastic cap stamped "LAI"
 5-12 set in the north line of public right-of-way easement described in
 5-13 Document Nos. 1999045815 and 2000127760, Official Public Records of
 5-14 Travis County, Texas, said right-of-way easement known as
 5-15 Marshall's Point Drive;

5-16 THENCE with the north line of said right-of-way easement,
 5-17 being the arc of a curve to the right an arc distance of 151.21 feet,
 5-18 having a radius of 1,730.00 feet and a chord bearing S 70° 58' 12" E a
 5-19 distance of 151.16 feet to a 1/2-inch iron rod found for a corner in
 5-20 the south line of said Lot 19, and being the west corner of a called
 5-21 0.184 acre tract dedicated for additional public right-of-way by
 5-22 the final plat of said Marshall's Point subdivision;

5-23 THENCE S 53° 19' 56" E continuing with the south line of said
 5-24 Marshall's Point, same being the south terminus of Marshall's Point
 5-25 Drive as dedicated by said final plat of Marshall's Point, for a
 5-26 distance of 451.75 feet to a 1/2-inch iron rod found in the south
 5-27 line of said public right-of-way easement described in Document
 5-28 Nos. 1999045815 and 2000127760, Official Public Records of Travis
 5-29 County, Texas;

5-30 THENCE with the south line of said right-of-way easement,
 5-31 being a curve to the left, an arc distance of 599.54, having a
 5-32 radius of 1,670.00 feet and a chord bearing N 63° 36' 51" W a
 5-33 distance of 596.33 feet to a 1/2-inch iron rod with plastic cap
 5-34 stamped "LAI" set for corner;

5-35 THENCE S 21° 37' 03" W, leaving the south ROW line of said
 5-36 easement and crossing said 533.312 acre tract, a distance of 284.12
 5-37 feet to a 1/2-inch iron rod set for corner;

5-38 THENCE with the north and east line of said 533.312 acre
 5-39 tract, said 1.903 acre tract, said 25.408 acre tract, and said 6.336
 5-40 acre tract, the following thirty (30) courses and distances:

- 5-41 1. S 54° 50' 47" E a distance of 246.76 feet to a calculated angle
- 5-42 point,
- 5-43 2. S 54° 26' 18" E a distance of 323.03 feet to a calculated angle
- 5-44 point,
- 5-45 3. S 54° 57' 45" E, a distance of 73.48 feet to a calculated angle
- 5-46 point,
- 5-47 4. S 41° 50' 04" E, a distance of 298.92 feet to a calculated angle
- 5-48 point;
- 5-49 5. S 47° 40' 07" W, a distance of 250.00 feet to a calculated angle
- 5-50 point,
- 5-51 6. S 69° 32' 50" W, a distance of 182.51 feet to a calculated angle
- 5-52 point,
- 5-53 7. S 18° 28' 05" E, a distance of 312.23 feet to a 1/2-inch iron rod
- 5-54 found for an angle point,
- 5-55 8. S 18° 48' 27" E, a distance of 199.40 feet to a 1-inch iron pipe
- 5-56 found for an angle point,
- 5-57 9. S 75° 58' 36" E, a distance of 167.44 feet to a 1-inch iron pipe
- 5-58 found for an angle point,
- 5-59 10. S 03° 30' 58" W, a distance of 91.15 feet to a 1-inch iron pipe
- 5-60 found for an angle point,
- 5-61 11. N 78° 56' 36" W, a distance of 126.63 feet to a 1-inch iron pipe
- 5-62 found for an angle point,
- 5-63 12. S 43° 57' 53" W, a distance of 169.13 feet to a 1-inch iron pipe
- 5-64 found for an angle point,
- 5-65 13. S 51° 52' 46" W, a distance of 36.85 feet to a 1-inch iron pipe
- 5-66 found for an angle point,
- 5-67 14. S 07° 32' 45" E, a distance of 259.13 feet to a 1-inch iron pipe
- 5-68 found for an angle point,
- 5-69 15. S 07° 39' 29" E, a distance of 73.40 feet to a 1-inch iron pipe

- 6-1 found for an angle point,
6-2 16. S 29° 53' 51" W, a distance of 82.19 feet to a 1-inch iron pipe
6-3 found for an angle point,
6-4 17. S 59° 11' 09" W, a distance of 114.76 feet to a 1-inch iron pipe
6-5 found for an angle point,
6-6 18. S 68° 39' 00" W, a distance of 129.56 feet to a 1-inch iron pipe
6-7 found for an angle point,
6-8 19. S 69° 10' 41" W, a distance of 119.97 feet to a 1-inch iron pipe
6-9 found for an angle point,
6-10 20. S 23° 48' 38" W, a distance of 104.01 feet to a 1-inch iron pipe
6-11 found for an angle point,
6-12 21. S 23° 46' 33" W, a distance of 98.90 feet to a 1-inch iron pipe
6-13 found for an angle point,
6-14 22. S 38° 49' 03" W, a distance of 96.75 feet to a 1-inch iron pipe
6-15 found for an angle point,
6-16 23. S 40° 34' 29" W, a distance of 100.13 feet to a 1-inch iron pipe
6-17 found for an angle point,
6-18 24. S 26° 32' 54" W, a distance of 100.17 feet to a 1-inch iron pipe
6-19 found for an angle point,
6-20 25. S 26° 48' 44" W, a distance of 100.29 feet to a 1-inch iron pipe
6-21 found for an angle point,
6-22 26. S 26° 49' 23" W, a distance of 204.20 feet to a 1/2-inch iron
6-23 rod found for an angle point,
6-24 27. S 79° 08' 18" W, a distance of 35.87 feet to a 1-inch iron pipe
6-25 found for an angle point,
6-26 28. S 80° 12' 16" W, a distance of 33.60 feet to a 1/2-inch iron rod
6-27 found for an angle point,
6-28 29. S 56° 27' 34" W, a distance of 38.06 feet to a 1-inch iron pipe
6-29 found for an angle point, and
6-30 30. S 31° 00' 56" W, a distance of 72.23 feet to a 1-inch iron pipe
6-31 found, for the southeast corner of said 25.408 acre tract, and being
6-32 the southeast corner of the tract described herein;
6-33 THENCE, with the south line of said 25.408 acre tract, the
6-34 following four (4) courses and distances:
6-35 1. N 55° 12' 54" W, a distance of 115.53 feet to a 1/2-inch iron rod
6-36 found for an angle point,
6-37 2. N 40° 30' 23" W, a distance of 191.74 feet to a 1/2-inch iron rod
6-38 found for an angle point,
6-39 3. N 72° 16' 50" W, at 42.18 feet passing a 1/2-inch iron rod with
6-40 plastic cap stamped "LAI" set, for a total distance of 45.92 feet to
6-41 a 1/2-inch iron rod found for an angle point, and
6-42 4. S 71° 40' 47" W, at 32.62 feet passing a 1/2-inch iron rod with
6-43 plastic cap stamped "LAI" set, for a total distance of 102.83 feet
6-44 to a 5/8-inch iron rod found for the southwest corner of said 25.408
6-45 acre tract, same being the north corner of said 6.336 acre tract;
6-46 THENCE with the east and south lines of said 6.336 acre tract
6-47 the following eight (8) courses and distances:
6-48 1. S 10° 44' 39" E, a distance of 326.31 feet to a 1/2-inch iron rod
6-49 found for and angle point,
6-50 2. S 12° 52' 20" E, a distance of 331.50 feet to a calculated angle
6-51 point,
6-52 3. N 74° 05' 18" E, a distance of 10.34 feet to a calculated angle
6-53 point,
6-54 4. S 02° 25' 48" E, a distance of 172.87 feet to a calculated angle
6-55 point,
6-56 5. S 19° 24' 55" W, a distance of 224.77 feet to a calculated angle
6-57 point,
6-58 6. S 58° 51' 02" W, a distance of 113.17 feet to calculated angle
6-59 point,
6-60 7. S 56° 20' 39" W, a distance of 221.85 feet to a calculated angle
6-61 point, and
6-62 8. N 35° 47' 59" W, a distance of 417.89 feet to a calculated angle
6-63 point for the southwest corner of said 6.336 acre tract, same being
6-64 the southeast corner of said 533.312 acre tract and an angle point
6-65 in the south line of the tract described herein;
6-66 THENCE with the south line of said 1.815 acre tract, being the
6-67 north line of said Marshall's Harbor subdivision the following
6-68 three (3) courses and distances:
6-69 1. N 17° 36' 21" W a distance of 387.70 feet to a calculated angle

7-1 point,
7-2 2. N 41° 18' 47" W a distance of 224.01 feet to a calculated angle
7-3 point, and
7-4 3. N 08° 03' 43" W a distance of 141.59 feet to a calculated point,
7-5 being the southwest corner of said 1.815 acre tract, same being in
7-6 the south line of said 533.312 acre tract and an angle point in the
7-7 south line of the tract described herein;
7-8 THENCE S 77° 23' 46" W, continuing with the south line of said
7-9 533.312 acre tract, being the north line of said Marshall's Harbor
7-10 subdivision a distance of 81.88 feet to a calculated angle point in
7-11 the north line of said Marshall's Harbor subdivision;
7-12 THENCE N 58° 27' 46" W, continuing with the south line of said
7-13 533.312 acre tract, being the north line of said Marshall's Harbor
7-14 subdivision a distance of 519.00 feet to a 1/2-inch iron rod found
7-15 at a point of curvature of a curve to the left;
7-16 THENCE continuing with the south line of said 533.312 acre
7-17 tract, being the north line of said Marshall's Harbor subdivision,
7-18 with the arc of said curve to the left an arc distance of 584.97
7-19 feet, having a radius of 850.00 feet and a chord bearing N 44° 50'
7-20 38" W a distance of 573.50 feet to a 1/2-inch iron rod found for an
7-21 angle point;
7-22 THENCE N 64° 33' 14" W, with the south line of said 533.312
7-23 acre tract, being the north line of said Marshall's Harbor
7-24 subdivision, at 665.24 feet passing 1/2-inch iron rod found and
7-25 continuing for a total distance of 1,410.17 feet to a 1/2-inch iron
7-26 rod found for an angle point;
7-27 THENCE, N 53° 51' 21" W, with the south line of said 533.312
7-28 acre tract, same being the north line of said Marshall's Harbor
7-29 subdivision, a distance of 1,736.03 feet to the POINT OF BEGINNING
7-30 and containing 568.22 acres of land, more or less.
7-31 SAVE AND EXCEPT THE FOLLOWING SEVEN TRACTS OF LAND WITHIN THE
7-32 BOUNDS OF THE ABOVE DESCRIBED 568.22 ACRES (BEING LOTS 117-G
7-33 THROUGH 126-G, THE GOLF COURSE LOTS AND LOT 130-FS OF THE PROPOSED
7-34 MARSHALL'S VISTA SUBDIVISION):
7-35 TRACT 117-G -- 7.54 ACRES
7-36 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
7-37 "LAI" set in the south line of Shoreline Ranch Drive, a varying
7-38 width public right-of-way easement described in the instruments of
7-39 record in Document No. 1999045815 and Document No. 2000127760,
7-40 Official Public Records of Travis County, Texas, and being the
7-41 southwest corner and POINT OF BEGINNING of the tract described
7-42 herein, from which a 5/8-inch iron rod found for the most western
7-43 corner of said 533.312 acre tract bears S 75° 35' 57" W a distance of
7-44 2,142.85 feet;
7-45 THENCE crossing said 533.312 acre tract with the south
7-46 right-of-way line of said Shoreline Ranch Drive, the following
7-47 three (3) course and distances:
7-48 1. with a curve to the right an arc distance of 528.92 feet, having
7-49 a radius of 1,560.00 feet and a chord bearing N 41° 19' 08" E, a
7-50 distance of 526.39 feet to a 1/2-inch iron found,
7-51 2. N 51° 00' 17" E, a distance of 192.66 feet to a 1/2-inch iron rod
7-52 found, and
7-53 3. with the arc of a curve to the left an arc distance of 46.35
7-54 feet, having a radius of 840.00 feet and a chord bearing N 49° 26'
7-55 23" E, a distance of 46.35 feet to a 1/2-inch iron rod found for the
7-56 northeast corner of the tract described herein and being at the
7-57 intersection of the southeast right-of-way line of said Shoreline
7-58 Drive and the southwest right-of-way line of Marshall's Point
7-59 Drive, a varying width public right-of-way easement described in
7-60 the instruments of record in Document No. 1999045815 and Document
7-61 No. 2000127760, Official Public Records of Travis County, Texas;
7-62 THENCE continuing across said 533.312 acre tract with the
7-63 southwest line of said Marshall's Point Drive the following three
7-64 (3) courses and distances:
7-65 1. with a curve to the right an arc distance of 74.67 feet, having
7-66 a radius of 50.00 feet and a chord bearing S 89° 08' 28" W, a distance
7-67 of 67.92 feet to a 1/2-inch iron found,
7-68 2. S 47° 59' 46" E a distance of 204.07 feet to a 1/2-inch iron rod
7-69 found, and

8-1 3. with the arc of a curve to the left an arc distance of 122.99
8-2 feet, having a radius of 730.00 feet and a chord bearing S 52° 49'
8-3 49" E a distance of 122.85 feet to a 1/2-inch iron rod with plastic
8-4 cap stamped "LAI" set,
8-5 THENCE leaving said right-of-way line of Marshall's Point
8-6 Drive and continuing across said 533.312 acre tract, the following
8-7 four (4) courses and distances:
8-8 1. S 32° 34' 07" W a distance of 166.55 feet to a 1/2-inch iron rod
8-9 with plastic cap stamped "LAI" set,
8-10 2. with the arc of a curve to the left an arc distance of 235.37
8-11 feet, having a radius of 75.00 feet and a chord bearing S 32° 28' 21"
8-12 W a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap
8-13 stamped "LAI" set,
8-14 3. S 32° 22' 35" W a distance of 317.94 feet to a 1/2-inch iron rod
8-15 with plastic cap stamped "LAI" set, and
8-16 4. N 68° 43' 04" W a distance of 546.79 feet to the POINT OF
8-17 BEGINNING and containing 7.54 acres of land, more or less.
8-18 TRACT 118-G -- 30.62 ACRES
8-19 BEGINNING at a 5/8-inch iron rod found for the most western
8-20 corner of said 533.312 acre tract, same being in the east line of a
8-21 called 101.00 acre tract described in a deed to Lago Vista
8-22 Independent School District of record in Volume 13174, Page 3008,
8-23 Real Property Records of Travis County, Texas, being the north
8-24 corner of Lot 74, Marshall's Harbor, a subdivision according to the
8-25 plat of record in Document No, 200000248, Official Public Records
8-26 of Travis County, Texas, being the most western corner and POINT OF
8-27 BEGINNING of the tract described herein;
8-28 THENCE, with the west line of said 533.312 acre tract, the
8-29 following seven (7) courses and distances:
8-30 1. N 28° 33' 16" E, a distance of 134.52 feet to a 1/2-inch iron rod
8-31 found,
8-32 2. N 29° 44' 31" E, a distance of 302.92 feet to a 1/2-inch iron rod
8-33 found,
8-34 3. N 27° 37' 31" E, a distance of 694.17 feet to a 5/8-inch iron rod
8-35 found,
8-36 4. N 23° 01' 06" E, a distance of 298.86 feet to a 5/8-inch iron rod
8-37 found,
8-38 5. N 06° 39' 54" E, a distance of 95.69 feet to a 5/8-inch iron rod
8-39 found,
8-40 6. N 01° 18' 13" E, a distance of 148.31 feet to a 5/8-inch iron rod
8-41 found, and
8-42 7. N 00° 20' 35" E, a distance of 108.66 feet to a 1/2-inch iron rod
8-43 with plastic cap stamped "LAI" set for a western exterior corner of
8-44 the tract described herein;
8-45 THENCE leaving the west line of said 533.312 acre tract and
8-46 crossing said 533.312 acre tract with the perimeter of the tract
8-47 described herein the following nineteen (19) courses and distances:
8-48 1. N 61° 49' 18" E, a distance of 260.97 feet to a 1/2-inch iron rod
8-49 with plastic cap stamped "LAI" set,
8-50 2. S 45° 23' 25" E, a distance of 158.62 feet to a 1/2-inch iron rod
8-51 with plastic cap stamped "LAI" set,
8-52 3. S 16° 48' 43" E, a distance of 111.37 feet to a 1/2-inch iron rod
8-53 with plastic cap stamped "LAI" set,
8-54 4. S 13° 56' 29" W, a distance of 211.31 feet to a 1/2-inch iron rod
8-55 with plastic cap stamped "LAI" set,
8-56 5. S 08° 58' 24" E, a distance of 168.31 feet to a 1/2-inch iron rod
8-57 with plastic cap stamped "LAI" set,
8-58 6. S 19° 50' 50" W, a distance of 547.90 feet to a 1/2-inch iron rod
8-59 with plastic cap stamped "LAI" set,
8-60 7. with the arc of a curve to the left an arc distance of 190.84
8-61 feet, having a radius of 210.00 feet, and a chord bearing S 62° 57'
8-62 13" W, a distance of 184.34 feet to a 1/2-inch iron rod with plastic
8-63 cap stamped "LAI" set,
8-64 8. S 36° 55' 09" W, a distance of 63.88 feet to a 1/2-inch iron rod
8-65 with plastic cap stamped "LAI" set,
8-66 9. with the arc of a curve to the right an arc distance of 60.00
8-67 feet, having a radius of 470.00 feet and a chord bearing S 40° 34'
8-68 35" W a distance of 59.96 feet to a 1/2-inch iron rod with plastic
8-69 cap stamped "LAI" set,

9-1 10. S 44° 14' 01" W, a distance of 164.49 feet to a 1/2-inch iron
9-2 rod with plastic cap stamped "LAI" set,
9-3 11. with the arc of a curve to the left an arc distance of 286.19
9-4 feet, having a radius of 245.00 feet and a chord bearing S 10° 46'
9-5 08" W, a distance of 270.20 feet to a 1/2-inch iron rod with plastic
9-6 cap stamped "LAI" set,
9-7 12. S 22° 41' 45" E, a distance of 33.05 feet to a 1/2-inch iron rod
9-8 with plastic cap stamped "LAI" set,
9-9 13. with the arc of a curve to the left an arc distance of 136.11
9-10 feet, having a radius of 203.25 feet and a chord bearing S 41° 52'
9-11 48" E, a distance of 133.58 feet to a 1/2-inch iron rod with plastic
9-12 cap stamped "LAI" set,
9-13 14. with the arc of a curve to the left an arc distance of 65.54
9-14 feet, having a radius of 256.50 feet and a chord bearing S 68° 23'
9-15 04" E, a distance of 65.36 feet to a 1/2-inch iron rod with plastic
9-16 cap stamped "LAI" set,
9-17 15. with the arc of a curve to the left an arc distance of 124.25
9-18 feet, having a radius of 203.25 feet and a chord bearing N 86° 46'
9-19 59" E, a distance of 122.32 feet to a 1/2-inch iron rod with plastic
9-20 cap stamped "LAI" set,
9-21 16. with the arc of a curve to the right an arc distance of 25.57
9-22 feet, having a radius of 140.00 feet and a chord bearing N 74° 30'
9-23 09" E, a distance of 25.53 feet to a 1/2-inch iron rod with plastic
9-24 cap stamped "LAI" set,
9-25 17. S 57° 13' 20" E, a distance of 1,015.66 feet to a 1/2-inch iron
9-26 rod with plastic cap stamped "LAI" set,
9-27 18. with the arc of a curve to the right an arc distance of 103.55
9-28 feet, having a radius of 139.75 feet and a chord bearing S 35° 59'
9-29 38" E, a distance of 101.20 feet to a 1/2-inch iron rod with plastic
9-30 cap stamped "LAI" set, and
9-31 19. S 68° 44' 31" E, a distance of 227.13 feet to a 1/2-inch iron
9-32 rod with plastic cap stamped "LAI" set in the northwest
9-33 right-of-way line of Shoreline Drive a public right-of-way easement
9-34 described in the instruments of record in Document No. 1999045815
9-35 and Document No. 2000127760, Official Public Records of Travis
9-36 County, Texas;
9-37 THENCE continuing across said 533.312 acre tract with the
9-38 northwest right-of-way line of said Shoreline Drive, the following
9-39 three (3) courses and distances:
9-40 1. with the arc of a curve to the right an arc distance of 187.94
9-41 feet, having a radius of 650.00 feet and a chord bearing S 21° 11'
9-42 56" W, a distance of 187.28 feet to a 1/2-inch iron rod found,
9-43 2. S 60° 31' 04" E, a distance of 10.00 feet to a 1/2-inch iron rod
9-44 with plastic cap stamped "LAI" set, and
9-45 3. with the arc of a curve to the right an arc distance of 242.29
9-46 feet, having a radius of 660.00 feet and a chord bearing S 39° 59'
9-47 56" W, a distance of 240.93 feet to a 1/2-inch iron rod found in the
9-48 south line of said 533.312 acre tract, same being the north line of
9-49 Lot 67, said Marshall's Harbor, for the southeast corner of the
9-50 tract described herein;
9-51 THENCE with the south line of said 533.312 acre tract, same
9-52 being the north line of said Marshall's Harbor, the following two
9-53 (2) courses and distances:
9-54 1. N 64° 33' 14" W, a distance of 271.19 feet to a 1/2-inch iron rod
9-55 found, and
9-56 2. N 53° 51' 21" W, a distance of 1,736.03 feet to the POINT OF
9-57 BEGINNING and containing 30.62 acres of land, more or less.
9-58 TRACT LOT 119-G - 40.08 Acres
9-59 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
9-60 "LAI" set for southwestern corner and POINT OF BEGINNING of the
9-61 tract described herein, from which a 5/8-inch iron rod found for the
9-62 most western corner of said 533.312 acre tract bears S 22° 46' 53" W
9-63 a distance of 2,214.55 feet;
9-64 THENCE, crossing said 533.312 acre tract, the following four
9-65 (4) courses and distances:
9-66 1. N 34° 03' 38" E a distance of 831.26 feet to a 1/2-inch iron rod
9-67 with plastic cap stamped "LAI" set,
9-68 2. N 57° 32' 58" E a distance of 446.49 feet to a 1/2-inch iron rod
9-69 with plastic cap stamped "LAI" set,

10-1 3. with the arc of a curve to the left an arc distance of 185.06
 10-2 feet, having a radius of 100.00 feet and a chord bearing N 04° 32'
 10-3 01" E, a distance of 159.76 feet to a 1/2-inch iron rod with plastic
 10-4 cap stamped "LAI" set, and
 10-5 4. N 48° 28' 55" W a distance of 509.00 feet to a 1/2-inch iron rod
 10-6 with plastic cap stamped "LAI" set in the west line of said 533.312
 10-7 acre tract, same being the east line of Lagos Ranchos, a subdivision
 10-8 according to the plat of record in Plat Book/Volume 49, Page 27,
 10-9 Plat Records of Travis County, Texas;

10-10 THENCE, N 28° 50' 50" E, with the west line of said 533.312
 10-11 acre tract, being the east line of said Lagos Ranchos, a distance of
 10-12 457.77 feet to a 1/2-inch iron rod with plastic cap stamped "LAI"
 10-13 set for the northwest corner of the tract described herein from
 10-14 which a 1/2-inch iron rod found for the northwest corner of said
 10-15 533.312 acre tract bears N 28° 50' 50" E a distance of 25.56 feet to a
 10-16 1/2-inch iron rod found and N 29° 05' 46" E a distance of 325.26
 10-17 feet;

10-18 THENCE, leaving the west line and crossing said 533.312 acre
 10-19 tract, the following nine (9) courses and distances:

10-20 1. S 68° 25' 02" E, a distance of 907.98 feet to a 1/2-inch iron rod
 10-21 with plastic cap stamped "LAI" set,
 10-22 2. S 49° 43' 17" E a distance of 328.05 feet to a 1/2-inch iron rod
 10-23 with plastic cap stamped "LAI" set,
 10-24 3. S 55° 37' 28" E a distance of 300.57 feet to a 1/2-inch iron rod
 10-25 with plastic cap stamped "LAI" set,
 10-26 4. with the arc of a curve to the right an arc distance of 85.52
 10-27 feet, having a radius of 175.00 feet and a chord bearing S 41° 37'
 10-28 27" E, a distance of 84.67 feet to a 1/2-inch iron rod with plastic
 10-29 cap stamped "LAI" set,
 10-30 5. S 27° 37' 26" E, a distance of 254.88 feet to a 1/2-inch iron rod
 10-31 with plastic cap stamped "LAI" set,
 10-32 6. S 85° 02' 31" E a distance of 502.76 feet to a 1/2-inch iron rod
 10-33 with plastic cap stamped "LAI" set,
 10-34 7. S 59° 47' 31" E a distance of 653.67 feet to a 1/2-inch iron rod
 10-35 with plastic cap stamped "LAI" set,
 10-36 8. with the arc of a curve to the right an arc distance of 173.31
 10-37 feet, having a radius of 175.00 feet and a chord bearing S 31° 25'
 10-38 12" E, a distance of 166.32 feet to a 1/2-inch iron rod with plastic
 10-39 cap stamped "LAI" set, and
 10-40 9. S 03° 02' 53" E, a distance of 336.39 feet to a 1/2-inch iron rod
 10-41 with plastic cap stamped "LAI" set in the curving west line of
 10-42 Marshall's Point Drive a varying width public right-of-way easement
 10-43 described in the said instrument of record in Document
 10-44 No. 1999045815, Official Public Records of Travis County, Texas,
 10-45 and being the northeast corner of the tract described herein,

10-46 THENCE with said west line of Marshall's Point Drive, being a
 10-47 curve to the left, an arc distance of 200.44 feet, having a radius
 10-48 of 545.00 feet and a chord bearing S 38° 32' 46" W, a distance of
 10-49 199.31 feet to a 1/2-inch iron rod with plastic cap stamped "LAI"
 10-50 set;

10-51 THENCE leaving the west right-of-way line of said Marshall's
 10-52 Point Drive and crossing said 533.312 acre tract with the perimeter
 10-53 of the tract described herein the following eighteen (18) courses
 10-54 and distances:

10-55 1. N 61° 37' 02" W a distance of 298.94 feet to a 1/2-inch iron rod
 10-56 with plastic cap stamped "LAI" set,
 10-57 2. N 17° 49' 35" E a distance of 99.44 feet to a 1/2-inch iron rod
 10-58 with plastic cap stamped "LAI" set,
 10-59 3. with the arc of a curve to the left an arc distance of 204.64
 10-60 feet, having a radius of 150.00 feet and a chord bearing N 21° 25'
 10-61 35" W, a distance of 189.13 feet to a 1/2-inch iron rod with plastic
 10-62 cap stamped "LAI" set,
 10-63 4. N 60° 30' 32" W, a distance of 284.96 feet to a 1/2-inch iron rod
 10-64 with plastic cap stamped "LAI" set,
 10-65 5. N 61° 42' 09" W, a distance of 174.79 feet to a 1/2-inch iron rod
 10-66 with plastic cap stamped "LAI" set,
 10-67 6. N 70° 10' 48" W, a distance of 113.87 feet to a 1/2-inch iron rod
 10-68 with plastic cap stamped "LAI" set,
 10-69 7. N 71° 42' 37" W a distance of 683.37 feet to a 1/2-inch iron rod

11-1 with plastic cap stamped "LAI" set,
 11-2 8. with a curve to the right an arc distance of 137.03 feet, having
 11-3 a radius of 75.00 feet, and a chord bearing N 19° 18' 25" W, a
 11-4 distance of 118.75 feet to a 1/2-inch iron rod with plastic cap
 11-5 stamped "LAI" set,
 11-6 9. with the arc of a curve to the left an arc distance of 72.50
 11-7 feet, having a radius of 50.00 feet and a chord bearing N 08° 30' 12"
 11-8 W, a distance of 66.31 feet to a 1/2-inch iron rod with plastic cap
 11-9 stamped "LAI" set,
 11-10 10. N 50° 02' 26" W, a distance of 457.96 feet to a 1/2-inch iron
 11-11 rod with plastic cap stamped "LAI" set,
 11-12 11. N 54° 46' 49" W, a distance of 400.36 feet to a 1/2-inch iron
 11-13 rod with plastic cap stamped "LAI" set,
 11-14 12. S 50° 01' 55" W, a distance of 134.64 feet to a 1/2-inch iron
 11-15 rod with plastic cap stamped "LAI" set,
 11-16 13. S 29° 21' 42" E, a distance of 449.67 feet to a 1/2-inch iron
 11-17 rod with plastic cap stamped "LAI" set,
 11-18 14. with the arc of a curve to the right an arc distance of 264.99
 11-19 feet, having a radius of 175.00 feet and a chord bearing S 14° 01'
 11-20 01" W, a distance of 240.39 feet to a 1/2-inch iron rod with plastic
 11-21 cap stamped "LAI" set,
 11-22 15. S 57° 23' 44" W a distance of 513.23 feet to a 1/2-inch iron rod
 11-23 with plastic cap stamped "LAI" set, and
 11-24 16. S 47° 13' 53" W, a distance of 908.64 feet to a 1/2-inch iron
 11-25 rod with plastic cap stamped "LAI" set;
 11-26 17. with the arc of a curve to the right an arc distance of 93.69
 11-27 feet, having a radius of 150.00 feet and a chord bearing N 18° 38'
 11-28 11" W, a distance of 92.17 feet to a 1/2-inch iron rod with plastic
 11-29 cap stamped "LAI" set, and
 11-30 18. N 00° 44' 35" W a distance of 111.24 feet to the POINT OF
 11-31 BEGINNING and containing 40.08 acres of land, more or less.
 11-32 TRACT 120-G - 9.72 ACRES
 11-33 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
 11-34 "LAI" set for the southwest corner and POINT OF BEGINNING of the
 11-35 tract described herein, from which a 5/8-inch iron rod found for the
 11-36 most western corner of said 533.312 acre tract bears S 59° 36' 50" W
 11-37 a distance of 3,227.74 feet;
 11-38 THENCE crossing said 533.312 acre tract with the perimeter of
 11-39 the tract described herein the following eight (8) courses and
 11-40 distances:
 11-41 1. N 01° 40' 58" E, a distance of 52.36 feet to a 1/2-inch iron rod
 11-42 with plastic cap stamped "LAI" set for a point of curvature of a
 11-43 curve to the right,
 11-44 2. with the arc of a curve to the right an arc distance of 91.68
 11-45 feet, having a radius of 150.00 feet, and a chord bearing N 19° 11'
 11-46 33" E a distance of 90.26 feet to a 1/2-inch iron rod with plastic
 11-47 cap stamped "LAI" set,
 11-48 3. N 36° 42' 07" E, a distance of 88.05 feet to a 1/2-inch iron rod
 11-49 with plastic cap stamped "LAI" set,
 11-50 4. N 86° 49' 22" E, a distance of 82.13 feet to a 1/2-inch iron rod
 11-51 with plastic cap stamped "LAI" set,
 11-52 5. with the arc of a curve to the right an arc distance of 166.58
 11-53 feet, having a radius of 175.00 feet, and a chord bearing S 65° 54'
 11-54 30" E a distance of 160.36 feet to a 1/2-inch iron rod with plastic
 11-55 cap stamped "LAI" set,
 11-56 6. S 38° 38' 22" E, a distance of 211.89 feet to a 1/2-inch iron rod
 11-57 with plastic cap stamped "LAI" set,
 11-58 7. with the arc of a curve to the left an arc distance of 192.99
 11-59 feet, having a radius of 175.00 feet, and a chord bearing S 70° 13'
 11-60 54" E a distance of 183.35 feet to a 1/2-inch iron rod with plastic
 11-61 cap stamped "LAI" set, and
 11-62 8. N 78° 10' 34" E, a distance of 651.15 feet to a 1/2-inch iron rod
 11-63 with plastic cap stamped "LAI" set in the west right-of-way line of
 11-64 Marshall's Point Drive, a varying width public right-of-way
 11-65 easement described in the instrument of record in Document
 11-66 1999045815, Official Public Records of Travis County, Texas, and
 11-67 being the northeast corner of the tract described herein;
 11-68 THENCE with the west right-of-way line of said Shoreline
 11-69 Ranch Drive, being a curve to the left, an arc distance of 158.01

12-1 feet, having a radius of 745.00 feet and a chord bearing S 13° 20'
 12-2 07" W a distance of 157.72 feet to a 1/2-inch iron rod with plastic
 12-3 cap stamped "LAI" set for the southeast corner of the tract
 12-4 described herein;
 12-5 THENCE leaving said right-of-way and continuing across said
 12-6 533.312 acre tract with the perimeter of the tract described herein
 12-7 the following four (4) courses and distances:
 12-8 1. S 64° 51' 53" W, a distance of 669.06 feet to a 1/2-inch iron rod
 12-9 with plastic cap stamped "LAI" set,
 12-10 2. S 64° 52' 14" W, a distance of 218.28 feet to a 1/2-inch iron rod
 12-11 with plastic cap stamped "LAI" set,
 12-12 3. with the arc of a curve to the right an arc distance of 271.86
 12-13 feet, having a radius of 175.00 feet, and a chord bearing N 69° 42'
 12-14 49" W a distance of 245.34 feet to a 1/2-inch iron rod with plastic
 12-15 cap stamped "LAI" set, and
 12-16 4. N 25° 12' 32" W, a distance of 433.39 feet to the POINT OF
 12-17 BEGINNING and containing 9.72 acres of land, more or less.
 12-18 TRACT 121-G -- 15.03 ACRES
 12-19 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
 12-20 "LAI" set in the north line of Shoreline Ranch Drive, a varying
 12-21 width public right-of-way easement described in the instruments of
 12-22 record in Document No. 1999045815 and Document No. 2000127760,
 12-23 Official Public Records of Travis County, Texas, and being the a
 12-24 southeast corner and POINT OF BEGINNING of the tract described
 12-25 herein, from which a 5/8-inch iron rod found for the most western
 12-26 corner of said 533.312 acre tract bears S 69° 04' 42" W a distance of
 12-27 2,374.54 feet;
 12-28 THENCE crossing said 533.312 acre tract with the perimeter of
 12-29 the tract described herein the following twenty-nine (29) courses
 12-30 and distances:
 12-31 1. N 44° 00' 53" W a distance of 397.20 feet to a 1/2-inch iron rod
 12-32 with plastic cap stamped "LAI" set,
 12-33 2. S 68° 30' 00" W a distance of 28.60 feet to a 1/2-inch iron rod
 12-34 with plastic cap stamped "LAI" set,
 12-35 3. with the arc of a curve to the right an arc distance of 426.16
 12-36 feet, having a radius of 175.00 feet and a chord bearing S 61° 28'
 12-37 35" W a distance of 328.40 feet to a 1/2-inch iron rod with plastic
 12-38 cap stamped "LAI" set,
 12-39 4. N 48° 45' 36" W a distance of 284.02 feet to a 1/2-inch iron rod
 12-40 with plastic cap stamped "LAI" set,
 12-41 5. with the arc of a curve to the left an arc distance of 66.05
 12-42 feet, having a radius of 210.00 feet and a chord bearing N 42° 03'
 12-43 00" W a distance of 65.78 feet to a 1/2-inch iron rod with plastic
 12-44 cap stamped "LAI" set,
 12-45 6. N 51° 03' 36" W a distance of 183.98 feet to a 1/2-inch iron rod
 12-46 with plastic cap stamped "LAI" set,
 12-47 7. with the arc of a curve to the right an arc distance of 126.81
 12-48 feet, having a radius of 150.00 feet and a chord bearing N 26° 50'
 12-49 28" W a distance of 123.07 feet to a 1/2-inch iron rod with plastic
 12-50 cap stamped "LAI" set,
 12-51 8. N 02° 37' 21" W a distance of 58.87 feet to a 1/2-inch iron rod
 12-52 with plastic cap stamped "LAI" set,
 12-53 9. with the arc of a curve to the right an arc distance of 15.17
 12-54 feet, having a radius of 210.00 feet and a chord bearing N 04° 41'
 12-55 32" W a distance of 15.17 feet to a 1/2-inch iron rod with plastic
 12-56 cap stamped "LAI" set,
 12-57 10. N 54° 33' 55" E a distance of 57.27 feet to a 1/2-inch iron rod
 12-58 with plastic cap stamped "LAI" set,
 12-59 11. S 65° 12' 35" E a distance of 663.44 feet to a rod 1/2-inch iron
 12-60 rod with plastic cap stamped "LAI" set,
 12-61 12. with the arc of a curve to the right an arc distance of 123.50
 12-62 feet, having a radius of 175.00 feet and a chord bearing S 44° 59'
 12-63 34" E a distance of 120.95 feet to a 1/2-inch iron rod with plastic
 12-64 cap stamped "LAI" set,
 12-65 13. N 68° 30' 00" E a distance of 44.05 feet to a 1/2-inch iron rod
 12-66 with plastic cap stamped "LAI" set,
 12-67 14. with the arc of a curve to the right an arc distance of 216.72
 12-68 feet, having a radius of 175.00 feet and a chord bearing N 17° 15'
 12-69 13" E a distance of 203.14 feet to a 1/2-inch iron rod with plastic

13-1 cap stamped "LAI" set,
 13-2 15. N 52° 43' 54" E a distance of 324.40 feet to a 1/2-inch iron rod
 13-3 with plastic cap stamped "LAI" set,
 13-4 16. N 38° 53' 41" E a distance of 933.85 feet to a 1/2-inch iron rod
 13-5 with plastic cap stamped "LAI" set,
 13-6 17. S 63° 29' 30" E a distance of 6.19 feet to a 1/2-inch iron rod
 13-7 with plastic cap stamped "LAI" set,
 13-8 18. with the arc of a curve to the left an arc distance of 86.26
 13-9 feet, having a radius of 630.00 feet and a chord bearing S 67° 24'
 13-10 51" E a distance of 86.19 feet to a 1/2-inch iron rod with plastic
 13-11 cap stamped "LAI" set,
 13-12 19. S 71° 20' 12" E a distance of 16.81 feet to a 1/2-inch iron rod
 13-13 with plastic cap stamped "LAI" set,
 13-14 20. with the arc of a curve to the right an arc distance of 38.33
 13-15 feet, having a radius of 25.00 feet and a chord bearing S 27° 24' 51"
 13-16 E a distance of 34.68 feet to a 1/2-inch iron rod with plastic cap
 13-17 stamped "LAI" set,
 13-18 21. S 16° 30' 30" W a distance of 255.48 feet to a 1/2-inch iron rod
 13-19 with plastic cap stamped "LAI" set,
 13-20 22. with the arc of a curve to the right an arc distance of 52.87
 13-21 feet, having a radius of 150.00 feet and a chord bearing S 26° 36'
 13-22 19" W a distance of 52.59 feet to a 1/2-inch iron rod with plastic
 13-23 cap stamped "LAI" set,
 13-24 23. S 36° 42' 07" W a distance of 167.74 feet to a 1/2-inch iron rod
 13-25 with plastic cap stamped "LAI" set,
 13-26 24. with the arc of a curve to the left an arc distance of 87.91
 13-27 feet, having a radius of 210.00 feet and a chord bearing S 24° 42'
 13-28 36" W a distance of 87.27 feet to a 1/2-inch iron rod with plastic
 13-29 cap stamped "LAI" set,
 13-30 25. S 25° 14' 45" W a distance of 361.02 feet to a 1/2-inch iron rod
 13-31 with plastic cap stamped "LAI" set,
 13-32 26. S 50° 37' 52" W a distance of 462.70 feet to a 1/2-inch iron rod
 13-33 with plastic cap stamped "LAI" set,
 13-34 27. with the arc of a curve to the right an arc distance of 188.98
 13-35 feet, having a radius of 175.00 feet and a chord bearing S 81° 34'
 13-36 03" W a distance of 179.93 feet to a 1/2-inch iron rod with plastic
 13-37 cap stamped "LAI" set,
 13-38 28. S 45° 59' 07" W a distance of 14.49 feet to a 1/2-inch iron rod
 13-39 with plastic cap stamped "LAI" set, and
 13-40 29. S 44° 00' 53" E a distance of 289.26 feet a 1/2-inch iron rod
 13-41 with plastic cap stamped "LAI" set in the north line of said
 13-42 Shoreline Ranch Drive;
 13-43 THENCE with the arc of a curve to the left, along the north
 13-44 line of said Shoreline Ranch Drive, an arc distance of 20.01 feet,
 13-45 having a radius of 1,640.00 feet and a chord bearing S 44° 01' 30" W a
 13-46 distance of 20.01 feet to the POINT OF BEGINNING and containing
 13-47 15.03 acres of land, more or less.
 13-48 TRACT 122-G -- 11.10 ACRES
 13-49 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
 13-50 "LAI" set in the west line of Shoreline Ranch Drive, a varying width
 13-51 public right-of-way easement described in the instruments of record
 13-52 in Document 1999045815 and Document No. 2000127760 Official Public
 13-53 Records of Travis County, Texas, and being the southwest corner and
 13-54 POINT OF BEGINNING of the tract described herein, from which a
 13-55 5/8-inch iron rod found for the most western corner of said 533.312
 13-56 acre tract bears S 83° 14' 55" W a distance of 1,829.29 feet;
 13-57 THENCE crossing said 533.312 acre tract with the perimeter of
 13-58 the tract described herein the following fourteen (14) courses and
 13-59 distances:
 13-60 1. with the arc of a curve to the right an arc distance of 37.49
 13-61 feet, having a radius of 25.00 feet and a chord bearing S 58° 26' 18"
 13-62 W a distance of 34.07 feet to a 1/2-inch iron rod with plastic cap
 13-63 stamped "LAI" set,
 13-64 2. N 78° 36' 15" W, a distance of 22.41 feet to a 1/2-inch iron rod
 13-65 with plastic cap stamped "LAI" set,
 13-66 3. with the arc of a curve to the left an arc distance of 117.18
 13-67 feet, having a radius of 210.00 feet and a chord bearing S 85° 24'
 13-68 37" W a distance of 115.67 feet to a 1/2-inch iron rod with plastic
 13-69 cap stamped "LAI" set,

14-1 4. S 69° 25' 29" W, a distance of 342.08 feet to a 1/2-inch iron rod
14-2 with plastic cap stamped "LAI" set,
14-3 5. with the arc of a curve to the right an arc distance of 152.09
14-4 feet, having a radius of 470.00 feet and a chord bearing S 78° 41'
14-5 41" W a distance of 151.42 feet to a 1/2-inch iron rod with plastic
14-6 cap stamped "LAI" set,
14-7 6. S 87° 57' 53" W, a distance of 185.09 feet to a 1/2-inch iron rod
14-8 with plastic cap stamped "LAI" set,
14-9 7. with the arc of a curve to the left an arc distance of 32.21
14-10 feet, having a radius of 530.00 feet and a chord bearing S 86° 13'
14-11 26" W a distance of 32.20 feet to a 1/2-inch iron rod with plastic
14-12 cap stamped "LAI" set,
14-13 8. N 51° 43' 28" W, a distance of 83.08 feet to a 1/2-inch iron rod
14-14 with plastic cap stamped "LAI" set,
14-15 9. with the arc of a curve to the right an arc distance of 410.73
14-16 feet, having a radius of 176.20 feet and a chord bearing N 15° 03'
14-17 17" E a distance of 323.86 feet to a 1/2-inch iron rod with plastic
14-18 cap stamped "LAI" set,
14-19 10. N 81° 50' 03" E, a distance of 323.09 feet to a 1/2-inch iron
14-20 rod with plastic cap stamped "LAI" set,
14-21 11. with the arc of a curve to the left an arc distance of 129.79
14-22 feet, having a radius of 300.00 feet and a chord bearing N 69° 26'
14-23 25" E a distance of 128.78 feet to a 1/2-inch iron rod with plastic
14-24 cap stamped "LAI" set,
14-25 12. N 57° 02' 47" E, a distance of 694.43 feet to a 1/2-inch iron
14-26 rod with plastic cap stamped "LAI" set,
14-27 13. with the arc of a curve to the right an arc distance of 140.37
14-28 feet, having a radius of 100.00 feet and a chord bearing S 82° 44'
14-29 24" E a distance of 129.13 feet to a 1/2-inch iron rod with plastic
14-30 cap stamped "LAI" set, and
14-31 14. S 42° 31' 38" E, a distance of 63.42 feet to a 1/2-inch iron rod
14-32 with plastic cap stamped "LAI" set in the north right-of-way line of
14-33 said Shoreline Ranch Drive for the northeast corner of the tract
14-34 described herein;
14-35 THENCE continuing across said 533.312 acre tract with the
14-36 north right-of-way line of said Shoreline Ranch Drive the following
14-37 four (4) courses and distances:
14-38 1. with the arc of a curve to the left an arc distance of 345.03
14-39 feet, having a radius of 1,640.00 feet and a chord bearing S 35° 33'
14-40 13" W a distance of 344.39 feet to a 1/2-inch iron rod found,
14-41 2. N 60° 28' 25" W, a distance of 9.99 feet to a 1/2-inch iron rod
14-42 found,
14-43 3. S 29° 32' 22" W, a distance of 165.78 feet to a 1/2-inch iron rod
14-44 found, and
14-45 4. with the arc of a curve to the left an arc distance of 183.66
14-46 feet, having a radius of 750.00 feet and a chord bearing S 22° 29'
14-47 46" W a distance of 183.20 feet to the POINT OF BEGINNING and
14-48 containing 11.10 acres of land, more or less.
14-49 TRACT 123-G-1 - 47.81 ACRES
14-50 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
14-51 "LAI" set in the south line of Marshall's Point Drive, a varying
14-52 width public right-of-way easement described in the instrument of
14-53 record in Document No. 1999045815, Official Public Records of
14-54 Travis County, Texas, and being the northwest corner and POINT OF
14-55 BEGINNING of the tract described herein, from which a 5/8-inch iron
14-56 rod found for the most western corner of said 533.312 acre tract
14-57 bears S 73° 26' 25" W a distance of 3,052.05 feet;
14-58 THENCE with the south right-of-way line of said Marshall's
14-59 Point Drive the following six (6) courses and distances:
14-60 1. with the arc of a curve to the left an arc distance of 517.15
14-61 feet, having a radius of 730.00 feet, and a chord bearing S 77° 57'
14-62 06" E a distance of 506.40 to a 1/2-inch iron rod found,
14-63 2. N 81° 44' 31" E, a distance of 264.45 feet to a 1/2-inch iron rod
14-64 found,
14-65 3. S 08° 15' 29" E, a distance of 10.00 feet to a 1/2-inch iron rod
14-66 found,
14-67 4. N 81° 44' 31" E, a distance of 300.00 feet to a 1/2-inch iron rod
14-68 found,
14-69 5. N 08° 15' 29" W, a distance of 10.00 feet to a 1/2-inch iron rod

15-1 with plastic cap stamped "LAI" set, and
 15-2 6. N 81° 44' 31" E, a distance of 106.89 feet to a 1/2-inch iron rod
 15-3 with plastic cap stamped "LAI" set;
 15-4 THENCE leaving said right-of-way and crossing said 533.312
 15-5 acre tract with the perimeter of the tract described herein the
 15-6 following five (5) courses and distances:
 15-7 1. S 69° 09' 10" E, a distance of 132.64 feet to a 1/2-inch iron rod
 15-8 with plastic cap stamped "LAI" set,
 15-9 2. with the arc of a curve to the right an arc distance of 377.77
 15-10 feet, having a radius of 175.00 feet, and a chord bearing S 07° 18'
 15-11 43" E a distance of 308.57 feet to a 1/2-inch iron rod with plastic
 15-12 cap stamped "LAI" set,
 15-13 3. S 00° 12' 23" W, a distance of 49.37 feet to a 1/2-inch iron rod
 15-14 with plastic cap stamped "LAI" set,
 15-15 4. S 81° 16' 49" E, a distance of 376.58 feet to a 1/2-inch iron rod
 15-16 with plastic cap stamped "LAI" set, and
 15-17 5. N 02° 52' 37" W, a distance of 533.20 feet to a 1/2-inch iron rod
 15-18 with plastic cap stamped "LAI" set in the south line of said
 15-19 Marshall's Point Drive;
 15-20 THENCE with the south right-of-way line of said Marshall's
 15-21 Point Drive, being a curve to the right an arc distance of 203.30
 15-22 feet, having a radius of 1670.00 feet, and a chord bearing N 87° 13'
 15-23 08" E a distance of 203.17 feet to a 1/2-inch iron rod with plastic
 15-24 cap stamped "LAI" set,
 15-25 THENCE leaving the south right-of-way line of said Marshall's
 15-26 Point Drive and continuing across said 533.312 acre tract, with the
 15-27 perimeter of the tract described herein the following forty-five
 15-28 (45) courses and distances:
 15-29 1. with the arc of said curve to the right an arc distance of 40.03
 15-30 feet, having a radius of 25.00 feet, and a chord bearing S 43° 25'
 15-31 14" E a distance of 35.89 feet to a 1/2-inch iron rod with plastic
 15-32 cap stamped "LAI" set,
 15-33 2. S 02° 27' 09" W, a distance of 171.62 feet to a 1/2-inch iron rod
 15-34 with plastic cap stamped "LAI" set,
 15-35 3. with the arc of a curve to the left an arc distance of 130.81
 15-36 feet, having a radius of 210.00 feet, and a chord bearing S 15° 23'
 15-37 34" E a distance of 128.71 feet to a 1/2-inch iron rod with plastic
 15-38 cap stamped "LAI" set,
 15-39 4. S 20° 42' 36" E, a distance of 326.05 feet to a 1/2-inch iron rod
 15-40 with plastic cap stamped "LAI" set,
 15-41 5. with the arc of said curve to the right an arc distance of
 15-42 599.86 feet, having a radius of 175.00 feet, and a chord bearing S
 15-43 77° 29' 21" W a distance of 346.42 feet to a 1/2-inch iron rod with
 15-44 plastic cap stamped "LAI" set,
 15-45 6. S 82° 40' 51" W, a distance of 478.76 feet to a 1/2-inch iron rod
 15-46 with plastic cap stamped "LAI" set,
 15-47 7. with the arc of said curve to the left an arc distance of 87.06
 15-48 feet, having a radius of 210.00 feet, and a chord bearing S 82° 40'
 15-49 51" W a distance of 86.44 feet to a 1/2-inch iron rod with plastic
 15-50 cap stamped "LAI" set,
 15-51 8. S 82° 40' 51" W, a distance of 260.76 feet to a 1/2-inch iron rod
 15-52 with plastic cap stamped "LAI" set,
 15-53 9. S 59° 39' 19" W, a distance of 406.90 feet to a 1/2-inch iron rod
 15-54 with plastic cap stamped "LAI" set,
 15-55 10. with the arc of said curve to the right an arc distance of
 15-56 16.95 feet, having a radius of 175.00 feet, and a chord bearing S 62°
 15-57 25' 48" W a distance of 16.94 feet to a 1/2-inch iron rod with
 15-58 plastic cap stamped "LAI" set,
 15-59 11. S 21° 31' 09" E, a distance of 313.66 feet to a 1/2-inch iron
 15-60 rod with plastic cap stamped "LAI" set,
 15-61 12. with the arc of said curve to the right an arc distance of
 15-62 72.65 feet, having a radius of 75.00 feet, and a chord bearing S 76°
 15-63 06' 30" E a distance of 69.84 feet to a 1/2-inch iron rod with
 15-64 plastic cap stamped "LAI" set,
 15-65 13. S 49° 19' 18" E, a distance of 797.33 feet to a calculated
 15-66 point,
 15-67 14. N 84° 54' 11" E, a distance of 456.60 feet to a calculated
 15-68 point,
 15-69 15. N 40° 47' 54" E, a distance of 80.91 feet to a calculated point,

- 16-1 16. N 34° 32' 39" W, a distance of 169.27 feet to a calculated
16-2 point,
16-3 17. N 85° 00' 14" E, a distance of 61.97 feet to a calculated point,
16-4 18. S 77° 37' 22" E, a distance of 174.68 feet a calculated point,
16-5 19. N 70° 26' 29" E, a distance of 66.80 feet to a calculated point,
16-6 20. N 77° 47' 23" E, a distance of 74.13 feet to a calculated point,
16-7 21. S 79° 53' 59" E, a distance of 91.75 feet to a calculated point,
16-8 22. S 14° 00' 37" E, a distance of 208.07 feet to a calculated
16-9 point,
16-10 23. S 43° 58' 01" W, a distance of 410.18 feet to a 1/2-inch iron
16-11 rod with plastic cap stamped "LAI" set,
16-12 24. S 10° 28' 00" E, a distance of 99.70 feet to a 1/2-inch iron rod
16-13 with plastic cap stamped "LAI" set,
16-14 25. with the arc of a curve to the right an arc distance of 115.12
16-15 feet, having a radius of 75.00 feet, and a chord bearing S 33° 30'
16-16 20" W a distance of 104.15 feet to a 1/2-inch iron rod with plastic
16-17 cap stamped "LAI" set,
16-18 26. S 77° 28' 40" W, a distance of 844.10 feet to a 1/2-inch iron
16-19 rod with plastic cap stamped "LAI" set,
16-20 27. N 88° 46' 31" W, a distance of 157.33 feet to a 1/2-inch iron
16-21 rod with plastic cap stamped "LAI" set,
16-22 28. with the arc of said curve to the left an arc distance of 9.20
16-23 feet, having a radius of 203.25 feet, and a chord bearing N 40° 16'
16-24 53" W a distance of 9.20 feet to a 1/2-inch iron rod with plastic cap
16-25 stamped "LAI" set,
16-26 29. with the arc of said curve to the right an arc distance of
16-27 38.23 feet, having a radius of 165.00 feet, and a chord bearing N 34°
16-28 56' 27" W a distance of 38.15 feet to a 1/2-inch iron rod with
16-29 plastic cap stamped "LAI" set,
16-30 30. N 28° 18' 11" W, a distance of 125.22 feet to a 1/2-inch iron
16-31 rod with plastic cap stamped "LAI" set,
16-32 31. with the arc of a curve to the right an arc distance of 46.17
16-33 feet, having a radius of 140.00 feet, and a chord bearing N 18° 51'
16-34 17" W a distance of 45.96 feet to a 1/2-inch iron rod with plastic
16-35 cap stamped "LAI" set,
16-36 32. with the arc of a curve to the left an arc distance of 67.03
16-37 feet, having a radius of 203.25 feet, and a chord bearing N 18° 51'
16-38 17" W a distance of 66.73 feet to a 1/2-inch iron rod with plastic
16-39 cap stamped "LAI" set,
16-40 33. N 28° 18' 11" W, a distance of 31.28 feet to a 1/2-inch iron rod
16-41 with plastic cap stamped "LAI" set,
16-42 34. with the arc of a curve to the left an arc distance of 22.25
16-43 feet, having a radius of 203.25 feet, and a chord bearing N 31° 26'
16-44 19" W a distance of 22.23 feet to a 1/2-inch iron rod with plastic
16-45 cap stamped "LAI" set,
16-46 35. with the arc of a curve to the right an arc distance of 222.92
16-47 feet, having a radius of 175.00 feet, and a chord bearing N 19° 39'
16-48 49" E a distance of 208.15 feet to a 1/2-inch iron rod with plastic
16-49 cap stamped "LAI" set,
16-50 36. N 56° 09' 21" E, a distance of 100.06 feet to a 1/2-inch iron
16-51 rod with plastic cap stamped "LAI" set,
16-52 37. N 33° 50' 39" W, a distance of 598.82 feet to a 1/2-inch iron
16-53 rod with plastic cap stamped "LAI" set,
16-54 38. with the arc of said curve to the right an arc distance of
16-55 125.86 feet, having a radius of 75.00 feet, and a chord bearing N 12°
16-56 44' 42" E a distance of 111.60 feet to a 1/2-inch iron rod with
16-57 plastic cap stamped "LAI" set,
16-58 39. N 21° 31' 09" W, a distance of 313.66 feet to a 1/2-inch iron
16-59 rod with plastic cap stamped "LAI" set,
16-60 40. with the arc of a curve to the right an arc distance of 499.71
16-61 feet, having a radius of 175.00 feet, and a chord bearing N 26° 26'
16-62 22" W a distance of 346.43 feet to a 1/2-inch iron rod with plastic
16-63 cap stamped "LAI" set,
16-64 41. N 58° 17' 37" E, a distance of 170.62 feet to a 1/2-inch iron
16-65 rod with plastic cap stamped "LAI" set,
16-66 42. N 00° 12' 23" E, a distance of 147.22 feet to a 1/2-inch iron
16-67 rod with plastic cap stamped "LAI" set,
16-68 43. N 78° 22' 08" W, a distance of 645.52 feet to a 1/2-inch iron
16-69 rod with plastic cap stamped "LAI" set,

17-1 44. with the arc of a curve to the right an arc distance of 263.03
17-2 feet, having a radius of 75.00 feet, and a chord bearing N 22° 05'
17-3 59" E a distance of 147.50 feet to a 1/2-inch iron rod with plastic
17-4 cap stamped "LAI" set, and
17-5 45. N 32° 34' 07" E, a distance of 166.55 feet to the POINT OF
17-6 BEGINNING and containing 47.81 acres of land, more or less.
17-7 TRACT 124-G -- 17.14 ACRES
17-8 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
17-9 "LAI" set in the south line of Lakeshore Drive, a public
17-10 right-of-way easement described in the instruments of record in
17-11 Document No. 1999045815 and Document No. 2000127760, Official
17-12 Public Records of Travis County, Texas, being a northern corner and
17-13 the POINT OF BEGINNING of the tract described herein, from which a
17-14 5/8-inch iron rod found for the most western corner of said 533.312
17-15 acre tract bears N 87° 11' 41" W a distance of 2,175.29 feet;
17-16 THENCE across said 533.312 acre tract, with the south line of
17-17 said Lakeshore Drive, the following three (3) courses and
17-18 distances:
17-19 1. N 80° 37' 33" E, a distance of 97.47 feet to a 1/2-inch iron rod
17-20 with plastic cap stamped "LAI" set for a point of curvature of a
17-21 curve to the right,
17-22 2. with the arc of a curve to the right an arc distance of 338.10
17-23 feet, having a radius of 345.13 feet, and a chord bearing S 71° 18'
17-24 36" E a distance of 324.74 to a 1/2-inch iron rod with plastic cap
17-25 stamped "LAI" set, and
17-26 3. S 43° 15' 07" E, a distance of 234.52 feet to a 1/2-inch iron rod
17-27 with plastic cap stamped "LAI" set for the eastern terminus of said
17-28 Lakeshore Drive;
17-29 THENCE leaving said Lakeshore Drive and crossing said 533.312
17-30 acre tract the following eighteen (18) courses and distances:
17-31 1. S 43° 14' 19" E, a distance of 136.38 feet to a 1/2-inch iron rod
17-32 with plastic cap stamped "LAI" set,
17-33 2. with the arc of a curve to the right an arc distance of 83.17
17-34 feet, having a radius of 970.00 feet, and a chord bearing S 40° 46'
17-35 55" E a distance of 83.15 feet to a 1/2-inch iron rod with plastic
17-36 cap stamped "LAI" set,
17-37 3. S 38° 19' 32" E, a distance of 320.84 feet to a 1/2-inch iron rod
17-38 with plastic cap stamped "LAI" set,
17-39 4. with the arc of a curve to the left an arc distance of 323.26
17-40 feet, having a radius of 530.00 feet, and a chord bearing S 55° 47'
17-41 55" E a distance of 318.27 feet to a 1/2-inch iron rod with plastic
17-42 cap stamped "LAI" set,
17-43 5. S 73° 16' 18" E, a distance of 132.58 feet to a 1/2-inch iron rod
17-44 with plastic cap stamped "LAI" set,
17-45 6. with the arc of a curve to the right an arc distance of 153.41
17-46 feet, having a radius of 150.00 feet, and a chord bearing S 43° 58'
17-47 21" E a distance of 146.81 feet to a 1/2-inch iron rod with plastic
17-48 cap stamped "LAI" set,
17-49 7. S 55° 36' 59" W, a distance of 788.44 feet to a 1/2-inch iron rod
17-50 with plastic cap stamped "LAI",
17-51 8. with the arc of a curve to the left an arc distance of 76.00
17-52 feet, having a radius of 210.00 feet, and a chord bearing N 40° 26'
17-53 21" W a distance of 75.58 feet to a 1/2-inch iron rod with plastic
17-54 cap stamped "LAI" set,
17-55 9. N 50° 48' 23" W, a distance of 203.35 feet to a 1/2-inch iron rod
17-56 with plastic cap stamped "LAI" set,
17-57 10. N 29° 19' 11" E, a distance of 308.92 feet to a 1/2-inch iron
17-58 rod with plastic cap stamped "LAI" set,
17-59 11. N 58° 10' 12" W, a distance of 309.62 feet to a 1/2-inch iron
17-60 rod with plastic cap stamped "LAI" set,
17-61 12. N 30° 34' 12" W, a distance of 366.17 feet to a 1/2-inch iron
17-62 rod with plastic cap stamped "LAI" set,
17-63 13. N 84° 23' 38" W, a distance of 44.70 feet to a 1/2-inch iron rod
17-64 with plastic cap stamped "LAI" set,
17-65 14. with the arc of a curve to the left an arc distance of 3.09
17-66 feet, having a radius of 330.00 feet, and a chord bearing N 25° 53'
17-67 46" W a distance of 3.09 feet to a 1/2-inch iron rod with plastic cap
17-68 stamped "LAI" set,
17-69 15. N 26° 09' 51" W, a distance of 440.60 feet to a 1/2-inch iron

18-1 rod with plastic cap stamped "LAI" set,
 18-2 16. with the arc of a curve to the right an arc distance of 30.63
 18-3 feet, having a radius of 270.00 feet, and a chord bearing S 22° 54'
 18-4 51" E a distance of 30.62 feet to a 1/2-inch iron rod with plastic
 18-5 cap stamped "LAI" set,
 18-6 17. N 19° 39' 50" W, a distance of 45.84 feet to a 1/2-inch iron rod
 18-7 with plastic cap stamped "LAI" set,
 18-8 18. with the arc of a curve to the right an arc distance of 43.76
 18-9 feet, having a radius of 25.00 feet, and a chord bearing N 30° 28'
 18-10 52" E a distance of 38.38 feet to the POINT OF BEGINNING and
 18-11 containing 17.14 acres of land, more or less.
 18-12 TRACT 125-G -- 10.54 ACRES
 18-13 BEGINNING at a 1/2-inch iron rod found for an angle point in
 18-14 the south line of said 533.312 acre tract, being the northwest
 18-15 corner of Lot 56, Marshall's Harbor subdivision, a subdivision
 18-16 according to the plat of record in Document No. 200000248 Official
 18-17 Public Records of Travis County, Texas and being in the east line of
 18-18 Shoreline Ranch Drive, a varying width public right-of-way easement
 18-19 described in the instruments of record in Document No. 1999045815,
 18-20 and Document No. 2000127760, Official Public Records of Travis
 18-21 County, Texas, Official Public Records of Travis County, Texas, and
 18-22 being the southwest corner and POINT OF BEGINNING of the tract
 18-23 described herein, from which a 5/8-inch iron rod found for the most
 18-24 western corner of said 533.312 acre tract bears N 64° 33' 14" W a
 18-25 distance of 358.49 feet to a 1/2-inch iron rod found and N 53° 51'
 18-26 21" W a distance of 1,736.03 feet;
 18-27 THENCE leaving the south line of said 533.312 acre tract with
 18-28 the southeast right-of-way line of said Shoreline Ranch Drive, the
 18-29 following three (3) course and distances:
 18-30 1. with a curve to the left an arc distance of 234.65 feet, having
 18-31 a radius of 740.00 feet and a chord bearing N 38° 33' 59" E, a
 18-32 distance of 233.67 feet to a 1/2-inch iron rod found,
 18-33 2. S 60° 31' 04" E, a distance of 10.00 feet to a 1/2-inch iron rod
 18-34 found,
 18-35 3. with the arc of a curve to the left an arc distance of 301.57
 18-36 feet, having a radius of 750.00 feet and a chord bearing N 17° 57'
 18-37 47" E, a distance of 299.54 feet to a 1/2-inch iron rod with plastic
 18-38 cap stamped "LAI" set for the northwest corner of the tract
 18-39 described herein;
 18-40 THENCE leaving the southeast line of said Shoreline Drive and
 18-41 crossing said 533.312 acre tract the following thirteen (13)
 18-42 courses and distances:
 18-43 1. N 50° 19' 25" E, a distance of 95.57 feet to a 1/2-inch iron rod
 18-44 with plastic cap stamped "LAI" set,
 18-45 2. with the arc of a curve to the right an arc distance of 204.51
 18-46 feet, having a radius of 175.00 feet and a chord bearing N 83° 48'
 18-47 09" E, a distance of 193.07 feet to a 1/2-inch iron rod with plastic
 18-48 cap stamped "LAI" set,
 18-49 3. S 62° 43' 08" E, a distance of 101.22 feet to a 1/2-inch iron rod
 18-50 with plastic cap stamped "LAI" set,
 18-51 4. with arc of a curve to the right an arc distance of 36.64 feet,
 18-52 having a radius of 140.00 feet and a chord bearing S 07° 42' 05" W, a
 18-53 distance of 36.53 feet to a 1/2-inch iron rod with plastic cap
 18-54 stamped "LAI" set,
 18-55 5. with the arc of a curve to the left an arc distance of 45.18
 18-56 feet, having a radius of 116.84 feet and a chord bearing S 04° 07'
 18-57 10" W, a distance of 44.90 feet to a 1/2-inch iron rod with plastic
 18-58 cap stamped "LAI" set,
 18-59 6. S 06° 57' 33" E, a distance of 88.67 feet to a 1/2-inch iron rod
 18-60 with plastic cap stamped "LAI" set,
 18-61 7. with the arc of a curve to the right an arc distance of 40.09
 18-62 feet, having a radius of 140.00 feet and a chord bearing S 01° 14'
 18-63 39" W, a distance of 39.95 feet to a 1/2-inch iron rod with plastic
 18-64 cap stamped "LAI" set,
 18-65 8. S 09° 26' 52" W, a distance of 85.97 feet to a 1/2-inch iron rod
 18-66 with plastic cap stamped "LAI" set,
 18-67 9. with the arc of a curve to the left an arc distance of 220.84
 18-68 feet, having a radius of 210.00 feet and a chord bearing S 20° 40'
 18-69 46" E, a distance of 210.81 feet to a 1/2-inch iron rod with plastic

19-1 cap stamped "LAI" set,
19-2 10. S 50° 48' 23" E, a distance of 578.64 feet to a 1/2-inch iron
19-3 rod with plastic cap stamped "LAI" set,
19-4 11. with the arc of a curve to the right an arc distance of 109.83
19-5 feet, having a radius of 150.00 feet and a chord bearing S 29° 49'
19-6 49" E, a distance of 107.39 feet to a 1/2-inch iron rod with plastic
19-7 cap stamped "LAI" set,
19-8 12. S 08° 51' 15" E, a distance of 113.85 feet to a 1/2-inch iron
19-9 rod with plastic cap stamped "LAI" set, and
19-10 13. with the arc of a curve to the left an arc distance of 115.79
19-11 feet, having a radius of 210.00 feet and a chord bearing S 24° 39'
19-12 00" E, a distance of 114.33 feet to a 1/2-inch iron rod with plastic
19-13 cap stamped "LAI" set in the south line of said 533.312 acre tract,
19-14 same being the north line of said Marshall's Harbor, and
19-15 THENCE with the south line of said 533.312 acre tract, same
19-16 being the north line of said Marshall's Harbor, the following two
19-17 (2) courses and distances:
19-18 1. with the arc of a curve to the left an arc distance of 357.74
19-19 feet, having a radius of 850.00 feet and a chord bearing N 52° 30'
19-20 09" W, a distance of 355.10 feet to a 1/2-inch iron rod with plastic
19-21 cap stamped "LAI" set, and
19-22 2. N 64° 33' 14" W, a distance of 1,051.68 feet to the POINT OF
19-23 BEGINNING and containing 10.54 acres of land, more or less.
19-24 TRACT 126-G -- 16.51 ACRES
19-25 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
19-26 "LAI" set in the east line of Shoreline Ranch Drive, a varying width
19-27 public right-of-way easement described in the instruments of record
19-28 in Document No. 1999045815 and Document No. 2000127760, Official
19-29 Public Records of Travis County, Texas, and being the north corner
19-30 and POINT OF BEGINNING of the tract described herein, from which a
19-31 5/8-inch iron rod found for the most western corner of said 533.312
19-32 acre tract bears S 75° 35' 57" W a distance of 2,142.85 feet;
19-33 THENCE leaving the east line of said Shoreline Ranch Drive
19-34 and crossing said 533.312 acre tract following fourteen (14)
19-35 courses and distances:
19-36 1. S 68° 43' 04" E a distance of 1,009.04 feet to a 1/2-inch iron
19-37 rod with plastic cap stamped "LAI" set,
19-38 2. S 11° 01' 22" E a distance of 132.52 feet to a 1/2-inch iron rod
19-39 with plastic cap stamped "LAI" set,
19-40 3. S 28° 18' 25" E a distance of 115.84 feet to a calculated point,
19-41 4. with the arc of a curve to the left an arc distance of 20.20
19-42 feet, having a radius of 60.00 feet and a chord bearing S 37° 57' 08"
19-43 E a distance of 20.11 feet to a 1/2-inch iron rod with plastic cap
19-44 stamped "LAI" set,
19-45 5. with the arc of a curve to the right an arc distance of 21.16
19-46 feet, having a radius of 25.00 feet and a chord bearing S 23° 11' 14"
19-47 E a distance of 20.54 feet to a 1/2-inch iron rod with plastic cap
19-48 stamped "LAI" set,
19-49 6. with the arc of a curve to the left an arc distance of 115.61
19-50 feet, having a radius of 330.00 feet and a chord bearing S 08° 58'
19-51 27" E a distance of 115.02 feet to a 1/2-inch iron rod with plastic
19-52 cap stamped "LAI" set,
19-53 7. S 19° 00' 36" E a distance of 521.63 feet to a 1/2-inch iron rod
19-54 with plastic cap stamped "LAI" set,
19-55 8. with the arc of a curve to the right an arc distance of 116.30
19-56 feet, having a radius of 150.00 feet and a chord bearing S 03° 12'
19-57 03" W a distance of 113.41 feet to a 1/2-inch iron rod with plastic
19-58 cap stamped "LAI" set,
19-59 9. S 25° 24' 43" W a distance of 22.19 feet to a 1/2-inch iron rod
19-60 with plastic cap stamped "LAI" set,
19-61 10. with the arc of a curve to the right an arc distance of 42.01
19-62 feet, having a radius of 25.00 feet and a chord bearing S 73° 32' 51"
19-63 W a distance of 37.24 feet to a 1/2-inch iron rod with plastic cap
19-64 stamped "LAI" set,
19-65 11. with the arc of a curve to the right an arc distance of 163.99
19-66 feet, having a radius of 470.00 feet and a chord bearing N 48° 19'
19-67 16" W a distance of 163.16 feet to a 1/2-inch iron rod with plastic
19-68 cap stamped "LAI" set,
19-69 12. N 38° 19' 32" W a distance of 320.84 feet to a 1/2-inch iron rod

20-1 with plastic cap stamped "LAI" set,
20-2 13. with the arc of a curve to the left an arc distance of 88.32
20-3 feet, having a radius of 1,030.00 feet and a chord bearing N 40° 46'
20-4 55" W a distance of 88.29 feet to a 1/2-inch iron rod with plastic
20-5 cap stamped "LAI" set,
20-6 14. N 43° 14' 19" W a distance of 136.37 feet to a 1/2-inch iron rod
20-7 with plastic cap stamped "LAI" set for the most eastern terminus of
20-8 Lakeshore Drive a public right-of-way easement described in the
20-9 instruments of record in Document No. 1999045815 and Document
20-10 No. 2000127760, Official Public Records of Travis County, Texas;
20-11 THENCE continuing across said 533.312 acre tract with the
20-12 northern right-of-way line of said Lakeshore Drive the following
20-13 four (4) courses and distances:
20-14 1. N 43° 15' 07" W a distance of 234.55 feet to a 1/2-inch iron rod
20-15 with plastic cap stamped "LAI" set,
20-16 2. with the arc of a curve to the left an arc distance of 396.88
20-17 feet, having a radius of 405.13 feet and a chord bearing N 71° 18'
20-18 36" W a distance of 381.20 feet to a 1/2-inch iron rod with plastic
20-19 cap stamped "LAI" set,
20-20 3. S 80° 37' 33" W a distance of 323.85 feet to a 1/2-inch iron rod
20-21 with plastic cap stamped "LAI" set, and
20-22 4. with the arc of a curve to the right an arc distance of 82.64
20-23 feet, having a radius of 50.00 feet and a chord bearing N 52° 01' 20"
20-24 W a distance of 73.55 feet to a 1/2-inch iron rod with plastic cap
20-25 stamped "LAI" set at the intersection of the southeast right-of-way
20-26 line of said Shoreline Ranch Drive with the north right-of-way line
20-27 of said Lakeshore Drive, for the southwest corner of the tract
20-28 described herein;
20-29 THENCE continuing across said 533.312 acre tract with the
20-30 southeast line of said Shoreline Ranch Drive the following six (6)
20-31 courses and distances:
20-32 1. with the arc of a curve to the right an arc distance of 63.98
20-33 feet, having a radius of 660.00 feet and a chord bearing N 01° 53'
20-34 35" W a distance of 63.96 feet to a 1/2-inch iron rod found,
20-35 2. S 89° 06' 57" E a distance of 10.00 feet to a 1/2-inch iron rod
20-36 found,
20-37 3. with the arc of a curve to the right an arc distance of 324.77
20-38 feet, having a radius of 650.00 feet and a chord bearing N 15° 11'
20-39 52" E a distance of 321.40 feet to a 1/2-inch iron rod with plastic
20-40 cap stamped "LAI" set,
20-41 4. N 29° 32' 22" E a distance of 165.75 feet to a 1/2-inch iron rod
20-42 with plastic cap stamped "LAI" set,
20-43 5. N 60° 28' 25" W a distance of 10.01 feet to a 1/2-inch iron rod
20-44 with plastic cap stamped "LAI" set,
20-45 6. with the arc of a curve to the right an arc distance of 56.61
20-46 feet, having a radius of 1,560.00 feet and a chord bearing N 30° 33'
20-47 58" E a distance of 56.61 feet to the POINT OF BEGINNING and
20-48 containing 16.51 acres of land, more or less.
20-49 TRACT 130-FS -- 1.50 ACRES
20-50 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
20-51 "LAI" set for an angle point in the south line of said 533.312 acre
20-52 tract, same being the south line of a public right-of-way easement
20-53 described in the instrument of record in Volume 4582, Page 527 of
20-54 the Deed Records of Travis County, Texas, also being an angle point
20-55 in the northerly boundary line of a called 4.733 acre tract
20-56 described in deed to Herman J. Stocker of record in Volume 8207,
20-57 Page 201 of the Deed Records of Travis County, Texas, same being a
20-58 point in the south right-of-way line of Lakeshore Drive, a proposed
20-59 right-of-way of varying width, for the northwest corner and POINT
20-60 OF BEGINNING of the tract described herein, from which a 5/8-inch
20-61 iron rod found for the most western corner of said 533.312 acre
20-62 tract bears N 65° 00' 10" W a distance of 4895.43 feet;
20-63 THENCE departing the northerly boundary line of said 5.075
20-64 acre tract, through the interior of said 533.312 acre tract, with
20-65 the south right-of-way line of said proposed Lakeshore drive, the
20-66 following two (2) courses and distances:
20-67 1. N 85° 35' 46" E, a distance of 364.04 feet to a 1/2-inch iron rod
20-68 with plastic cap stamped "LAI" set,
20-69 2. with the arc of a curve to the left an arc distance of 215.46

21-1 feet, having a radius of 210.00 feet and a chord bearing N 56° 12'
 21-2 13" E a distance of 206.14 feet to a 1-inch iron pipe found,
 21-3 THENCE departing the south right-of-way line of said proposed
 21-4 Lakeshore Drive, with the south boundary line of said 533.312 acre
 21-5 tract, the following nine (9) courses and distances:
 21-6 1. S 26° 48' 44" W, a distance of 100.29 feet to a 1-inch iron pipe
 21-7 found,
 21-8 2. S 26° 49' 23" W, a distance of 204.20 feet to a 1/2-inch iron rod
 21-9 found,
 21-10 3. S 79° 08' 18" W, a distance of 35.87 feet to a 1-inch iron pipe
 21-11 found,
 21-12 4. S 80° 12' 16" W, a distance of 33.60 feet to a 1/2-inch iron rod
 21-13 found,
 21-14 5. S 56° 27' 34" W, a distance of 38.06 feet to a 1-inch iron pipe
 21-15 found,
 21-16 6. S 31° 00' 56" W, a distance of 72.23 feet to a 1-inch iron pipe
 21-17 found,
 21-18 7. N 55° 12' 43" W, a distance of 115.53 feet to a 1/2-inch iron rod
 21-19 found,
 21-20 8. N 40° 30' 23" W, a distance of 191.74 feet to a 1/2-inch iron rod
 21-21 found,
 21-22 9. N 72° 16' 50" W, a distance of 42.18 feet to the POINT OF
 21-23 BEGINNING and containing 1.50 acres of land, more or less.

21-24 BEARING BASIS: Texas Coordinate System, NAD 83, Central Zone,
 21-25 Grid.

21-26 SECTION 3. (a) The legal notice of the intention to
 21-27 introduce this Act, setting forth the general substance of this
 21-28 Act, has been published as provided by law, and the notice and a
 21-29 copy of this Act have been furnished to all persons, agencies,
 21-30 officials, or entities to which they are required to be furnished
 21-31 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 21-32 Government Code.

21-33 (b) The governor, one of the required recipients, has
 21-34 submitted the notice and Act to the Texas Commission on
 21-35 Environmental Quality.

21-36 (c) The Texas Commission on Environmental Quality has filed
 21-37 its recommendations relating to this Act with the governor, the
 21-38 lieutenant governor, and the speaker of the house of
 21-39 representatives within the required time.

21-40 (d) All requirements of the constitution and laws of this
 21-41 state and the rules and procedures of the legislature with respect
 21-42 to the notice, introduction, and passage of this Act are fulfilled
 21-43 and accomplished.

21-44 SECTION 4. (a) If this Act does not receive a two-thirds
 21-45 vote of all the members elected to each house, Subchapter C, Chapter
 21-46 8025, Special District Local Laws Code, as added by Section 1 of
 21-47 this Act, is amended by adding Section 8025.0306 to read as follows:
 21-48 Sec. 8025.0306. NO EMINENT DOMAIN POWER. The district may
 21-49 not exercise the power of eminent domain.

21-50 (b) This section is not intended to be an expression of a
 21-51 legislative interpretation of the requirements of Section 17(c),
 21-52 Article I, Texas Constitution.

21-53 SECTION 5. This Act takes effect immediately if it receives
 21-54 a vote of two-thirds of all the members elected to each house, as
 21-55 provided by Section 39, Article III, Texas Constitution. If this
 21-56 Act does not receive the vote necessary for immediate effect, this
 21-57 Act takes effect September 1, 2019.

21-58 * * * * *