

1-1 By: Flores (Senate Sponsor - Zaffirini) H.B. No. 4894
 1-2 (In the Senate - Received from the House May 8, 2025;
 1-3 May 21, 2025, read first time and referred to Committee on Local
 1-4 Government; May 22, 2025, reported favorably by the following
 1-5 vote: Yeas 6, Nays 0; May 22, 2025, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Middleton			X	
1-9 Cook	X			
1-10 Gutierrez	X			
1-11 Nichols	X			
1-12 Paxton	X			
1-13 West	X			

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

1-17 relating to the boundaries of, and validating certain acts and
 1-18 proceedings of, the Creedmoor Municipal Utility District.

1-19 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-20 SECTION 1. Section 7951A.0106, Special District Local Laws
 1-21 Code, is amended to read as follows:

1-22 Sec. 7951A.0106. [~~INITIAL~~] DISTRICT TERRITORY. (a) The
 1-23 district is [~~initially~~] composed of the territory described by
 1-24 Section 2A [~~2~~] of the Act enacting this chapter.

1-25 (b) The boundaries and field notes contained in Section 2A
 1-26 [~~2~~] of the Act enacting this chapter form a closure. A mistake made
 1-27 in the field notes or in copying the field notes in the legislative
 1-28 process does not affect the district's:

1-29 (1) organization, existence, or validity;

1-30 (2) right to issue any type of bond for the purposes
 1-31 for which the district is created or to pay the principal of and
 1-32 interest on a bond;

1-33 (3) right to impose a tax; or

1-34 (4) legality or operation.

1-35 SECTION 2. Chapter 762, Acts of the 87th Legislature,
 1-36 Regular Session, 2021, is amended by adding Section 2A to read as
 1-37 follows:

1-38 Sec. 2A. The Creedmoor Municipal Utility District includes
 1-39 all the territory contained in the following area:

1-40 TRACT 1
 1-41 BEING A 134.0-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT
 1-42 NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, SAID 134.0-ACRE TRACT
 1-43 BEING COMPRISED OF FOUR (4) TRACTS: 1) THE REMAINDER OF A CALLED
 1-44 134.000-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD,
 1-45 RECORDED IN DOCUMENT NUMBER 2023132871 OF THE OFFICIAL PUBLIC
 1-46 RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], 2) A CALLED
 1-47 47.62-ACRE TRACT, CONVEYED TO KL LB BUY 2 LLC, RECORDED IN DOCUMENT
 1-48 NUMBER 2024072053 [O.P.R.T.C.T.], 3) A CALLED 0.3592-ACRE TRACT,
 1-49 CONVEYED TO CREEDMOOR MUNICIPAL UTILITY DISTRICT, RECORDED IN
 1-50 DOCUMENT NUMBER 2024060646 [O.P.R.T.C.T.], AND 4) A CALLED
 1-51 2.5221-ACRE TRACT, DESCRIBED AS RIGHT-OF-WAY DEDICATION, CONVEYED
 1-52 TO TRAVIS COUNTY, RECORDED IN DOCUMENT NUMBER 2024053921
 1-53 [O.P.R.T.C.T.]; SAID 134.0-ACRE TRACT BEING MORE PARTICULARLY
 1-54 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1-55 BEGINNING at a 1/2-inch iron rod with cap stamped "CSCI" found in
 1-56 the existing northeast right-of-way of Old Lockhart Rd., a variable
 1-57 width right-of-way, for the southwest corner of said remainder of a
 1-58 called 134.000-acre tract, for the southeast corner of a tract of
 1-59 land conveyed to CL Thomas Holdings, LLC, recorded in 2014173787,
 1-60 [O.P.R.T.C.T.] and for the southwest corner of the tract described
 1-61 herein;

2-1 THENCE, N26°52'37"E, with the common line of said remainder of a
2-2 called 134.000-acre tract, and said CL Thomas Holdings, LLC tract,
2-3 for a distance of 704.95 feet to a 1/2-inch iron rod with cap
2-4 stamped "CSCI" found in the existing southwest right-of-way of
2-5 State Highway 45, a variable width right-of-way, for the northwest
2-6 corner of said remainder of a called 134.000-acre tract, for the
2-7 northeast corner of said CL Thomas Holdings, LLC tract and for the
2-8 northwest corner of the tract described herein;
2-9 THENCE with the existing southwest right-of-way of said SH 45 and
2-10 with the northeasterly line of said remainder of a called
2-11 134.000-acre tract, the following four (4) courses:
2-12 1) S71°11'34"E, for a distance of 50.52 feet to a 1/2-inch
2-13 iron rod with cap stamped "DOUCET" found for an angle corner of the
2-14 tract described herein,
2-15 2) S74°22'34"E, for a distance of 225.05 feet to a 1/2-inch
2-16 iron rod with cap stamped "CSCI" found for an angle corner of the
2-17 tract described herein,
2-18 3) S76°45'52"E, for a distance of 237.79 feet to a brass disk
2-19 stamped "TXDOT" in concrete found for the beginning of a curve to
2-20 the left, and for an angle corner of the tract described herein, and
2-21 4) With said curve to the left, having an arc length of
2-22 118.32 feet, a radius of 4,174.50 feet, a delta angle of 01°37'26",
2-23 and a chord which bears S73°59'30"E, for a distance of 118.32 feet to
2-24 a brass disk stamped "TXDOT" in concrete found for the northwest
2-25 corner of said 47.62-acre tract and for an angle corner of the tract
2-26 described herein;
2-27 THENCE with the existing southwest right-of-way of said SH 45,
2-28 partially with the northeasterly line of said 47.62-acre tract and
2-29 partially with the northeasterly line of said 0.3592-acre tract,
2-30 along said curve to the left, having an arc length of 1,673.82 feet,
2-31 a radius of 4,174.50 feet, a delta angle of 22°58'24", and a chord
2-32 which bears S86°17'26"E, for a distance of 1,662.63 feet to a brass
2-33 disk stamped "TXDOT" in concrete found for a corner in the
2-34 northeasterly line of said 0.3592-acre tract and for an angle
2-35 corner of the tract described herein;
2-36 THENCE with the existing southwest right-of-way of said SH 45 and
2-37 with the northeasterly line of said remainder of a called
2-38 134.000-acre tract, the following three (3) courses:
2-39 1) N82°15'38"E, partially with the northeasterly line of
2-40 said 0.3592-acre tract, for a distance of 380.70 feet to a brass
2-41 disk stamped "TXDOT" in concrete found for the beginning of a curve
2-42 to the left, and for an angle corner of the tract described herein,
2-43 2) With said curve to the left, having an arc length of
2-44 882.95 feet, a radius of 12,000.00 feet, a delta angle of 04°12'57",
2-45 and a chord which bears N84°14'43"E, for a distance of 882.75 feet to
2-46 a brass disk stamped "TXDOT" in concrete found for an angle corner
2-47 of the tract described herein, and
2-48 3) N56°48'23"E, for a distance of 73.22 feet to a 1/2-inch
2-49 iron rod with cap stamped "FOREST" found for the most northern
2-50 northeast corner of said remainder of a called 134.00-acre tract,
2-51 for the west corner of a called 0.682-acre tract, conveyed to Chad
2-52 Dobbs, recorded in Document Number 2018156843 [O.P.R.T.C.T.] and
2-53 for the most northern northeast corner of the tract described
2-54 herein;
2-55 THENCE, S59°42'31"E, with the common line of said remainder of a
2-56 called 134.00-acre tract and said 0.682-acre tract, for a distance
2-57 of 277.49 feet to a 1/2-inch iron pipe found for the south corner of
2-58 said 0.682-acre tract, for the west corner of a called 11.05-acre
2-59 tract, conveyed to IH 45 BFP, LLC, recorded in Document Number
2-60 2024044947, [O.P.R.T.C.T.] and for an angle corner of the tract
2-61 described herein;
2-62 THENCE, S59°57'30"E, with the common line of said remainder of a
2-63 called 134.00-acre tract and said 11.05-acre tract, for a distance
2-64 of 770.01 feet to a 1/2-inch iron pipe found for the east corner of
2-65 said remainder of a called 134.00-acre tract, for the south corner
2-66 of said 11.05-acre tract, same point being in the northwest line of
2-67 a called 22.325-acre tract, described as Tract III, conveyed to IH
2-68 45 BFP, LLC, A Texas Limited Liability Company, recorded in
2-69 Document Number 2024044950 [O.P.R.T.C.T.] and for the east corner

3-1 of the tract described herein;
3-2 THENCE, S42°13'28"W, partially with the southeast line of said
3-3 remainder of a called 134.00-acre tract and partially with the
3-4 southeast line of said 2.5221-acre tract, for a distance of
3-5 2,266.28 feet to a calculated point in the existing northeast
3-6 right-of-way of Old Lockhart Rd., for the southeast corner of said
3-7 2.5221-acre tract and for the southeast corner of the tract
3-8 described herein;
3-9 THENCE, N63°07'07"W, with the southwest line of said 2.5221-acre
3-10 tract, for a distance of 3,685.84 feet to the POINT OF BEGINNING of
3-11 the tract described herein and containing 134.0-acres more or less.
3-12 TRACT 2
3-13 DESCRIPTION OF 78.9-ACRE TRACT, SITUATED IN THE WILLIAM P. CORBIN
3-14 LEAGUE, SURVEY NO. 7, ABSTRACT NUMBER 159, TRAVIS COUNTY, TEXAS,
3-15 SAID 78.9-ACRE TRACT BEING COMPRISED OF FOUR (4) TRACTS: 1) A CALLED
3-16 76.94-ACRE TRACT, CONVEYED TO KL LB BUY 2 LLC, RECORDED IN DOCUMENT
3-17 NUMBER 2024110640 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
3-18 TEXAS [O.P.R.T.C.T.], 2) A CALLED 0.2441-ACRE TRACT, DESCRIBED AS
3-19 "LIFT STATION", CONVEYED TO CREEDMOOR MUNICIPAL UTILITY DISTRICT,
3-20 RECORDED IN DOCUMENT NUMBER 2024087822 [O.P.R.T.C.T.], 3) A CALLED
3-21 0.4615-ACRE TRACT, DESCRIBED AS "R.O.W. DEDICATION, CONVEYED TO
3-22 CITY OF CREEDMOOR, TEXAS, RECORDED IN DOCUMENT NUMBER 2024099603
3-23 [O.P.R.T.C.T.], AND 4) A CALLED 1.3013-ACRE TRACT DESCRIBED AS
3-24 "RIGHT-OF-WAY DEDICATION", CONVEYED TO TRAVIS COUNTY, RECORDED IN
3-25 DOCUMENT NUMBER 2024053920 [O.P.R.T.C.T.], SAID 78.9-ACRE TRACT
3-26 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
3-27 BEGINNING at a 1/2-inch iron rod with cap stamped "CSCI" found for
3-28 the northwest corner of said 1.3013-acre tract, same point located
3-29 at the previously established intersection of F.M. 1625, also known
3-30 as Williamson Road, a variable width right-of-way, and the existing
3-31 southwest right-of-way line of Old Lockhart Road, a variable width
3-32 right-of-way, for the northwest corner of the tract described
3-33 herein;
3-34 THENCE S63°21'38'E, with the northeast line of said 1.3013-acre
3-35 tract, a distance of 2,802.88 feet, to a 1/2-inch iron rod with cap
3-36 stamped "CSCI" found for the northeast corner of said 1.3013-acre
3-37 tract, for the northwest corner of the remainder of a called
3-38 7.728-acre tract, conveyed to Linda Thompson and Larry D. Thompson,
3-39 recorded in Document Number 2008094501 [O.P.R.T.C.T.], and for the
3-40 northeast corner of the tract described herein;
3-41 THENCE with the southeast line of said 76.94-acre tract, the
3-42 following four (4) courses:
3-43 1) S42°00'48"W, partially with the southeast line of said
3-44 1.3013-acre tract and with the northwest line of said remainder of a
3-45 called 7.728-acre tract, for a distance of 786.86 feet to a 1/2-inch
3-46 iron rod with cap stamped "CSCI" found for an angle corner of the
3-47 tract described herein,
3-48 2) S41°41'47"W, continuing partially with the northwest line
3-49 of said remainder of a called 7.728-acre tract and partially with
3-50 the northwest line of a called 2.728-acre tract conveyed to George
3-51 A. Soria, recorded in Volume 10335, Page 141 of the Real Property
3-52 Records of Travis County, Texas [R.P.R.T.C.T.], being further
3-53 described in Volume 7349, Page 558 of the R.P.R.T.C.T., for a
3-54 distance of 462.17 feet to a 1/2-inch iron rod with cap stamped
3-55 "DOUCET" found for an angle corner of the tract described herein,
3-56 3) S42°11'22"W, with the northwest line of said 2.728-acre
3-57 tract, for a distance of 315.62 feet to a 1/2-inch iron rod with cap
3-58 stamped "CSCI" found for an angle corner of the tract described
3-59 herein, and
3-60 4) S42°19'28"W, continuing with the northwest line of said
3-61 2.728-acre tract, for a distance of 302.87 feet to a 1/2-inch iron
3-62 rod found in the existing northeast right-of-way line of
3-63 Turnersville Road, a variable width right-of-way, and for the south
3-64 corner of the tract described herein;
3-65 THENCE, N62°20'06"W, with the existing northeast right-of-way line
3-66 of said Turnersville Road, being the southwest line of said
3-67 76.94-acre tract, a distance of 1,136.40 feet to a 1/2-inch iron rod
3-68 found for the southeast corner of a called 1.82-acre tract conveyed
3-69 to Richard Schmidt, recorded in Document Number 2021214488 of the

4-1 O.P.R.T.C.T. and for the southwest corner of the tract described
 4-2 herein;
 4-3 THENCE with the west line of said 76.94-acre tract, the following
 4-4 five (5) courses:
 4-5 1) N00°31'16"W, partially with the east line of said
 4-6 1.82-acre tract and partially with the east line of the remainder of
 4-7 a called 4.00-acre tract conveyed to Richard P. Schmidt, recorded
 4-8 in Document Number 2019020106 [O.P.R.T.C.T.], for a distance of
 4-9 618.16 feet to a 1/2-inch iron pipe found for the northeast corner
 4-10 of said remainder of a called 4.00-acre tract, same point being in
 4-11 the south line of the remainder of a called 2.00-acre tract conveyed
 4-12 to Jorge Ruiz Sanchez, recorded in Document Number 2006008601
 4-13 [O.P.R.T.C.T.] and for an angle corner of the tract described
 4-14 herein,
 4-15 2) S64°30'23"E, with the south line of said remainder of a
 4-16 called 2.00-acre tract, for a distance of 42.12 feet to a 1-inch
 4-17 iron pipe found for an angle corner of the tract described herein,
 4-18 3) N11°56'35"E, with the east line of said remainder of a
 4-19 called 2.00-acre tract, for a distance of 311.13 feet to a 1/2-inch
 4-20 iron rod with cap stamped "DOUCET" found for an angle corner of the
 4-21 tract described herein,
 4-22 4) N03°39'05"E, continuing with the east line of said
 4-23 remainder of a called 2.00-acre tract, for a distance of 278.79 feet
 4-24 to a 3/4-inch iron rod found for an angle corner of the tract
 4-25 described herein, from which a 3/4-inch iron pipe found bears
 4-26 N01°32'38"E, a distance of 0.16 feet, and
 4-27 5) N86°52'36"W, partially with the north line of a called
 4-28 1.50-acre tract conveyed to Valentin Benitez Benitez, recorded in
 4-29 Document Number 2014109464 of the O.P.R.T.C.T. and partially with
 4-30 the south line of said 0.4615-acre tract, for a distance of 354.76
 4-31 feet to a 3/4-inch iron rod found for the northwest corner of said
 4-32 1.50-acre tract and for an angle corner of the tract described
 4-33 herein;
 4-34 THENCE, N00°34'33"W, with the west line of said 0.4615-acre tract, a
 4-35 distance of 914.71 feet to the POINT OF BEGINNING of the tract
 4-36 described herein and containing 78.9 acres more or less.

4-37 TRACT 3

4-38 BEING A 97.57-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT
 4-39 NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, AND OUT OF THE SAMUEL
 4-40 LITTLE SURVEY, ABSTRACT NUMBER 480, SECTION 3, TRAVIS COUNTY,
 4-41 TEXAS, SAID 97.57-ACRE TRACT BEING COMPRISED OF FIVE (5) TRACTS: 1)
 4-42 A CALLED 11.05-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO 5909
 4-43 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024116586 OF
 4-44 THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.],
 4-45 2) A CALLED 22.325-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO
 4-46 5909 OLD LOCKHART ROAD, LTD, TRACT 1, RECORDED IN DOCUMENT NUMBER
 4-47 2024116586 [O.P.R.T.C.T.], 3) A CALLED 24.00-ACRE TRACT, CONVEYED
 4-48 TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER
 4-49 2024116586 [O.P.R.T.C.T.], 4) A CALLED 17.58-ACRE TRACT, CONVEYED
 4-50 TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER
 4-51 2024116586 [O.P.R.T.C.T.], AND 5) A CALLED 22.59-ACRE TRACT,
 4-52 CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT
 4-53 NUMBER 2024116586 [O.P.R.T.C.T.], SAID 97.57-ACRE TRACT BEING MORE
 4-54 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 4-55 BEGINNING at a 1/2-inch iron rod found in the existing southerly
 4-56 right-of-way of State Highway (S.H.) 45, a variable width
 4-57 right-of-way, for the northwest corner of said 11.05-acre tract,
 4-58 for the northeast corner of a called 0.682-acre, described as
 4-59 Parcel 2, conveyed to Chad Doobs recorded in Document Number
 4-60 2018156843, [O.P.R.T.C.T.] and for the northwest corner of the
 4-61 tract described herein;
 4-62 THENCE with the existing southerly right-of-way line of S.H. 45, a
 4-63 variable width right-of-way, the following ten (10) courses:
 4-64 5) N82°15'48"E, with the northerly line of said 11.05-acre
 4-65 tract, for a distance of 1,240.87 feet to a Texas Department of
 4-66 Transportation (TXDOT), TYPE II brass disk monument found for the
 4-67 northeast corner of said 11.05-acre tract, same point being in the
 4-68 northwest line of said 22.325-acre tract (Tract 1), and for an angle
 4-69 corner of the tract described herein,

5-1 6) N43°21'05"E, with the northerly line of said 22.325-acre
5-2 tract (Tract 1), for a distance of 7.44 feet to a fence corner post
5-3 found for the north corner of said 22.325-acre tract (Tract 1) and
5-4 for an angle corner of the tract described herein,
5-5 7) S48°42'39"E, continuing with the northerly line of said
5-6 22.325-acre tract (Tract 1), for a distance of 36.91 feet to a Texas
5-7 Department of Transportation (TXDOT), TYPE II brass disk monument
5-8 found for the northwest corner of said 24.00-acre tract and for an
5-9 angle corner of the tract described herein,
5-10 8) N81°06'19"E, with the northerly line of said 24.00-acre
5-11 tract, for a distance of 598.62 feet to a 1/2-inch iron rod with cap
5-12 stamped "Brusell" found for the beginning of a curve to the right,
5-13 and for an angle corner of the tract described herein,
5-14 9) With said curve to the right, continuing with the
5-15 northerly line of said 24.00-acre tract, defined by a radius of
5-16 4,000.00 feet, an arc length of 381.22 feet, a delta angle of
5-17 05°27'38", and a chord which bears N81°55'44"E, a distance of 381.08
5-18 feet to a 1/2-inch iron rod with cap stamped "Brusell" found for the
5-19 beginning of a curve to the right, for the northeast corner of said
5-20 24.00-acre tract, for the northwest corner of said 17.58-acre tract
5-21 and for an angle corner of the tract described herein,
5-22 10) With said curve to the right, with the northerly line of
5-23 said 17.58-acre tract, defined by a radius of 4,000.00 feet, an arc
5-24 length of 701.38 feet, a delta angle of 10°02'48", and a chord which
5-25 bears N89°41'05"E, a distance of 700.48 feet to a 1/2-inch iron rod
5-26 with cap stamped "Brusell 6349" found for an angle corner of the
5-27 tract described herein,
5-28 11) S81°10'12"E, continuing with the northerly line of said
5-29 17.58-acre tract, for a distance of 379.17 feet to a 1/2-inch iron
5-30 rod with cap stamped "Brusell 6349" found for an angle corner of the
5-31 tract described herein,
5-32 12) S80°18'34"E, continuing with the northerly line of said
5-33 17.58-acre tract, for a distance of 789.34 feet to a Texas
5-34 Department of Transportation (TXDOT), TYPE II brass disk monument
5-35 found for the northeast corner of said 17.58-acre tract, for the
5-36 northwest corner of said 22.59-acre tract and for an angle corner of
5-37 the tract described herein,
5-38 13) S72°31'35"E, with the northerly line of said 22.59-acre
5-39 tract, for a distance of 973.73 feet to a Texas Department of
5-40 Transportation (TXDOT), TYPE II brass disk monument found for an
5-41 angle corner of the tract described herein, and
5-42 14) N76°54'11"E, continuing with the northerly line of said
5-43 22.59-acre tract, for a distance of 352.17 feet to a Texas
5-44 Department of Transportation (TXDOT), TYPE II brass disk monument
5-45 found for the northeast corner of said 22.59-acre tract, for the
5-46 northwest corner of a called 209.504-acre tract, described as Tract
5-47 1, as conveyed to Austin 214 Partners LTD, recorded in Document
5-48 Number 2021240615 [O.P.R.T.C.T.] and for the northeast corner of
5-49 the tract described herein;
5-50 THENCE S43°03'42"W, with the southeast line of said 22.59-acre tract
5-51 and with the northwest line of said 209.504-acre tract, for a
5-52 distance of 1,349.89 feet to a 1/2" iron rod found for the south
5-53 corner of said 22.59-acre tract, being an angle corner in the west
5-54 line of said 209.504-acre tract and for an angle corner of the tract
5-55 described herein;
5-56 THENCE N47°22'12"W, with the southwest line of said 22.59-acre
5-57 tract, partially with the northeast line of said 209.504-acre
5-58 tract, partially with the north line of a called 17.57-acre tract,
5-59 referred to as Tract 2 and partially with the north line of a called
5-60 62.0-acre tract, referred to as Tract 1, both conveyed to John
5-61 Thomas Luna, and recorded in Document Number 2021240615
5-62 [O.P.R.T.C.T.], and partially along the north line of a called
5-63 49.033-acre tract, conveyed to Sequitur Holding, LLC, a Texas
5-64 Limited Liability Company, and recorded in Document Number
5-65 2022070914 [O.P.R.T.C.T.], passing at a distance of 247.62 feet, a
5-66 1/2" iron rod found for an angle point in the west line of said
5-67 209.504-acre tract, being the northeast corner of said 17.57-acre
5-68 tract, and continuing for a total distance of 1,073.51 feet to a
5-69 3/8" iron rod found in the north line of said 49.033-acre tract, for

6-1 the southwest corner of said 22.59-acre tract, and for the south
 6-2 corner of said 62.00-acre tract, referred to as Tract 1 and for an
 6-3 angle corner of the tract described herein,
 6-4 THENCE with the common line of said 17.57-acre tract and said
 6-5 49.033-acre tract, for the following two (2) courses:
 6-6 1) N46°53'18"W, for a distance of 380.37 feet to a 1/2-inch
 6-7 iron rod found, for an angle corner of the tract described herein,
 6-8 and
 6-9 2) S42°41'59"W, for a distance of 544.38 feet to a 1/2-inch
 6-10 iron rod with cap stamped "B. Russell 6349" found for a
 6-11 southwesterly corner of said 17.58-acre tract, for the east corner
 6-12 of said 24.00-acre tract and for an angle point of the tract
 6-13 described herein;
 6-14 THENCE with the common line of said 24.00-acre tract and said
 6-15 49.033-acre tract, for the following two (2) courses:
 6-16 1) S42°40'02"W, for a distance of 694.91 feet to a 3/4-inch
 6-17 iron rod found for the south corner of said 24.00-acre tract and for
 6-18 an angle point of the tract described herein, and
 6-19 2) N47°48'32"W, for a distance of 123.58 feet to a 1/2-inch
 6-20 iron rod found, for an angle point of the tract described herein;
 6-21 THENCE N47°28'51"W, with the southwesterly line of said 24.00-acre
 6-22 tract and with the northerly line of a tract conveyed to Austin
 6-23 Aquaplex P.U.D., as recorded in Volume 87, Page 100A of the Plat
 6-24 Records of Travis County, Texas [P.R.T.C.T.], for a distance of
 6-25 754.80 feet to a 1/2-inch iron rod found (leaning), for the north
 6-26 corner of said Austin Aquaplex P.U.D. tract, for the east corner of
 6-27 said 22.325-acre tract (Tract 1) and for an angle corner of the
 6-28 tract described herein;
 6-29 THENCE S42°17'04"W, with the common line of said 22.312-acre tract
 6-30 and said Austin Aquaplex P.U.D. tract, for a distance of 1,107.15
 6-31 feet to a 1/2" iron rod found with G&S Surveying cap for the south
 6-32 corner of said 22.312-acre tract (Tract 1), for the east corner of a
 6-33 called 22.325-acre tract, referred to as Tract II, conveyed to
 6-34 JMLJ, LLC, as recorded in Document Number 2017146247
 6-35 [O.P.R.T.C.T.], being the remainder of the a called 66.98-acre
 6-36 tract, conveyed to James W. Fox Family Trust, recorded in Document
 6-37 Number 2013060139 [O.P.R.T.C.T.], being further described in
 6-38 Document Number 1999080028 [O.P.R.T.C.T.], and for an angle corner
 6-39 of the tract described herein;
 6-40 THENCE N47°52'33"W, with the common line of said 22.312-acre tract
 6-41 (Tract 1) and said 22.325-acre tract referred to as Tract II, for a
 6-42 distance of 873.56 feet to a 1/2" iron rod with G&S Surveying cap
 6-43 found, for an angle point in the east line of the remainder of a
 6-44 called 134.000-acre tract, referred to as Tract I, conveyed to 5909
 6-45 Old Lockhart Road, LTD, and recorded in Document Number 2023132871
 6-46 [O.P.R.T.C.T.] and for an angle corner of the tract described
 6-47 herein;
 6-48 THENCE N42°13'28"E, with the common line of said 22.312-acre tract
 6-49 (Tract 1) and said remainder of a called 134.000-acre tract, for a
 6-50 distance of 112.72 feet to a 1/2" iron pipe found, for the northeast
 6-51 corner of said remainder of a called 134.000-acre tract for the
 6-52 southeast corner of said called 11.05-acre tract, and for an angle
 6-53 point of the tract described herein;
 6-54 THENCE N59°57'30"W, with the south line of said 11.05-acre tract,
 6-55 for a distance of 770.01 feet to a 1/2-inch iron pipe found for the
 6-56 south corner of said 0.682-acre tract, referred to as parcel 2, and
 6-57 for the west corner of the tract described herein;
 6-58 THENCE N29°14'41"E, with the west line of said 11.05-acre tract and
 6-59 the east line of said 0.682-acre tract, for a distance of 214.31
 6-60 feet to the POINT OF BEGINNING of the tract described herein and
 6-61 containing 97.57-acres more or less.
 6-62 TRACT 4
 6-63 BEING A 47.53-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT
 6-64 NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, SAID 47.53-ACRE TRACT
 6-65 BEING ALL OF THAT 47.53-ACRE TRACT, CONVEYED TO CREEDMOOR PORTER 48
 6-66 LTD, A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER
 6-67 2024096031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 6-68 [O.P.R.T.C.T.], BEING FURTHER DESCRIBED AS ALL OF TWO (2) TRACTS OF
 6-69 LAND: 1) TRACT 1: A CALLED 0.601-ACRE TRACT, DESCRIBED AS TRACT 1,

7-1 CONVEYED TO KATHERIN E. PORTER, RECORDED IN DOCUMENT NUMBER
7-2 2023001010 [O.P.R.T.C.T.], AND 2) TRACT 2: A CALLED 47.86-ACRE
7-3 TRACT [CALCULATED 46.93 ACRES], DESCRIBED AS TRACT 2, CONVEYED TO
7-4 JOHN KNOX TYSON, RECORDED IN DOCUMENT NUMBER 2018054570 OF THE
7-5 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.],
7-6 DESCRIBED IN VOLUME 12348, PAGE 71 OF THE REAL PROPERTY RECORDS OF
7-7 TRAVIS COUNTY, TEXAS [R.P.R.T.C.T.]; SAID 47.53-ACRE TRACT BEING
7-8 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
7-9 BEGINNING at a 1/2-inch iron rod with cap stamped "Lenz & Assoc."
7-10 found, in the existing southwest right-of-way (R.O.W.) line of F.M.
7-11 1327, a 80' width right-of-way, (C.S.J. 1377-01-002), recorded in
7-12 Volume 1280, Pages 1-3 of Deed Records of Travis County, Texas
7-13 [D.R.T.C.T.], same point for the northeast corner of Lot 1,
7-14 Creedmoor 43 Subdivision, as recorded in Document Number 202300038
7-15 [O.P.R.T.C.T.], and for the northwest corner of the tract described
7-16 herein;
7-17 THENCE, with the common line of said F.M. 1327 and said 47.86-acre
7-18 tract, the following three (3) courses:
7-19 1) S59°57'29"E, for a distance of 514.08 feet to a 1/2-inch
7-20 iron rod with cap stamped "DOUCET" set, for the beginning of a curve
7-21 to the left of the tract described herein,
7-22 2) With a curve to the left, having an arc length of 543.41
7-23 feet, a radius of 1,949.86 feet, a delta angle of 15°58'05", and a
7-24 chord which bears S67°56'54"E, for a distance of 541.66 feet to a
7-25 1/2-inch iron rod with cap stamped "DOUCET" set, for the northeast
7-26 corner of said 47.86-acre tract, for the northwest corner of said
7-27 0.601-acre tract and for the northeast corner of the tract
7-28 described herein, and
7-29 3) With the north line of said 0.601-acre tract, along a
7-30 curve to the left, having an arc length of 35.51 feet, a radius of
7-31 1,949.86 feet, a delta angle of 01°02'36", and a chord which bears
7-32 S76°27'14"E, for a distance of 35.51 feet to a 1/2-inch iron rod
7-33 found, for the northeast corner of said 0.601-acre tract, for the
7-34 northwest corner of a called 6.00-acre tract conveyed to Justin
7-35 Gutierrez and Juan Thomas Gutierrez, recorded in Document Number
7-36 2011058720 [O.P.R.T.C.T.] and for the northeast corner of the tract
7-37 described herein;
7-38 THENCE, S29°27'15"W, with the common line of said 0.601-acre tract
7-39 and said 6.00-acre tract, for a distance of 1,027.36 feet to a
7-40 1/2-inch iron rod with cap stamped "CBD 5780" found for the
7-41 southeast corner of said 0.601-acre tract, same point being in the
7-42 north line of a called 34.698-acre tract conveyed to Daniel A.
7-43 Mosser and Kathleen A. Mosser, as well as Mary K. Mosser, recorded
7-44 in Document Number 2022124759 [O.P.R.T.C.T.], same point for the
7-45 southwest corner of said 6.00-acre tract and for an angle corner of
7-46 the tract described herein;
7-47 THENCE, N88°16'39"W, with the common line of said 0.601-acre tract
7-48 and said 34.698-acre tract, for a distance of 18.85 feet to a
7-49 1/2-inch iron rod found in the southeast line of said 47.86-acre
7-50 tract, for the southwest corner of said 0.601-acre tract and for an
7-51 angle corner of the tract described herein;
7-52 THENCE, S28°28'46"W, with the southeast line of said 47.86-acre
7-53 tract and with the northwest line of said 34.698-acre tract, for a
7-54 distance of 1,123.24 feet to a 1/2-inch iron rod found for the
7-55 southeast corner of said 47.86-acre tract, for the southwest corner
7-56 of said 34.698-acre tract, same point being in the northeast line of
7-57 a called 88.570-acre tract conveyed to Allen Lee Click, recorded in
7-58 Document Number 2011098266 [O.P.R.T.C.T.] and for the southeast
7-59 corner of the tract described herein;
7-60 THENCE, with the common line of said 47.86-acre tract and said
7-61 88.570-acre tract, the following two (2) courses:
7-62 1) N71°23'28"W, for a distance of 487.06 feet to a 1/2-inch
7-63 iron rod found for an angle corner of the tract described herein,
7-64 and
7-65 2) N19°12'24"W, for a distance of 635.32 feet to a 1/2-inch
7-66 iron rod found for the south corner of a called 5.074-acre tract
7-67 conveyed to the City of Creedmoor, recorded in Document Number
7-68 2019068110 [O.P.R.T.C.T.], for the southwest corner of said
7-69 47.86-acre tract and for the southwest corner of the tract

8-1 described herein;
8-2 THENCE, N25°08'41"E, with the northwest line of said 47.86-acre
8-3 tract and with the southeast line of Lots 1, 2 and 4, Creedmoor 43
8-4 Subdivision, for a distance of a distance of 1,761.95 feet to the
8-5 POINT OF BEGINNING of the tract described herein and containing
8-6 47.53-acres more or less.

8-7 SECTION 3. Section 2, Chapter 762, Acts of the 87th
8-8 Legislature, Regular Session, 2021, is repealed.

8-9 SECTION 4. (a) The legislature validates and confirms all
8-10 governmental acts, elections, and proceedings of the Creedmoor
8-11 Municipal Utility District that were taken before the effective
8-12 date of this Act.

8-13 (b) This section does not apply to any matter that on the
8-14 effective date of this Act:

8-15 (1) is involved in litigation if the litigation
8-16 ultimately results in the matter being held invalid by a final court
8-17 judgment; or

8-18 (2) has been held invalid by a final court judgment.

8-19 SECTION 5. (a) The legal notice of the intention to
8-20 introduce this Act, setting forth the general substance of this
8-21 Act, has been published as provided by law, and the notice and a
8-22 copy of this Act have been furnished to all persons, agencies,
8-23 officials, or entities to which they are required to be furnished
8-24 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-25 Government Code.

8-26 (b) The governor, one of the required recipients, has
8-27 submitted the notice and Act to the Texas Commission on
8-28 Environmental Quality.

8-29 (c) The Texas Commission on Environmental Quality has filed
8-30 its recommendations relating to this Act with the governor, the
8-31 lieutenant governor, and the speaker of the house of
8-32 representatives within the required time.

8-33 (d) All requirements of the constitution and laws of this
8-34 state and the rules and procedures of the legislature with respect
8-35 to the notice, introduction, and passage of this Act are fulfilled
8-36 and accomplished.

8-37 SECTION 6. This Act takes effect immediately if it receives
8-38 a vote of two-thirds of all the members elected to each house, as
8-39 provided by Section 39, Article III, Texas Constitution. If this
8-40 Act does not receive the vote necessary for immediate effect, this
8-41 Act takes effect September 1, 2025.

8-42 * * * * *