

1-1 By: Buckley (Senate Sponsor - Schwertner) H.B. No. 5367
 1-2 (In the Senate - Received from the House May 8, 2023;
 1-3 May 9, 2023, read first time and referred to Committee on Local
 1-4 Government; May 17, 2023, reported favorably by the following
 1-5 vote: Yeas 9, Nays 0; May 17, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Springer	X			
1-9 Eckhardt	X			
1-10 Gutierrez	X			
1-11 Hall	X			
1-12 Nichols	X			
1-13 Parker	X			
1-14 Paxton	X			
1-15 West	X			

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

1-19 relating to the creation of the Solana Ranch Municipal Utility
 1-20 District No. 1; granting a limited power of eminent domain;
 1-21 providing authority to issue bonds; providing authority to impose
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-25 Code, is amended by adding Chapter 7923 to read as follows:

1-26 CHAPTER 7923. SOLANA RANCH MUNICIPAL UTILITY DISTRICT NO. 1

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7923.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.

1-30 (2) "Commission" means the Texas Commission on
 1-31 Environmental Quality.

1-32 (3) "Director" means a board member.

1-33 (4) "District" means the Solana Ranch Municipal
 1-34 Utility District No. 1.

1-35 Sec. 7923.0102. NATURE OF DISTRICT. The district is a
 1-36 municipal utility district created under Section 59, Article XVI,
 1-37 Texas Constitution.

1-38 Sec. 7923.0103. CONFIRMATION AND DIRECTOR ELECTION
 1-39 REQUIRED. The temporary directors shall hold an election to
 1-40 confirm the creation of the district and to elect five permanent
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 7923.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-43 temporary directors may not hold an election under Section
 1-44 7923.0103 until each municipality in whose corporate limits or
 1-45 extraterritorial jurisdiction the district is located has
 1-46 consented by ordinance or resolution to the creation of the
 1-47 district and to the inclusion of land in the district.

1-48 Sec. 7923.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:

1-51 (1) a municipal utility district as provided by
 1-52 general law and Section 59, Article XVI, Texas Constitution; and

1-53 (2) Section 52, Article III, Texas Constitution, that
 1-54 relate to the construction, acquisition, improvement, operation,
 1-55 or maintenance of macadamized, graveled, or paved roads, or
 1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 7923.0106. INITIAL DISTRICT TERRITORY. (a) The
 1-58 district is initially composed of the territory described by
 1-59 Section 2 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2 of
 1-61 the Act enacting this chapter form a closure. A mistake made in the
 1-62 field notes or in copying the field notes in the legislative process
 1-63 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.

2-7 SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 7923.0201. 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 7923.0202, directors

2-11 serve staggered four-year terms.

2-12 Sec. 7923.0202. TEMPORARY DIRECTORS. (a) The temporary

2-13 board consists of:

- 2-14 (1) Gary Newman;
- 2-15 (2) Sandra Wilm;
- 2-16 (3) Becky Hinojosa;
- 2-17 (4) David Voekel; and
- 2-18 (5) Teresa Canchola.

2-19 (b) Temporary directors serve until the earlier of:

- 2-20 (1) the date permanent directors are elected under
- 2-21 Section 7923.0103; 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 7923.0103 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 7923.0103; 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.

2-40 SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 7923.0301. 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. 7923.0302. 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. 7923.0303. 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. 7923.0304. 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. 7923.0305. COMPLIANCE WITH MUNICIPAL CONSENT

2-69 ORDINANCE OR RESOLUTION. The district shall comply with all

2-70 applicable requirements of any ordinance or resolution that is

2-71 adopted under Section 54.016 or 54.0165, Water Code, and that

3-1 consents to the creation of the district or to the inclusion of land
 3-2 in the district.
 3-3 Sec. 7923.0306. DIVISION OF DISTRICT. (a) The district may
 3-4 be divided into two or more new districts only if the district:
 3-5 (1) has no outstanding bonded debt; and
 3-6 (2) is not imposing ad valorem taxes.
 3-7 (b) This chapter applies to any new district created by the
 3-8 division of the district, and a new district has all the powers and
 3-9 duties of the district.
 3-10 (c) Any new district created by the division of the district
 3-11 may not, at the time the new district is created, contain any land
 3-12 outside the area described by Section 2 of the Act enacting this
 3-13 chapter.
 3-14 (d) The board, on its own motion or on receipt of a petition
 3-15 signed by the owner or owners of a majority of the assessed value of
 3-16 the real property in the district, may adopt an order dividing the
 3-17 district.
 3-18 (e) The board may adopt an order dividing the district
 3-19 before or after the date the board holds an election under Section
 3-20 7923.0103 to confirm the district's creation.
 3-21 (f) An order dividing the district shall:
 3-22 (1) name each new district;
 3-23 (2) include the metes and bounds description of the
 3-24 territory of each new district;
 3-25 (3) appoint temporary directors for each new district;
 3-26 and
 3-27 (4) provide for the division of assets and liabilities
 3-28 between or among the new districts.
 3-29 (g) On or before the 30th day after the date of adoption of
 3-30 an order dividing the district, the district shall file the order
 3-31 with the commission and record the order in the real property
 3-32 records of each county in which the district is located.
 3-33 (h) Any new district created by the division of the district
 3-34 shall hold a confirmation and directors' election as required by
 3-35 Section 7923.0103. If the voters of a new district do not confirm
 3-36 the creation of the new district, the assets, obligations,
 3-37 territory, and governance of the new district revert to the
 3-38 original district.
 3-39 (i) If the creation of the new district is confirmed, the
 3-40 new district shall provide the election date and results to the
 3-41 commission.
 3-42 (j) Municipal consent to the creation of the district and to
 3-43 the inclusion of land in the district granted under Section
 3-44 7923.0104 acts as municipal consent to the creation of any new
 3-45 district created by the division of the district and to the
 3-46 inclusion of land in the new district.
 3-47 (k) Any new district created by the division of the district
 3-48 must hold an election as required by this chapter to obtain voter
 3-49 approval before the district may impose a maintenance tax or issue
 3-50 bonds payable wholly or partly from ad valorem taxes.
 3-51 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
 3-52 Sec. 7923.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
 3-53 The district may issue, without an election, bonds and other
 3-54 obligations secured by:
 3-55 (1) revenue other than ad valorem taxes; or
 3-56 (2) contract payments described by Section 7923.0403.
 3-57 (b) The district must hold an election in the manner
 3-58 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-59 before the district may impose an ad valorem tax or issue bonds
 3-60 payable from ad valorem taxes.
 3-61 (c) The district may not issue bonds payable from ad valorem
 3-62 taxes to finance a road project unless the issuance is approved by a
 3-63 vote of a two-thirds majority of the district voters voting at an
 3-64 election held for that purpose.
 3-65 Sec. 7923.0402. OPERATION AND MAINTENANCE TAX. (a) If
 3-66 authorized at an election held under Section 7923.0401, the
 3-67 district may impose an operation and maintenance tax on taxable
 3-68 property in the district in accordance with Section 49.107, Water
 3-69 Code.
 3-70 (b) The board shall determine the tax rate. The rate may not
 3-71 exceed the rate approved at the election.

4-1 (c) Section 49.107(f), Water Code, does not apply to
 4-2 reimbursements for projects constructed or acquired under Section
 4-3 7923.0303.

4-4 Sec. 7923.0403. CONTRACT TAXES. (a) In accordance with
 4-5 Section 49.108, Water Code, the district may impose a tax other than
 4-6 an operation and maintenance tax and use the revenue derived from
 4-7 the tax to make payments under a contract after the provisions of
 4-8 the contract have been approved by a majority of the district voters
 4-9 voting at an election held for that purpose.

4-10 (b) A contract approved by the district voters may contain a
 4-11 provision stating that the contract may be modified or amended by
 4-12 the board without further voter approval.

4-13 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-14 Sec. 7923.0501. AUTHORITY TO ISSUE BONDS AND OTHER
 4-15 OBLIGATIONS. The district may issue bonds or other obligations
 4-16 payable wholly or partly from ad valorem taxes, impact fees,
 4-17 revenue, contract payments, grants, or other district money, or any
 4-18 combination of those sources, to pay for any authorized district
 4-19 purpose.

4-20 Sec. 7923.0502. TAXES FOR BONDS. At the time the district
 4-21 issues bonds payable wholly or partly from ad valorem taxes, the
 4-22 board shall provide for the annual imposition of a continuing
 4-23 direct ad valorem tax, without limit as to rate or amount, while all
 4-24 or part of the bonds are outstanding as required and in the manner
 4-25 provided by Sections 54.601 and 54.602, Water Code.

4-26 Sec. 7923.0503. BONDS FOR ROAD PROJECTS. At the time of
 4-27 issuance, the total principal amount of bonds or other obligations
 4-28 issued or incurred to finance road projects and payable from ad
 4-29 valorem taxes may not exceed one-fourth of the assessed value of the
 4-30 real property in the district.

4-31 SECTION 2. The Solana Ranch Municipal Utility District
 4-32 No. 1 initially includes all the territory contained in the
 4-33 following area:

4-34 A 7,088.47 acre (308,773,841 square feet), tract of land, lying
 4-35 within the D.F. Hair Survey, Abstract 1088, the John Kizzier
 4-36 Survey, Abstract 496, the William S. Black Survey, Abstract 128,
 4-37 the Nancy Sims Survey, Abstract 759, the Elisha Davis Survey,
 4-38 Abstract 244, the Stephen William Survey, Abstract 866, the
 4-39 J.H. Gilliland Survey, Abstract 1235, the John H. Greenwood Survey,
 4-40 Abstract 367, the Cynthia Gilbert Survey, Abstract 346, the
 4-41 E.W. Matthews Survey, Abstract 598, the Elijah Ingram Survey,
 4-42 Abstract 467, the Abner Webb Survey, Abstract 872, the Jacobs
 4-43 Zingular Survey, Abstract 943, the G.E. Denson Survey, Abstract
 4-44 1249, the Eli Lockhart Survey, Abstract 532 and the Jackson Walters
 4-45 Survey, Abstract 864, in Bell County, Texas, the Elisha Davis
 4-46 Survey, Abstract 172, the Stephen Williams Survey, Abstract 915,
 4-47 the Elijah Ingram Survey, Abstract 333, the Jackson Walters Survey,
 4-48 Abstract 655, in Williamson County, Texas and being all of a called
 4-49 207.83 acre tract, First Tract, all of the remainder of a called
 4-50 207.83 acre tract, Second Tract and all of a called 415.66 acre
 4-51 tract, Third Tract, all conveyed to Solana Ranch Company, in
 4-52 Document No. 1959002172, Official Public Records Bell County,
 4-53 Texas, all of the remainder of a called 1292 acre tract, First
 4-54 Tract, all of a called 1057 acre tract, Second Tract, all of a
 4-55 called 57 acre tract, Third Tract, a portion of the remainder of a
 4-56 called 446.1 acre tract, Fourth Tract, all of a called 121 acre
 4-57 tract, Fifth Tract-1st Tract, all of a called 12.5 acre tract, Fifth
 4-58 Tract - 2nd Tract, all of a called 100 acre tract, Fifth Tract - 3rd
 4-59 Tract, all of a called 1748.4 acre tract, Sixth Tract, all of the
 4-60 remainder of a called 767 acre tract, Seventh Tract-1st Tract and
 4-61 all of a called 10 acre tract, Seventh Tract - 2nd Tract, all
 4-62 conveyed to Solana Ranch Company, in Document No. 1950-02854,
 4-63 Official Public Records Bell and Williamson County, Texas, all of a
 4-64 called 100 acre tract, conveyed to Solana Ranch Company, in
 4-65 Document No. 1952-2759, Official Public Records Williamson County,
 4-66 Texas, all of a called 279.06 acre tract, conveyed to Solana Ranch
 4-67 Company, in Document No. 1984021088, Official Public Records Bell
 4-68 County, Texas, all of a called 0.29 acre tract, conveyed to Solana
 4-69 Ranch Company, in Document No. 1953003725, Official Public Records
 4-70 Williamson County, Texas, all of the remainder of a called 434.08
 4-71 acre tract, conveyed to Solana Ranch Company, in Volume 639, Page

5-1 192, Deed Records Bell County, Texas, described as follows:
5-2 BEGINNING, at an 1/2" iron rod found for the northeastern corner of
5-3 said remainder of 434.08 acre tract, the northwestern corner of Lot
5-4 1, Block 1, and of Salado Bluffs, Phase 1, a subdivision, recorded
5-5 in Cabinet 2019, Slide 35 and Instrument No. 2019-5387, Official
5-6 Public Records of Bell County, Texas, and also being on the southern
5-7 right-of-way line of Farm to Market Highway 2843 (right-of-way
5-8 varies), for the POINT OF BEGINNING and the most eastern
5-9 northeastern corner of the herein described tract;
5-10 THENCE, with the eastern line of said remainder of 434.08 acre tract
5-11 and also being the western line of said Salado Bluffs, Phase 1, S 22°
5-12 08' 46" E, a distance of 787.67 feet to a 1/2" iron rod found for the
5-13 southwestern corner of Lot 2, Block 1 and of said Salado Bluffs,
5-14 Phase 1 and also being on the western line of the remainder of a
5-15 called 413.72 acre tract, Tract Three, conveyed to Whitis Land
5-16 Investments, LTD, in Document No. 2013000874, Official Public
5-17 Records Bell County, Texas;
5-18 THENCE, with the eastern line of said remainder of 434.08 acre tract
5-19 and also being the western line of said remainder of 413.72 acre
5-20 tract, the following thirteen (13) courses and distances:
5-21 1. S 25° 29' 14" E, a distance of 328.02 feet to a 1/2" iron
5-22 rod with "ATWELL LLC" cap set;
5-23 2. S 32° 39' 21" E, a distance of 144.51 feet to a 1/2" iron
5-24 rod with "ATWELL LLC" cap set;
5-25 3. S 21° 08' 22" E, a distance of 211.32 feet to a 1/2" iron
5-26 rod with "ATWELL LLC" cap set;
5-27 4. S 68° 28' 39" E, a distance of 143.74 feet to a 1/2" iron
5-28 rod found;
5-29 5. S 15° 20' 45" E, a distance of 348.68 feet to a 1/2" iron
5-30 rod with "ATWELL LLC" cap set;
5-31 6. S 11° 53' 53" E, a distance of 771.28 feet to a 3" pipe
5-32 post found;
5-33 7. S 22° 09' 05" E, a distance of 129.47 feet to a 1/2" iron
5-34 rod with "ATWELL LLC" cap set;
5-35 8. S 22° 40' 40" E, a distance of 466.27 feet to a 3" pipe
5-36 post found;
5-37 9. S 12° 45' 19" E, a distance of 650.78 feet to a 1/2" iron
5-38 rod with "ATWELL LLC" cap set;
5-39 10. S 12° 21' 16" E, a distance of 254.15 feet to a 3" pipe
5-40 post found;
5-41 11. S 20° 33' 47" E, a distance of 517.36 feet to a 1/2" iron
5-42 rod with "ATWELL LLC" cap set;
5-43 12. S 19° 43' 32" E, a distance of 1314.54 feet to a 3" cedar
5-44 post found;
5-45 13. S 26° 45' 35" E, a distance of 316.29 feet to a 5/8" iron
5-46 rod found for the southeastern corner of said remainder of 434.08
5-47 acre tract, the southwestern corner of said remainder of 413.72
5-48 acre tract, an ell corner of said 1748.4 acre tract, Sixth Tract and
5-49 also being an ell corner of a called 425.18 acre tract, Tract One,
5-50 conveyed to Whitis Land Investments, LTD, in Document
5-51 No. 2013000874, Official Public Records Bell County, Texas;
5-52 THENCE, with the eastern line of said 1748.4 acre tract and also
5-53 being the western line of said 425.18 acre tract, the following two
5-54 (2) courses and distances:
5-55 (1) S 20° 49' 34" E, a distance of 3016.99 feet to a 5/8" iron
5-56 rod with plastic cap found for an ell corner of said 1748.4 acre
5-57 tract and said 425.18 acre tract;
5-58 (2) N 69° 03' 52" E, a distance of 1134.64 feet to a 5/8" iron
5-59 rod found for and ell corner of said 1748.4 acre tract and also
5-60 being the northwestern corner of a called 57.20 acre tract,
5-61 conveyed to WBW Single Land Investment, LLC-Series 116, in Document
5-62 No. 2021063250, Official Public Records Williamson County, Texas;
5-63 THENCE, with the eastern line of said 1748.4 acre tract and also
5-64 being the western line of said 57.20 acre tract, S 09° 53' 24" E, a
5-65 distance of 1387.46 feet to a 1/2" iron rod with "ATWELL LLC" cap
5-66 set;
5-67 THENCE, with the southern line of said 1748.4 acre tract, also being
5-68 the northern right-of-way line of Kuykendall Road (Right-of-Way
5-69 Varies) also being the northern line of a called 0.976 acre tract,
5-70 Tract 2, and the northern line of a called 13.958 acre tract, Tract
5-71 1, both conveyed to Johnny and Stephanie Butler, in Document

6-1 No. 2018053233, Official Public Records Bell County, Texas, S 68°
6-2 33' 07" W, a distance of 727.66 feet to a 1/2" iron rod with "6447"
6-3 cap found for the northwestern corner of said 13.958 acre tract and
6-4 also being the northeastern corner of a called 12.855 acre tract,
6-5 conveyed to Johnny E. Butler II and spouse Stephanie R. Butler, in
6-6 Document No. 2018038490, Official Public Records Bell County,
6-7 Texas;
6-8 THENCE, continuing with the southern line of said 1748.4 acre tract
6-9 and also being the northern line of said 12.855 acre tract, S 68° 33'
6-10 11" W, a distance of 474.62 feet to a 1/2" iron rod with "6447" cap
6-11 found for the northwestern corner of said 12.855 acre tract and also
6-12 being the northeastern corner of a called 10.389 acre tract,
6-13 conveyed to William A. and Susan E. Clark, in Document
6-14 No. 2019014983, Official Public Records Bell County, Texas;
6-15 THENCE, continuing with the southern line of said 1748.4 acre tract
6-16 and also being the northern line of said 10.389 acre tract, S 68° 33'
6-17 12" W, a distance of 738.77 feet to a 1/2" iron rod with "6447" cap
6-18 found for the northwestern corner of said 10.389 acre tract and also
6-19 being the northeastern corner of a called 15.000 acre tract,
6-20 conveyed to Robert James White and wife, Amanda Marie White, in
6-21 Document No. 2018023005, Official Public Records Bell County,
6-22 Texas;
6-23 THENCE, continuing with the southern line of said 1748.4 acre tract
6-24 and also being the northern line of said 15.000 acre tract, S 68° 32'
6-25 29" W, a distance of 400.85 feet to a 1/2" iron rod with "6447" cap
6-26 found for the northwestern corner of said 15.000 acre tract and also
6-27 being an ell corner of a called 2.599 acre tract, conveyed to Adam
6-28 Neville Starr, in Document No. 2019011692, Official Public Records
6-29 Bell County, Texas;
6-30 THENCE, continuing with the southern line of said 1748.4 acre tract
6-31 and also being the northern line of said 2.599 acre tract,
6-32 S 67° 40' 10" W, a distance of 30.24 feet to an 8" cedar post found
6-33 for an ell corner of said 1748.4 acre tract and also being an ell
6-34 corner of said 2.599 acre tract;
6-35 THENCE, with a western line of said 1748.4 acre tract and also being
6-36 the eastern line of said 2.599 acre tract, N 20° 44' 31" W, a
6-37 distance of 390.28 feet to a 1/2" iron rod with "6447" cap found for
6-38 the northeastern corner of said 2.599 acre tract and also being the
6-39 southeastern corner of a called 41.277 acre tract, conveyed to Adam
6-40 Neville Starr, in Document No. 2018053234, Official Public Records
6-41 Bell County, Texas;
6-42 THENCE, with a western line of said 1748.4 acre tract and also being
6-43 the eastern line of said 41.277 acre tract, N 20° 49' 25" W, a
6-44 distance of 960.21 feet to a 5/8" iron rod found for an ell corner of
6-45 said 1748.4 acre tract and also being the northeastern corner of
6-46 said 41.277 acre tract;
6-47 THENCE, with a southern line of said 1748.4 acre tract and also
6-48 being the northern line of said 41.277 acre tract, S 68° 56' 27" W,
6-49 a distance of 1849.02 feet to a 1/2" iron rod with "ATWELL LLC" cap
6-50 set; for an ell corner of said 1748.4 acre tract, the northwestern
6-51 corner of said 41.277 acre tract and also being on the eastern line
6-52 of a called 207.83 acre tract, First Tract, conveyed to Solana Ranch
6-53 Company, in Document No. 1959002172, Official Public Records Bell
6-54 County, Texas;
6-55 THENCE, with the eastern line of said 207.83 acre tract, First
6-56 Tract, and also being the western line of said 41.277 acre tract,
6-57 S 21° 01' 56" E, a distance of 989.61 feet to a 20" Live Oak tree
6-58 found for the southwestern corner of said 41.277 acre tract and also
6-59 being the northwestern corner of a called 43.604 acre tract,
6-60 conveyed to Marcus L. Edwards and spouse, Tanya L. Edwards, in
6-61 Document No. 2018031262, Official Public Records Bell County,
6-62 Texas;
6-63 THENCE, with the eastern line of said 207.83 acre tract, First
6-64 Tract, and also being the western line of said 43.604 acre tract,
6-65 S 21° 14' 40" E, a distance of 1566.82 feet to 8" Cedar Post found
6-66 for the southeastern corner of said 207.83 acre tract, First Tract,
6-67 an angle corner of said 43.604 acre tract and also being an angle
6-68 corner of a called 10.199 acre tract, conveyed to Emily Dewees, in
6-69 Document No. 2020014681, Official Public Records Bell County,
6-70 Texas;
6-71 THENCE, with the southern line of said 207.83 acre tract, First

7-1 Tract, and also being the northern line of said 10.199 acre tract,
7-2 S 69° 09' 10" W, a distance of 770.12 feet to a 1/2" iron rod with
7-3 "6447" cap found for the northwestern corner of said 10.199 acre
7-4 tract and also being an ell corner of a called 17.755 acre tract,
7-5 conveyed to Johnny Baird and wife, Sharon Baird, in Document
7-6 No. 2018031275, Official Public Records Bell County, Texas;
7-7 THENCE, with the southern line of said 207.83 acre tract, First
7-8 Tract, the northern line of said 17.755 acre tract and the southern
7-9 line of a said 207.83 acre tract, Second Tract, S 69° 10' 16" W, a
7-10 distance of 1350.42 feet to a 1/2" iron rod with "6447" cap found
7-11 for the northwestern corner of said 17.755 acre tract;
7-12 THENCE, with the southern line of said 207.83 acre tract, Second
7-13 Tract, S 68° 36' 02" W, a distance of 124.07 feet to a 1/2" iron rod
7-14 found for the northeastern corner of a called 223.371 acre tract,
7-15 conveyed to Byron F. Goode in Volume 2385, Page 255, Official Public
7-16 Records Bell County, Texas;
7-17 THENCE, with the southern line of said 207.83 acre tract, Second
7-18 Tract, the northern line of said 223.371 acre tract and the southern
7-19 line of said 415.66 acre tract, Third Tract, the following three (3)
7-20 courses and distances:
7-21 (1) S 65° 54' 07" W, a distance of 855.55 feet to a 1/2" iron
7-22 rod found;
7-23 (2) N 87° 16' 03" W, a distance of 395.53 feet to a calculated
7-24 point in center of creek;
7-25 (3) S 42° 34' 32" W, a distance of 454.09 feet to a calculated
7-26 point in center of creek;
7-27 THENCE, with the southern line of said 415.66 acre tract, Third
7-28 Tract, S 70° 22' 43" W, a distance of 2085.39 feet to a 1"x 1" square
7-29 pipe found for the northeastern corner of a called 134.83 acre
7-30 tract, conveyed to Nelda Annette Hill and husband, Robert Hicks
7-31 Hill, III, in Document No. 2008000104, Official Public Records Bell
7-32 County, Texas;
7-33 THENCE, with the southern line of said 415.66 acre tract, Third
7-34 Tract, the southern line of said 767 acre tract, Seventh Tract-1st
7-35 Tract, and also being the northern line of said 134.83 acre tract,
7-36 the following two (2) courses and distances:
7-37 (1) S 68° 27' 46" W, a distance of 1335.82 feet to a 30d nail
7-38 on top of 8" cedar post found for the southwestern corner of said
7-39 415.66 acre tract and also being the southeastern corner of said 767
7-40 acre tract;
7-41 (2) S 66° 59' 37" W, a distance of 890.58 feet to a 1/2" iron
7-42 rod with "CUDE" cap found for the northwestern corner of said 134.83
7-43 acre tract and also being the northeastern corner of the said
7-44 remainder of the 446.1 acre tract;
7-45 THENCE, with the eastern line of said remainder of the 446.1 acre
7-46 tract and also being the western line of said 134.83 acre tract, the
7-47 following three (3) courses and distances:
7-48 (1) S 22° 28' 51" E, a distance of 2642.66 feet to a 1/2" iron
7-49 rod with "CUDE" cap found;
7-50 (2) S 21° 57' 08" E, a distance of 59.27 feet to a 1/2" iron
7-51 rod with "CUDE" cap found;
7-52 (3) S 22° 16' 36" E, a distance of 51.43 feet to a calculated
7-53 point in the center of Salado Creek, being the southwestern corner
7-54 of said 134.83 acre tract and also being the northwestern corner of
7-55 a called 110.51 acre tract, conveyed to Nelda Annette Hill and
7-56 husband, Robert Hicks Hill, III, in Document No. 2008000103,
7-57 Official Public Records Williamson County, Texas;
7-58 THENCE, with the eastern line of said remainder of the 446.1 acre
7-59 tract and also being the western line of said 110.51 acre tract, S
7-60 22° 16' 36" E, a distance of 2063.25 feet to a calculated point, from
7-61 which a 1/2" iron rod found for an ell corner of said 110.51 acre
7-62 tract bears, S 22° 16' 36" E, a distance of 4362.44 feet;
7-63 THENCE, over and across said remainder of the 446.1 acre tract, S
7-64 43° 28' 18" W, a distance of 1465.48 feet to a calculated point, from
7-65 which a 1/2" iron rod with "ATWELL LLC" cap set on the western line
7-66 of said remainder of the 446.1 acre tract and also being the eastern
7-67 corner of a called 117.98 acre tract, Tract 2 conveyed to John
7-68 Schuler and Rachel Schuler, in Document No. 2017090693, Official
7-69 Public Records Williamson County, Texas, bears S 21° 28' 21" E, a
7-70 distance of 3410.71 feet;
7-71 THENCE, with the western line of said remainder of the 446.1 acre

8-1 tract and also being the eastern line of said 117.98 acre tract, N
8-2 21° 28' 21" W, a distance of 466.78 feet to a 1/2" iron rod found for
8-3 the northeastern corner of said 117.98 acre tract and also being the
8-4 southeastern corner of a called 60 acre tract, Second Tract
8-5 conveyed to The Robert Oliver Thomas Trust, in Document
8-6 No. 2008061054, Official Public Records Williamson County, Texas;
8-7 THENCE, with the western line of said remainder of the 446.1 acre
8-8 tract and also being the eastern line of said 60 acre tract, Second
8-9 Tract, N 21° 32' 06" W, a distance of 763.06 feet to a 1/2" iron rod
8-10 with "ATWELL LLC" set for the northeastern corner of said 60 acre
8-11 tract, Second Tract and also being the southeastern corner of said
8-12 12.5 acre tract, Fifth Tract-2nd Tract;
8-13 THENCE, with the southern line of said 12.5 acre tract, Fifth
8-14 Tract-2nd Tract and said 121 acre tract, Fifth Tract-1st Tract and
8-15 also being the northern line of said 60 acre tract, Second Tract, S
8-16 68° 25' 15" W, a distance of 3413.24 feet to a 6" cedar post found for
8-17 the southwestern corner of said 121 acre tract, Fifth Tract-1st
8-18 Tract, the northwestern corner of said 60 acre tract, Second Tract,
8-19 and also being on the eastern line of a called 50 acre tract, First
8-20 Tract, conveyed to The Robert Oliver Thomas Trust, in Document
8-21 No. 2008061054, Official Public Records Williamson County, Texas;
8-22 THENCE, with the western line of said 121 acre tract, Fifth
8-23 Tract-1st Tract and also being the eastern line of said 50 acre
8-24 tract, First Tract, N 21° 43' 29" W, a distance of 1295.78 feet to a
8-25 6" cedar post found for the northeastern corner of said 50 acre
8-26 tract, First Tract and also being an ell corner of a called 3072.64
8-27 acre tract, Tract 1, conveyed to Christine Brooking Richardson and
8-28 Carter M. Brooking, in Document No. 2012107203, Official Public
8-29 Records Williamson County, Texas;
8-30 THENCE, with the western line of said 121 acre tract, Fifth
8-31 Tract-1st Tract, the western line of said 100 acre tract, Fifth
8-32 Tract-3rd Tract and also being the eastern line of said 3072.64 acre
8-33 tract, Tract 1, N 21° 48' 07" W, a distance of 2945.63 feet to a 1/2"
8-34 iron rod found for the northwestern corner of said 100 acre tract,
8-35 Fifth Tract-3rd Tract, an ell corner of said 3072.64 acre tract,
8-36 Tract 1 and also being on the southern line of said 767 acre,
8-37 Seventh Tract-1st Tract;
8-38 THENCE, with the southern line of said 767 acre, Seventh Tract-1st
8-39 Tract and also being a northern line of said 3072.64 acre tract,
8-40 Tract 1, N 82° 30' 54" W, a distance of 1678.41 feet to a 1/2" iron
8-41 rod found on the western line of said 767 acre, Seventh Tract-1st
8-42 Tract, an eastern line of said 1057 acre tract, Second Tract and
8-43 also being an ell corner of said 3072.64 acre tract, Tract 1;
8-44 THENCE, with an eastern line of said 1057 acre tract, Second Tract
8-45 and also being a western line of said 3072.64 acre tract, Tract 1, S
8-46 20° 58' 47" E, a distance of 977.42 feet to a 5/8" iron rod found for
8-47 the southeastern corner of said 1057 acre tract, Second Tract and
8-48 also being an ell corner of said 3072.64 acre tract, Tract 1;
8-49 THENCE, with the southern line of said 1057 acre tract, Second
8-50 Tract, the southern line of said 57 acre, Third Tract and also being
8-51 the northern line of said 3072.64 acre tract, Tract 1, the following
8-52 nine (9) courses and distances;
8-53 (1) S 68° 53' 33" W, a distance of 3312.14 feet to a 3" T post
8-54 found;
8-55 (2) S 68° 57' 47" W, a distance of 3947.49 feet to a 3" pipe
8-56 fence corner found;
8-57 (3) N 20° 54' 53" W, a distance of 2834.33 feet to a 1/2" iron
8-58 rod with "ATWELL LLC" cap set;
8-59 (4) N 22° 44' 53" W, a distance of 662.16 feet to a 1/2" iron
8-60 rod with "ATWELL LLC" cap set;
8-61 (5) S 69° 29' 37" W, a distance of 1379.32 feet to a 1/2" iron
8-62 rod with "ATWELL LLC" cap set;
8-63 (6) N 20° 53' 07" W, a distance of 2076.71 feet to a 5/8" iron
8-64 rod found;
8-65 (7) N 86° 11' 53" W, a distance of 410.13 feet to a 1/2" iron
8-66 rod with "ATWELL LLC" cap set;
8-67 (8) S 68° 28' 37" W, a distance of 3912.80 feet to a 1/2" iron
8-68 rod with "ATWELL LLC" cap set;
8-69 (9) S 68° 17' 51" W, a distance of 1170.70 feet to a 1/2" iron
8-70 rod with cap stamped "ATWELL LLC" set for the southwestern corner of
8-71 said 57 acre, Third Tract and being on the eastern line of a called

9-1 167 acre tract, Fourth Tract, conveyed to The McLoud Family Trust
 9-2 Under Instrument dated March 25, 2013, in Document No. 2014012037,
 9-3 Official Public Records Bell County, Texas, also being in the
 9-4 northern line of said 3072.64 acre tract;
 9-5 THENCE, with the western line of said 57 acre, Third Tract and also
 9-6 being the eastern line of said 167 acre tract, Fourth Tract, N 21°
 9-7 30' 17" W, a distance of 1526.79 feet to a 1/2" iron rod found for
 9-8 the northwestern corner of said 57 acre, Third Tract and also being
 9-9 the southwestern corner of a called 206.15 acre tract, Tract 2,
 9-10 conveyed to Dos Rios Partners, L.P., in Document No. 2016057977,
 9-11 Official Public Records Williamson County, Texas;
 9-12 THENCE, with the northern line of said 1057 acre tract, Second
 9-13 Tract, the northern line of said 57 acre, Third Tract and also being
 9-14 the southern line of said 206.15 acre tract, Tract 2, N 68° 29' 43"
 9-15 E, a distance of 2450.53 feet to a 5/8" iron rod found for an ell
 9-16 corner of said remainder of the 1292 acre tract, First Tract and
 9-17 also being the southeastern corner of said 206.15 acre tract, Tract
 9-18 2;
 9-19 THENCE, with the western line of said 1292 acre tract, First Tract
 9-20 and also being the eastern line of said 206.15 acre tract, Tract 2,
 9-21 N 21° 05' 04" W, a distance of 3300.22 feet to a mag nail in concrete
 9-22 found for an ell corner of said remainder of the 1292 acre tract,
 9-23 First Tract and also being the southwestern corner of a called
 9-24 304.68 acre tract, Tract 1, conveyed to ASQ Properties, LLC, in
 9-25 Document No. 2018014457, Official Public Records Bell County,
 9-26 Texas;
 9-27 THENCE, with the northern line of said remainder of the 1292 acre
 9-28 tract, First Tract and also being the southern line of said 304.68
 9-29 acre tract, Tract 1, the following three (3) courses and distances:
 9-30 (1) N 68° 03' 32" E, a distance of 2718.90 feet to a mag nail
 9-31 in concrete found;
 9-32 (2) N 21° 59' 58" W, a distance of 740.26 feet to an iron rod
 9-33 with "2025" cap found;
 9-34 (3) N 68° 09' 33" E, a distance of 1534.07 feet to an iron rod
 9-35 with "2025" cap found for the most northern southeastern corner of
 9-36 said 304.68 acre tract, Tract 1 and also being the southwestern
 9-37 corner of a called 103.650 acre tract, conveyed to Thomas Stephen
 9-38 Barker and spouse, Tamara Barker, in Document No. 2013034933,
 9-39 Official Public Records Bell County, Texas;
 9-40 THENCE, with the northern line of said remainder of the 1292 acre
 9-41 tract, First Tract and also being the southern line of said 103.650
 9-42 acre tract, N 68° 11' 39" E, a distance of 1036.10 feet to a 5/8" iron
 9-43 rod found for an ell corner of said 1292 acre tract, First Tract, an
 9-44 angle corner of said 103.650 acre tract and also being an ell corner
 9-45 of said 279.06 acre tract;
 9-46 THENCE, with a northern line of said 279.06 acre tract and also
 9-47 being the southern line of said 103.650 acre tract, N 66° 34' 07" E,
 9-48 a distance of 50.02 feet to a 12" cedar post found for an ell corner
 9-49 of said 279.06 acre tract and also being the southeastern corner of
 9-50 said 103.650 acre tract;
 9-51 THENCE, with the western line of said 279.06 acre tract and also
 9-52 being the eastern line of said 103.650 acre tract, the following
 9-53 five (5) courses and distances;
 9-54 (1) N 30° 03' 10" W, a distance of 249.26 feet to a 1/2" iron
 9-55 rod with "ATWELL LLC" cap set;
 9-56 (2) N 19° 52' 36" W, a distance of 377.02 feet to a 1/2" iron
 9-57 rod with "ATWELL LLC" cap set;
 9-58 (3) N 26° 18' 05" W, a distance of 388.10 feet to a 1/2" iron
 9-59 rod found;
 9-60 (4) N 20° 24' 40" W, a distance of 2383.82 feet to a 1/2" iron
 9-61 rod with "ATWELL LLC" cap set;
 9-62 (5) N 19° 00' 03" W, a distance of 569.15 feet to a 5/8" iron
 9-63 rod found for the northwestern corner of said 279.06 acre tract, the
 9-64 northeastern corner of said 103.650 acre tract and also being on the
 9-65 arc of a curve to the left on the southern right-of-way line of Farm
 9-66 to Market Road 2843 (right-of-way varies);
 9-67 THENCE, with the northern line of said 279.06 acre tract and also
 9-68 being the said southern right-of-way line of Farm to Market Road
 9-69 2843, the following seven (7) courses and distances;
 9-70 (1) With said curve to the left, an arc distance of 315.06
 9-71 feet, having a radius of 1497.00 feet, an angle of 12° 03' 31", and a

10-1 chord bearing N 48° 48' 53" E, a distance of 314.48 feet a 1/2" iron
10-2 rod with "ATWELL LLC" cap set;
10-3 (2) N 41° 42' 06" E, a distance of 245.19 feet to a 1/2" iron
10-4 rod with "ATWELL LLC" cap set, for the point of curvature of a curve
10-5 to the right;
10-6 (3) With said curve to the right, an arc distance of 616.19
10-7 feet, having a radius of 904.93 feet, an angle of 39° 00' 50", and a
10-8 chord bearing N 62° 00' 06" E, a distance of 604.35 feet a TxDOT
10-9 monument found;
10-10 (4) N 80° 21' 22" E, a distance of 358.82 feet to a 3" pipe
10-11 post found;
10-12 (5) N 77° 21' 17" E, a distance of 72.04 feet to a 12" cedar
10-13 stump found;
10-14 (6) N 68° 57' 01" E, a distance of 127.04 feet to a 3" pipe
10-15 post found;
10-16 (7) N 67° 05' 40" E, a distance of 589.88 feet to a 1/2" iron
10-17 rod found for the northeastern corner of said 279.06 acre tract and
10-18 also being the northwestern corner of a called 2.0 acre tract,
10-19 conveyed to Carolyn F. Dunson, in Volume 4100, Page 40, Official
10-20 Public Records Bell County, Texas;
10-21 THENCE, with the eastern line of said 279.06 acre tract and also
10-22 being the western line of said 2.0 acre tract, S 21° 21' 28" E, a
10-23 distance of 424.67 feet to a 1" iron pipe found for the southwestern
10-24 corner of said 2.0 acre tract and also being on the western line of
10-25 the remainder of a called 55.2 acre tract, First Tract, conveyed to
10-26 Clifford Ray Owen and wife, Jana Su Owen, in Volume 1816, Page 845,
10-27 Official Public Records Bell County, Texas;
10-28 THENCE, with the eastern line of said 279.06 acre tract and also
10-29 being the western line of said 55.2 acre tract, First Tract, S 21°
10-30 43' 04" E, a distance of 2669.05 feet to a 5/8" iron rod found for an
10-31 ell corner of said 1292 acre tract, First Tract and also being the
10-32 southwestern corner of said 55.2 acre tract, First Tract;
10-33 THENCE, with a northern line of said 1292 acre tract, First Tract
10-34 and also being the southern lines of the following tracts, said 55.2
10-35 acre tract, First Tract, of a called 44.8 acre tract, Second Tract,
10-36 of a called 60.1 acre tract, Third Tract, of a called 4.4 acre
10-37 tract, Fourth Tract and of a called 15 acre tract, Fifth Tract all
10-38 conveyed to Clifford Ray Owen and wife, Jana Su Owen, in Volume
10-39 1816, Page 845, Official Public Records Bell County, Texas, N 68°
10-40 50' 45" E, a distance of 2748.97 feet to a 1/2" iron rod with "ATWELL
10-41 LLC" cap set for an angle corner of said 1292 acre tract, First
10-42 Tract, the southeastern corner of said 15 acre tract, Fifth Tract
10-43 and also being an ell corner of a called 622.30 acre tract, conveyed
10-44 to The Zelma Aline Adams Living Trust, in Document No. 2020001976,
10-45 Official Public Records Bell County, Texas;
10-46 THENCE, with the northern line of said 1292 acre tract, First Tract
10-47 and also being a southern line of said 622.30 acre tract, N 69° 12'
10-48 04" E, a distance of 427.35 feet to a 5/8" iron rod found for the
10-49 northeastern corner of said 1292 acre tract, First Tract and also
10-50 being an ell corner of said 622.30 acre tract;
10-51 THENCE, with an eastern line of said 1292 acre tract, First Tract
10-52 and also being a western line of said 622.30 acre tract, the
10-53 following sixteen (16) courses and distances;
10-54 (1) S 43° 02' 26" E, a distance of 123.50 feet to a 5/8" iron
10-55 rod found;
10-56 (2) S 17° 19' 55" E, a distance of 190.19 feet to a 5/8" iron
10-57 rod found;
10-58 (3) S 37° 33' 12" W, a distance of 123.32 feet to a 5/8" iron
10-59 rod found;
10-60 (4) S 54° 05' 22" W, a distance of 200.54 feet to a 5/8" iron
10-61 rod found;
10-62 (5) S 25° 05' 41" W, a distance of 162.53 feet to a 5/8" iron
10-63 rod found;
10-64 (6) S 16° 16' 04" W, a distance of 805.94 feet to a 5/8" iron
10-65 rod found;
10-66 (7) S 04° 13' 22" E, a distance of 207.07 feet to a 5/8" iron
10-67 rod found;
10-68 (8) S 19° 50' 33" E, a distance of 310.88 feet to a 5/8" iron
10-69 rod found;
10-70 (9) S 10° 48' 32" E, a distance of 264.90 feet to a 5/8" iron
10-71 rod found;

11-1 (10) S 03° 01' 24" E, a distance of 453.59 feet to a 5/8" iron
 11-2 rod found;
 11-3 (11) S 11° 12' 33" E, a distance of 486.80 feet to a 5/8" iron
 11-4 rod found;
 11-5 (12) S 01° 35' 53" W, a distance of 527.10 feet to a 1/2" iron
 11-6 rod with "ATWELL LLC" cap set;
 11-7 (13) S 15° 15' 16" E, a distance of 357.16 feet to a 5/8" iron
 11-8 rod found;
 11-9 (14) S 22° 14' 18" E, a distance of 958.51 feet to a 5/8" iron
 11-10 rod found;
 11-11 (15) S 31° 35' 24" E, a distance of 1032.51 feet to a 5/8"
 11-12 iron rod found;
 11-13 (16) S 17° 08' 22" E, a distance of 980.52 feet to a 1/2" iron
 11-14 rod with "ATWELL LLC" cap set for an ell corner of said 1292 acre
 11-15 tract, First Tract and said 622.30 acre tract;
 11-16 THENCE, with a northern line of said 1292 acre tract, First Tract
 11-17 and also being a southern line of said 622.30 acre tract, the
 11-18 following four (4) courses and distances;
 11-19 (1) N 76° 58' 22" E, a distance of 933.73 feet to a 5/8" iron
 11-20 rod found;
 11-21 (2) N 68° 56' 12" E, a distance of 167.36 feet to a 5/8" iron
 11-22 rod found;
 11-23 (3) N 63° 56' 31" E, a distance of 766.82 feet to a 1/2" iron
 11-24 rod with "ATWELL LLC" cap set;
 11-25 (4) S 71° 34' 47" E, a distance of 61.50 feet to a 1/2" iron
 11-26 rod with "ATWELL LLC" cap set for an ell corner of said 1292 acre
 11-27 tract, First Tract and said 622.30 acre tract and also being the
 11-28 northwestern corner of said 10 acre tract, Seventh Tract-2nd Tract;
 11-29 THENCE, with the northern line of said 10 acre tract, Seventh
 11-30 Tract-2nd Tract and also being a southern line of said 622.30 acre
 11-31 tract, N 61° 53' 43" E, a distance of 305.40 feet to a 1/2" iron rod
 11-32 with "ATWELL LLC" cap set for the northeastern corner of said 10
 11-33 acre tract, Seventh Tract-2nd Tract and also being an ell corner of
 11-34 said 622.30 acre tract;
 11-35 THENCE, with the eastern line of said 10 acre tract, Seventh
 11-36 Tract-2nd Tract and also being a western line of said 622.30 acre
 11-37 tract, S 21° 33' 17" E, a distance of 634.10 feet to a 1/2" iron rod
 11-38 with "ATWELL LLC" cap set for an angle corner of said 10 acre tract,
 11-39 Seventh Tract-2nd Tract, an ell corner of said 622.30 acre tract and
 11-40 also being the northwestern corner of said 767 acre tract, Seventh
 11-41 Tract-1st Tract;
 11-42 THENCE, with the northern line of said 767 acre tract, Seventh
 11-43 Tract-1st Tract and also being a southern line of said 622.30 acre
 11-44 tract, N 68° 29' 43" E, a distance of 2883.30 feet to a 5/8" iron rod
 11-45 found for the southeastern corner of said 622.30 acre tract and also
 11-46 being the southwestern corner of said 1748.4 acre tract, Sixth
 11-47 Tract;
 11-48 THENCE, with the western line of said 1748.4 acre tract, Sixth Tract
 11-49 and also being a eastern line of said 622.30 acre tract, N 21° 41'
 11-50 17" W, a distance of 4467.40 feet to a 5/8" iron rod found for an
 11-51 angle corner of said 1748.4 acre tract, Sixth Tract, an ell corner
 11-52 of said 622.30 acre tract and also being an ell corner of a called
 11-53 467.619 acre tract, conveyed to Bryan Wolff and Liz Wolff, in
 11-54 Document No. 2020039792, Official Public Records Bell County,
 11-55 Texas;
 11-56 THENCE, with the western line of said 1748.4 acre tract, Sixth Tract
 11-57 and also being an eastern line of said 467.619 acre tract, the
 11-58 following three (3) courses and distances;
 11-59 1. N 21° 38' 05" W, a distance of 500.90 feet to a 5/8" iron
 11-60 rod found;
 11-61 2. N 65° 53' 32" E, a distance of 628.79 feet to a 5/8" iron
 11-62 rod found;
 11-63 3. N 21° 47' 50" W, a distance of 641.26 feet to a 5/8" iron
 11-64 rod found for the most northwestern corner of said 1748.4 acre
 11-65 tract, Sixth Tract and also being an ell corner of said 467.619 acre
 11-66 tract;
 11-67 THENCE, with the northern line of said 1748.4 acre tract, Sixth
 11-68 Tract and also being a southern line of said 467.619 acre tract, N
 11-69 68° 40' 37" E, a distance of 3055.10 feet to a 5/8" iron rod found for
 11-70 the southwestern corner of said 186 acre tract and also being the
 11-71 southeastern corner of said 467.619 acre tract;

12-1 THENCE, with the western line of said 186 acre tract and also being
 12-2 the eastern line of said 467.619 acre tract, N 21° 18' 38" W, a
 12-3 distance of 4131.59 feet to a calculated point for the northwestern
 12-4 corner of said 186 acre tract, the southwestern corner of the
 12-5 remainder of a called 1021.52 acre tract, conveyed to John Brooks
 12-6 Bradley, in Volume 801, Page 197, Official Public Records Bell
 12-7 County, Texas and also being in the center of a creek;
 12-8 THENCE, with the northern line of said 186 acre tract, the southern
 12-9 line of said remainder of the 1021.52 acre tract and along the
 12-10 approximate center line of a creek as located in August of 2022, the
 12-11 following eighteen (18) courses and distances;
 12-12 1. N 82° 33' 36" E, a distance of 152.30 feet to a calculated
 12-13 point;
 12-14 2. S 37° 59' 23" E, a distance of 31.91 feet to a calculated
 12-15 point;
 12-16 3. S 74° 33' 31" E, a distance of 38.53 feet to a calculated
 12-17 point;
 12-18 4. N 82° 05' 58" E, a distance of 70.13 feet to a calculated
 12-19 point;
 12-20 5. N 72° 07' 47" E, a distance of 63.94 feet to a calculated
 12-21 point;
 12-22 6. N 88° 23' 21" E, a distance of 41.98 feet to a calculated
 12-23 point;
 12-24 7. S 68° 08' 34" E, a distance of 81.68 feet to a calculated
 12-25 point;
 12-26 8. S 57° 17' 52" E, a distance of 82.18 feet to a calculated
 12-27 point;
 12-28 9. S 51° 03' 40" E, a distance of 199.95 feet to a calculated
 12-29 point;
 12-30 10. S 30° 37' 38" E, a distance of 39.14 feet to a calculated
 12-31 point;
 12-32 11. S 32° 14' 33" E, a distance of 50.38 feet to a calculated
 12-33 point;
 12-34 12. S 68° 43' 06" E, a distance of 32.02 feet to a calculated
 12-35 point;
 12-36 13. S 81° 53' 34" E, a distance of 179.04 feet to a calculated
 12-37 point;
 12-38 14. N 88° 24' 53" E, a distance of 135.91 feet to a calculated
 12-39 point;
 12-40 15. S 70° 36' 48" E, a distance of 43.77 feet to a calculated
 12-41 point;
 12-42 16. S 70° 15' 42" E, a distance of 33.76 feet to a calculated
 12-43 point;
 12-44 17. S 85° 34' 12" E, a distance of 38.19 feet to a calculated
 12-45 point;
 12-46 18. N 65° 19' 04" E, a distance of 21.10 feet to a 1/2" iron
 12-47 rod with "ATWELL LLC" cap set for an ell corner of said 186 acre
 12-48 tract, the most western southwestern corner of said 8.04 acre
 12-49 tract;
 12-50 THENCE, with the western line of said 8.04 acre tract and also being
 12-51 the eastern line of said remainder of the 1021.52 acre tract, the
 12-52 following six (6) courses and distances;
 12-53 1. N 09° 55' 43" W, a distance of 124.80 feet to a 1/2" iron
 12-54 rod with "ATWELL LLC" cap set;
 12-55 2. N 17° 18' 43" W, a distance of 124.85 feet to a 1/2" iron
 12-56 rod with "ATWELL LLC" cap set;
 12-57 3. N 27° 38' 51" W, a distance of 204.10 feet to a 1" iron rod
 12-58 found;
 12-59 4. N 19° 01' 35" W, a distance of 154.05 feet to a 1/2" iron
 12-60 rod with "ATWELL LLC" cap set;
 12-61 5. N 40° 33' 19" W, a distance of 60.57 feet to a 1/2" iron
 12-62 rod with "ATWELL LLC" cap set;
 12-63 6. N 24° 12' 10" E, a distance of 85.05 feet to a 24" Elm tree
 12-64 found for the northwestern corner of said 8.04 acre tract and also
 12-65 being the southwestern corner of said 13.128 acre tract;
 12-66 THENCE, with the western line of said 13.128 acre tract and also
 12-67 being the eastern line of said remainder of the 1021.52 acre tract,
 12-68 N 05° 11' 54" W, a distance of 239.59 feet to a 1/2" iron rod with
 12-69 "ATWELL LLC" cap set for the northwestern corner of said 13.128 acre
 12-70 tract and also being on the said southern right-of-way line of Farm
 12-71 to Market Highway 2843;

13-1 THENCE, with the northern line of said 13.128 acre tract and also
 13-2 being the said southern right-of-way line of Farm to Market Highway
 13-3 2843, the following six (6) courses and distances;
 13-4 1. S 71° 39' 46" E, a distance of 492.88 feet to a TxDOT
 13-5 concrete monument found;
 13-6 2. S 78° 02' 06" E, a distance of 217.69 feet to a 1/2" iron
 13-7 rod with "ATWELL LLC" cap set;
 13-8 3. S 72° 50' 49" E, a distance of 675.22 feet to a 1/2" iron
 13-9 rod with "ATWELL LLC" cap set;
 13-10 4. S 75° 52' 53" E, a distance of 214.77 feet to a 1/2" iron
 13-11 rod with "ATWELL LLC" cap set;
 13-12 5. S 82° 09' 44" E, a distance of 208.53 feet to a 1/2" iron
 13-13 rod with "ATWELL LLC" cap set;
 13-14 6. S 87° 59' 00" E, a distance of 199.87 feet to a 1/2" iron
 13-15 rod found for the northeastern corner of said 13.128 acre tract;
 13-16 THENCE, with the eastern line of said 13.128 acre tract and also
 13-17 being the said southern right-of-way line of Farm to Market Highway
 13-18 2843, S 20° 56' 32" E, a distance of 41.23 feet to a 1/2" iron rod
 13-19 with "5496" cap found, for an angle corner of said 13.128 acre tract
 13-20 and also being the most northern northwestern corner of a called
 13-21 72.486 acre tract, conveyed to Talaska Holdings, LLC, in Document
 13-22 No. 2021076791, Official Public Records Bell County, Texas;
 13-23 THENCE, with the eastern line of said 13.128 acre tract and also
 13-24 being a western line of said 72.486 acre tract, S 21° 13' 57" E, a
 13-25 distance of 378.45 feet to a 1/2" iron rod with "5496" cap found for
 13-26 the eastern corner of said 13.128 acre tract and also being an ell
 13-27 corner of said 72.486 acre tract;
 13-28 THENCE, with a southern line of said 13.128 acre tract and also
 13-29 being a northern line of said 72.486 acre tract, S 68° 50' 40" W, a
 13-30 distance of 528.83 feet to a calculated point for the southern
 13-31 corner of said 13.128 acre tract, being on the eastern line of said
 13-32 186 acre tract and also being in the center of a creek;
 13-33 THENCE, with the eastern line of said 186 acre tract, the western
 13-34 line of said 72.486 acre tract and along the approximate center line
 13-35 of a creek as located in August of 2022, the following sixteen (16)
 13-36 courses and distances;
 13-37 1. S 09° 13' 10" E, a distance of 54.75 feet to a calculated
 13-38 point;
 13-39 2. S 23° 18' 16" W, a distance of 74.94 feet to a calculated
 13-40 point;
 13-41 3. S 09° 31' 15" E, a distance of 198.72 feet to a calculated
 13-42 point;
 13-43 4. S 18° 28' 31" E, a distance of 104.92 feet to a calculated
 13-44 point;
 13-45 5. S 58° 04' 26" E, a distance of 31.63 feet to a calculated
 13-46 point;
 13-47 6. N 55° 45' 39" E, a distance of 26.05 feet to a calculated
 13-48 point;
 13-49 7. N 24° 59' 14" E, a distance of 25.04 feet to a calculated
 13-50 point;
 13-51 8. S 84° 56' 28" E, a distance of 39.13 feet to a calculated
 13-52 point;
 13-53 9. S 51° 08' 15" E, a distance of 47.14 feet to a calculated
 13-54 point;
 13-55 10. S 25° 48' 10" E, a distance of 72.89 feet to a calculated
 13-56 point;
 13-57 11. S 12° 07' 04" E, a distance of 180.70 feet to a calculated
 13-58 point;
 13-59 12. S 23° 51' 43" E, a distance of 317.32 feet to a calculated
 13-60 point;
 13-61 13. S 42° 38' 31" E, a distance of 163.23 feet to a calculated
 13-62 point;
 13-63 14. S 64° 08' 12" E, a distance of 139.03 feet to a calculated
 13-64 point;
 13-65 15. N 71° 03' 29" E, a distance of 193.00 feet to a calculated
 13-66 point;
 13-67 16. N 81° 44' 22" E, a distance of 139.94 feet to a calculated
 13-68 point for an ell corner of said 186 acre tract, an angle corner of
 13-69 said 72.486 acre tract and an ell corner of a called 125.158 acre
 13-70 tract, conveyed to Curtis A. Crenwelge and wife, Lucretia
 13-71 Crenwelge, in Volume 5587, Page 819, Official Public Records Bell

14-1 County, Texas;
 14-2 THENCE, with the eastern line of said 186 acre tract and also being
 14-3 the western line of said 125.158 acre tract, S 21° 21' 41" E,
 14-4 passing at a distance of 103.05 feet a 5/8" iron rod found, in all a
 14-5 total distance of 1444.25 feet to a 40d nail found for the
 14-6 southeastern corner of said 186 acre tract, the southwestern corner
 14-7 of said 125.158 acre tract and also being on the northern line of
 14-8 said 1748.4 acre tract, Sixth Tract;
 14-9 THENCE, with the northern line of said 1748.4 acre tract, Sixth
 14-10 Tract and also being the southern line of said 125.158 acre tract, N
 14-11 68° 25' 26" E, passing at a distance of 2493.23 feet a 5/8" iron rod
 14-12 found, continuing for a total distance of 2675.91 feet to a 5/8"
 14-13 iron rod found for an ell corner of said 1748.4 acre tract, Sixth
 14-14 Tract, the southeastern corner of said 125.158 acre tract and also
 14-15 being on the western line of a called 75.016 acre tract, conveyed to
 14-16 7KX Investments, in Document No. 2021026448, Official Public
 14-17 Records Bell County, Texas;
 14-18 THENCE, with an eastern line of said 1748.4 acre tract, Sixth Tract
 14-19 and also being the western line of said 75.016 acre tract, S 21° 23'
 14-20 38" E, a distance of 309.03 feet to a 1" iron pipe found for an ell
 14-21 corner of said 1748.4 acre tract, Sixth Tract and also being the
 14-22 southwestern corner of said 75.016 acre tract;
 14-23 THENCE, with the northern line of said 1748.4 acre tract, Sixth
 14-24 Tract and also being the southern lines of the following tracts,
 14-25 said 75.016 acre tract, of a called 27.192 acre tract, Tract One, of
 14-26 a called 27.026 acre tract, Tract Two both conveyed to Paul R.
 14-27 Schoenrock and spouse Ginger Schoenrock, in Document
 14-28 No. 2011028942, Official Public Records Bell County, Texas,
 14-29 N 67° 41' 19" E, a distance of 2239.07 feet to a 1/2" iron rod with
 14-30 "2475" cap found for the apparent northeastern corner of said
 14-31 1748.4 acre tract, Sixth Tract, the apparent northwestern corner of
 14-32 said remainder of 434.08 acre tract, the southeastern corner of
 14-33 said 27.026 acre tract, Tract Two and also being the southwestern
 14-34 corner of a called 27.219 acre tract, conveyed to Janet May Kennedy,
 14-35 in Document No. 2010046246, Official Public Records Bell County,
 14-36 Texas;
 14-37 THENCE, with the northern line of said remainder of 434.08 acre
 14-38 tract and also being the southern line of said 27.219 acre tract,
 14-39 N 67° 39' 40" E, a distance of 447.21 feet to a 1/2" iron rod with
 14-40 "ATWELL LLC" cap set for the southeastern corner of said 27.219 acre
 14-41 tract and also being the southwestern corner of the remainder of a
 14-42 called 151.18 acre tract, conveyed to One Cow Ranch, L.P., in Volume
 14-43 5577, Page 597, Official Public Records Bell County, Texas;
 14-44 THENCE, with the northern line of said remainder of 434.08 acre
 14-45 tract and also being the southern line of said remainder of the
 14-46 151.18 acre tract, N 66° 03' 13" E, a distance of 1312.87 feet to a
 14-47 1/2" iron rod found for the southeastern corner of said remainder of
 14-48 the 151.18 acre tract and also being the southwestern corner of a
 14-49 called 21.489 acre tract, conveyed to Molly Stratton, in Document
 14-50 No. 2020024834, Official Public Records Bell County, Texas;
 14-51 THENCE, with the northern line of said remainder of 434.08 acre
 14-52 tract and also being the southern line of said 21.489 acre tract,
 14-53 N 69° 21' 12" E, a distance of 490.01 feet to a 4" cedar post found
 14-54 for the southeastern corner of said 21.489 acre tract and also being
 14-55 the southwestern corner of a called 30.000 acre tract, conveyed to
 14-56 Steve Campbell and Leslie Campbell, in Document No. 2013051645,
 14-57 Official Public Records Bell County, Texas;
 14-58 THENCE, with the northern line of said remainder of 434.08 acre
 14-59 tract and also being the southern line of said 30.000 acre tract,
 14-60 N 69° 24' 30" E, a distance of 851.37 feet to a 4" cedar post found
 14-61 for an ell corner of said remainder of 434.08 acre tract and also
 14-62 being the southeastern corner of said 30.000 acre tract;
 14-63 THENCE, with a western line of said remainder of 434.08 acre tract
 14-64 and also being the eastern line of said 30.000 acre tract,
 14-65 N 20° 16' 45" W, a distance of 1945.82 feet to a 6" pipe post found
 14-66 for an ell corner of said 434.08 acre tract, the northeastern corner
 14-67 of said 30.000 acre tract and also being on the said southern
 14-68 right-of-way line of Farm to Market Highway 2843 (right-of-way
 14-69 varies);
 14-70 THENCE, with the northern line of said remainder of 434.08 acre
 14-71 tract and also being the said southern right-of-way line of Farm to

15-1 Market Highway 2843, S 71° 23' 16" E, a distance of 685.70 feet to
15-2 the POINT OF BEGINNING.

15-3 Containing 7,088.47 acres or 308,773,841 square feet, more or less.

15-4 BEARING BASIS NOTE

15-5 This project is referenced for all bearing and coordinate basis to
15-6 the Texas State Plane Coordinate System NAD 83 (2011 adjustment),
15-7 South Central Zone (4204). The grid to surface combined scale
15-8 factor is 1.00013.

15-9 SECTION 3. (a) The legal notice of the intention to
15-10 introduce this Act, setting forth the general substance of this
15-11 Act, has been published as provided by law, and the notice and a
15-12 copy of this Act have been furnished to all persons, agencies,
15-13 officials, or entities to which they are required to be furnished
15-14 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
15-15 Government Code.

15-16 (b) The governor, one of the required recipients, has
15-17 submitted the notice and Act to the Texas Commission on
15-18 Environmental Quality.

15-19 (c) The Texas Commission on Environmental Quality has filed
15-20 its recommendations relating to this Act with the governor, the
15-21 lieutenant governor, and the speaker of the house of
15-22 representatives within the required time.

15-23 (d) All requirements of the constitution and laws of this
15-24 state and the rules and procedures of the legislature with respect
15-25 to the notice, introduction, and passage of this Act are fulfilled
15-26 and accomplished.

15-27 SECTION 4. (a) If this Act does not receive a two-thirds
15-28 vote of all the members elected to each house, Subchapter C, Chapter
15-29 7923, Special District Local Laws Code, as added by Section 1 of
15-30 this Act, is amended by adding Section 7923.0307 to read as follows:

15-31 Sec. 7923.0307. NO EMINENT DOMAIN POWER. The district may
15-32 not exercise the power of eminent domain.

15-33 (b) This section is not intended to be an expression of a
15-34 legislative interpretation of the requirements of Section 17(c),
15-35 Article I, Texas Constitution.

15-36 SECTION 5. This Act takes effect immediately if it receives
15-37 a vote of two-thirds of all the members elected to each house, as
15-38 provided by Section 39, Article III, Texas Constitution. If this
15-39 Act does not receive the vote necessary for immediate effect, this
15-40 Act takes effect September 1, 2023.

15-41

* * * * *