

1-1 By: Wilson (Senate Sponsor - Flores) H.B. No. 5674
 1-2 (In the Senate - Received from the House May 12, 2025;
 1-3 May 21, 2025, read first time and referred to Committee on Local
 1-4 Government; May 23, 2025, reported favorably by the following
 1-5 vote: Yeas 6, Nays 0, 1 present not voting; May 23, 2025, sent to
 1-6 printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Bettencourt	X			
1-9 Middleton				X
1-10 Cook	X			
1-11 Gutierrez	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 West	X			

1-16 A BILL TO BE ENTITLED
 1-17 AN ACT

1-18 relating to the creation of the River Ranch Municipal Utility
 1-19 District No. 1; granting a limited power of eminent domain;
 1-20 providing authority to issue bonds; providing authority to impose
 1-21 assessments, fees, and taxes.

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

1-23 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-24 Code, is amended by adding Chapter 8004A to read as follows:

1-25 CHAPTER 8004A. RIVER RANCH MUNICIPAL UTILITY DISTRICT NO. 1

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 8004A.0101. DEFINITIONS. In this chapter:

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

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

1-31 (3) "Director" means a board member.

1-32 (4) "District" means the River Ranch Municipal Utility
 1-33 District No. 1.

1-34 Sec. 8004A.0102. NATURE OF DISTRICT. The district is a
 1-35 municipal utility district created under Section 59, Article XVI,
 1-36 Texas Constitution.

1-37 Sec. 8004A.0103. CONFIRMATION AND DIRECTOR ELECTION
 1-38 REQUIRED. The temporary directors shall hold an election to
 1-39 confirm the creation of the district and to elect five permanent
 1-40 directors as provided by Section 49.102, Water Code.

1-41 Sec. 8004A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-42 temporary directors may not hold an election under Section
 1-43 8004A.0103 until each municipality in whose corporate limits or
 1-44 extraterritorial jurisdiction the district is located has
 1-45 consented by ordinance or resolution to the creation of the
 1-46 district and to the inclusion of land in the district as required by
 1-47 applicable law.

1-48 Sec. 8004A.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. 8004A.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

2-1 does not affect the district's:

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

2-3 (2) right to issue any type of bond for the purposes
2-4 for which the district is created or to pay the principal of and
2-5 interest on a bond;

2-6 (3) right to impose a tax; or

2-7 (4) legality or operation.

2-8 SUBCHAPTER B. BOARD OF DIRECTORS

2-9 Sec. 8004A.0201. GOVERNING BODY; TERMS. (a) The district
2-10 is governed by a board of five elected directors.

2-11 (b) Except as provided by Section 8004A.0202, directors
2-12 serve staggered four-year terms.

2-13 Sec. 8004A.0202. TEMPORARY DIRECTORS. (a) On or after the
2-14 effective date of the Act enacting this chapter, the owner or owners
2-15 of a majority of the assessed value of the real property in the
2-16 district may submit a petition to the commission requesting that
2-17 the commission appoint as temporary directors the five persons
2-18 named in the petition. The commission shall appoint as temporary
2-19 directors the five persons named in the petition.

2-20 (b) Temporary directors serve until the earlier of:

2-21 (1) the date permanent directors are elected under
2-22 Section 8004A.0103; or

2-23 (2) the fourth anniversary of the effective date of
2-24 the Act enacting this chapter.

2-25 (c) If permanent directors have not been elected under
2-26 Section 8004A.0103 and the terms of the temporary directors have
2-27 expired, successor temporary directors shall be appointed or
2-28 reappointed as provided by Subsection (d) to serve terms that
2-29 expire on the earlier of:

2-30 (1) the date permanent directors are elected under
2-31 Section 8004A.0103; or

2-32 (2) the fourth anniversary of the date of the
2-33 appointment or reappointment.

2-34 (d) If Subsection (c) applies, the owner or owners of a
2-35 majority of the assessed value of the real property in the district
2-36 may submit a petition to the commission requesting that the
2-37 commission appoint as successor temporary directors the five
2-38 persons named in the petition. The commission shall appoint as
2-39 successor temporary directors the five persons named in the
2-40 petition.

2-41 SUBCHAPTER C. POWERS AND DUTIES

2-42 Sec. 8004A.0301. GENERAL POWERS AND DUTIES. The district
2-43 has the powers and duties necessary to accomplish the purposes for
2-44 which the district is created.

2-45 Sec. 8004A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
2-46 DUTIES. The district has the powers and duties provided by the
2-47 general law of this state, including Chapters 49 and 54, Water Code,
2-48 applicable to municipal utility districts created under Section 59,
2-49 Article XVI, Texas Constitution.

2-50 Sec. 8004A.0303. AUTHORITY FOR ROAD PROJECTS. Under
2-51 Section 52, Article III, Texas Constitution, the district may
2-52 design, acquire, construct, finance, issue bonds for, improve,
2-53 operate, maintain, and convey to this state, a county, or a
2-54 municipality for operation and maintenance macadamized, graveled,
2-55 or paved roads, or improvements, including storm drainage, in aid
2-56 of those roads.

2-57 Sec. 8004A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-58 road project must meet all applicable construction standards,
2-59 zoning and subdivision requirements, and regulations of each
2-60 municipality in whose corporate limits or extraterritorial
2-61 jurisdiction the road project is located.

2-62 (b) If a road project is not located in the corporate limits
2-63 or extraterritorial jurisdiction of a municipality, the road
2-64 project must meet all applicable construction standards,
2-65 subdivision requirements, and regulations of each county in which
2-66 the road project is located.

2-67 (c) If the state will maintain and operate the road, the
2-68 Texas Transportation Commission must approve the plans and
2-69 specifications of the road project.

3-1 Sec. 8004A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
3-2 ORDINANCE OR RESOLUTION. The district shall comply with all
3-3 applicable requirements of any ordinance or resolution that is
3-4 adopted under Section 54.016 or 54.0165, Water Code, and that
3-5 consents to the creation of the district or to the inclusion of land
3-6 in the district.

3-7 Sec. 8004A.0306. DIVISION OF DISTRICT. This chapter
3-8 applies to any new district created by the division of the district
3-9 under Section 49.316, Water Code, and a new district has all the
3-10 powers and duties of the district.

3-11 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-12 Sec. 8004A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
3-13 The district may issue, without an election, bonds and other
3-14 obligations secured by:

3-15 (1) revenue other than ad valorem taxes; or
3-16 (2) contract payments described by Section

3-17 8004A.0403.

3-18 (b) The district must hold an election in the manner
3-19 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-20 before the district may impose an ad valorem tax or issue bonds
3-21 payable from ad valorem taxes.

3-22 (c) The district may not issue bonds payable from ad valorem
3-23 taxes to finance a road project unless the issuance is approved by a
3-24 vote of a two-thirds majority of the district voters voting at an
3-25 election held for that purpose.

3-26 Sec. 8004A.0402. OPERATION AND MAINTENANCE TAX. (a) If
3-27 authorized at an election held under Section 8004A.0401, the
3-28 district may impose an operation and maintenance tax on taxable
3-29 property in the district in accordance with Section 49.107, Water
3-30 Code.

3-31 (b) The board shall determine the tax rate. The rate may not
3-32 exceed the rate approved at the election.

3-33 Sec. 8004A.0403. CONTRACT TAXES. (a) In accordance with
3-34 Section 49.108, Water Code, the district may impose a tax other than
3-35 an operation and maintenance tax and use the revenue derived from
3-36 the tax to make payments under a contract after the provisions of
3-37 the contract have been approved by a majority of the district voters
3-38 voting at an election held for that purpose.

3-39 (b) A contract approved by the district voters may contain a
3-40 provision stating that the contract may be modified or amended by
3-41 the board without further voter approval.

3-42 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-43 Sec. 8004A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
3-44 OBLIGATIONS. The district may issue bonds or other obligations
3-45 payable wholly or partly from ad valorem taxes, impact fees,
3-46 revenue, contract payments, grants, or other district money, or any
3-47 combination of those sources, to pay for any authorized district
3-48 purpose.

3-49 Sec. 8004A.0502. TAXES FOR BONDS. At the time the district
3-50 issues bonds payable wholly or partly from ad valorem taxes, the
3-51 board shall provide for the annual imposition of a continuing
3-52 direct ad valorem tax, without limit as to rate or amount, while all
3-53 or part of the bonds are outstanding as required and in the manner
3-54 provided by Sections 54.601 and 54.602, Water Code.

3-55 Sec. 8004A.0503. BONDS FOR ROAD PROJECTS. At the time of
3-56 issuance, the total principal amount of bonds or other obligations
3-57 issued or incurred to finance road projects and payable from ad
3-58 valorem taxes may not exceed one-fourth of the assessed value of the
3-59 real property in the district.

3-60 SECTION 2. The River Ranch Municipal Utility District No. 1
3-61 initially includes all the territory contained in the following
3-62 area:

3-63 TRACT 1

3-64 BEING 128.32 ACRES OF LAND, SITUATED IN THE B. S. MUDD SURVEY,
3-65 ABSTRACT NO. 438, IN WILLIAMSON COUNTY, TEXAS; SAID LAND BEING A
3-66 PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 182.27 ACRES AS
3-67 DESCRIBED IN A DEED TO ROY A. BUTLER OF RECORD IN VOLUME 818, PAGE
3-68 149, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SURVEYED ON
3-69 THE GROUND IN THE MONTH OF JANUARY, 1985, UNDER THE SUPERVISION OF

4-1 DON H. BIZZELL, REGISTERED PUBLIC SURVEYOR, AND BEING MORE
4-2 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
4-3 This is all Beginning at and iron pin found at a fence corner on the
4-4 Southwest line of State Highway No. 29, marking the Northeast
4-5 corner of the above-referenced 182.27 acre tract, for the Northeast
4-6 corner hereof;
4-7 THENCE, with a fence, S 4° 46' E, 1,382.21 feet to a nail set at a
4-8 fence post; S 29° 29' 30" W, 738.74 feet to an iron pin found; S 26°
4-9 42' W, 112.76 feet to a fence post, crossing the South Fork of the
4-10 San Gabriel River, S 30° 02' 30" W, 98.78 feet to a 12" Pecan Tree,
4-11 and S 22° 33' 30" W, 789.94 feet to a nail set at a fence post at the
4-12 east end of a rock wall, for the Southeast corner of the said 182.27
4-13 acre tract, for the Southeast corner hereof;
4-14 THENCE, along the southerly edge of the said rock wall, as follows;
4-15 S 78° 25' W, 104.75 feet to an iron pin found; N 82° 55' W, 76.34 feet
4-16 to an iron pin found; N 72° 30' W, 77.68 feet to an iron pin found; N
4-17 76° 21' W, 72.21 feet to a nail found; N 80° 00' 30" W, 195.45 feet to
4-18 an iron pin found; N 84° 56' W, 71.33 feet to a nail set; N 81° 50' 30"
4-19 W, 114.30 feet to an iron pin found; N 36° 10' W, 118.73 feet to a
4-20 nail found; N 52° 13' W, 121.75 feet to an iron pin found; N 75° 56' W,
4-21 105.66 feet to an iron pin found; N 26° 40' 30" W, 401.27 feet to an
4-22 iron pin found; N 50° 50' 30" W, 38.03 feet to an iron pin found; N
4-23 13° 09' 30" W, 99.95 feet to an iron pin found; N 27° 43' 30" W, 90.49
4-24 feet to an iron pin found; N 39° 13' 30" W, 66.85 feet to a nail set;
4-25 N 52° 10' 30" W, 52.78 feet to a nail set in a stump and N 62° 36' 30"
4-26 W, 79.55 feet to a nail set at a fence post for an interior corner of
4-27 the said 182.27 acre tract, for an interior corner hereof;
4-28 THENCE, with a fence, S 52° 59' W, 225.58 feet to a steel post; S 63°
4-29 52' 30" W, 12.77 feet to a cedar post; S 87° 00' W, 171.93 feet to a
4-30 fence post; N 77° 29' 30" W, 42.14 feet to a fence post and S 66° 49'
4-31 30" W, 164.87 feet to an iron pin found at a fence corner for the
4-32 most southerly Southwest corner of the said 182.27 acre tract, for
4-33 the most southerly Southwest corner hereof;
4-34 THENCE, N 17° 10' 30" W, 464.97 feet to an iron pin set for the most
4-35 southerly Northwest corner of the said 182.27 acre tract, for the
4-36 most southerly Northwest corner hereof;
4-37 THENCE, N 72° 30' 30" E, 127.08 feet to a fence post; N 62° 20' 30" E,
4-38 275.39 feet to a fence post; and N 19° 37' 30" E, 89.00 feet to a
4-39 point on the south bank of the South Fork of the San Gabriel River,
4-40 for an interior corner of the said 182.27 acre tract, for an
4-41 interior corner hereof;
4-42 THENCE, upstream along the said south bank of the South Fork of the
4-43 San Gabriel River, as follows; N 84° 41' W, 75.47 feet; N 77° 51' 30"
4-44 W, 287.59 feet; and leaving the said south bank N 56° 06' 30" W,
4-45 51.41 feet to a point in the center of said South Fork of the San
4-46 Gabriel River for the most easterly corner hereof;
4-47 THENCE, N 51° 00' E, 2,708.55 feet to an iron pin set on the said
4-48 Southwest line of State Highway No. 29, being the Northeast line of
4-49 the said 182.27 acre tract for the Northwest corner hereof;
4-50 THENCE, along the said Southwest line of State Highway No. 29, as
4-51 follows; along a curve to the left, (Radius = 2,945.20 feet, Long
4-52 Chord bears S 61° 09' 30" E, 299.80 feet) an arc distance of 299.93
4-53 feet to a concrete monument found; S 69° 18' E, 220.98 feet to a
4-54 concrete monument found; S 64° 04' 30" E, 99.88 feet to a concrete
4-55 monument found and S 59° 45' 30" E, 95.18 feet to the Place of
4-56 BEGINNING and continuing 128.32 acres of land.
4-57 Being the same property partitioned to Roy A. Butler by Partition
4-58 Deed between Richard J. Alexander and Roy A. Butler dated January
4-59 20, 1989, recorded at Vol. 1841, Page 799, Official Records of
4-60 Williamson County, Texas.
4-61 TRACT 2
4-62 BEING 160.40 ACRES OF LAND, MORE OR LESS OUT OF THE B. S. MUDD SURVEY
4-63 AND THE A. W. ROWLETT SURVEY IN WILLIAMSON COUNTY, TEXAS, BEING A
4-64 PORTION OF THAT CERTAIN 1630.33 ACRE TRACT DESIGNATED AS TRACT 1 AND
4-65 ALL OF THAT CERTAIN 154.24 ACRE TRACT DESIGNATED AS TRACT 3 AS
4-66 CONVEYED TO W. B. E. BEBEE BY DEED RECORDED IN VOLUME S39, PAGE 347 OF
4-67 THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND
4-68 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
4-69 BEGINNING at an iron stake found at the Southwest corner of the said

5-1 Bebee Tract 3, being in the Northeasterly line of the said Bebee
 5-2 Tract 1, being at the Southeast corner of that certain 367.44 acre
 5-3 tract designated as Tract 2 as conveyed to W. E. Bebee by Deed
 5-4 recorded in Volume 539, Page 347 of the Deed Records of Williamson
 5-5 County, Texas;
 5-6 THENCE with the West line of the said Bebee Tract 3, as found fenced
 5-7 and used upon the ground, the following courses:
 5-8 N 18° 25' W for a distance of 534.85 feet to an iron stake
 5-9 N 18° 41' W for a distance of 775.61 feet to an iron stake
 5-10 N 18° 43' W for a distance of 271.46 feet to an iron stake
 5-11 N 18° 28' W for a distance of 206.27 feet to an iron stake
 5-12 N 19° 49' W for a distance of 159.38 feet to an iron stake
 5-13 N 18° 23' W for a distance of 519.51 feet to an iron stake
 5-14 N 18° 33' W for a distance of 459.07 feet to an iron stake
 5-15 N 17° 46' W for a distance 491.08 feet to an iron stake
 5-16 N 15° 32' W for a distance of 491.54 feet to an iron stake for a
 5-17 corner hereof;
 5-18 THENCE N 30° 02' E for a distance of 23.38 feet to an iron stake set
 5-19 in a rock fence for a corner hereof;
 5-20 THENCE with a said rock fence, N 61° 52' W for a distance of 108.67
 5-21 feet to an iron stake for a corner hereof;
 5-22 THENCE N 30°34' W for a distance of 37.45 feet to an iron stake and N
 5-23 20° 41' W for a distance of 36.57 feet to an iron stake set at a
 5-24 corner of the said rock fence for a corner hereof;
 5-25 THENCE continuing with the West line of the said Bebee Tract 3, the
 5-26 following courses:
 5-27 N 20° 33' E for a distance of 151.77 feet to an iron stake
 5-28 N 24° 06' E for a distance of 633.48 feet to an iron stake set on the
 5-29 South bank of the San Gabriel River;
 5-30 THENCE crossing the said river, N31° 53' E for a distance of 90.21
 5-31 feet to an iron stake set on the North bank of the said San Gabriel
 5-32 River;
 5-33 THENCE continuing with the West line of the said Bebee Tract 3, the
 5-34 following courses:
 5-35 N 26° 26' E for a distance of 126.96 feet to an iron stake
 5-36 N 30° 15' E for a distance of 737.47 feet to an iron stake
 5-37 N 04° 04' W for a distance of 1382.64 feet to an iron stake found in a
 5-38 fence in the South line of the State Highway #29, being at the
 5-39 Northwest corner of the said Bebee Tract 3, for the Northwest corner
 5-40 hereof;
 5-41 THENCE with the said fence in the South line of State Highway 29,
 5-42 the following courses:
 5-43 S 58° 57' E for a distance of 94.09 feet to an iron stake
 5-44 S 57° 14' E for a distance of 10.27 feet to an iron stake
 5-45 S 63° 56' E for a distance of 96.22 feet to an iron stake
 5-46 S 50° 12' E for a distance of 62.94 feet to an iron stake at the
 5-47 Northeast corner of the said Bebee Tract 3, for the Northeast corner
 5-48 hereof;
 5-49 THENCE with the East line of the said Bebee Tract 3, as found fenced
 5-50 and used upon the ground, the following courses:
 5-51 S 17° 28' E for a distance of 101.65 feet to an iron stake
 5-52 S 16° 07' E for of distance °390.89 feet to an iron stake
 5-53 S 15° 35' E for a distance of 460.83 feet to an iron stake
 5-54 S 16° 05' E for a distance of 400.72 feet to an iron stake
 5-55 S 32° 30' E for distance of 163.59 feet to an iron stake
 5-56 S 32° 17' E for a distance of 274.71 feet to an iron stake
 5-57 S 00° 37' W for a distance of 200.58 feet to an iron stake
 5-58 S 00° 40' W for a distance of 174.75 feet to an iron stake
 5-59 S 04° 03' E for distance of 72.53 feet to an iron stake
 5-60 S 17° 09' W for a distance of 53.10 feet to an iron stake
 5-61 S 04° 22' W for a distance of 145.33 foot to an iron stake
 5-62 S 01° 34' E for a distance of 50.91 feet to an iron stake
 5-63 S 17° 13' W for a distance of 28.90 feet to an iron stake
 5-64 S 03° 35' W for a distance of 474.55 feet to an iron stake
 5-65 S 00° 24' E for a distance of 53.28 feet to an iron stake
 5-66 S 12° 05' W for a distance of 35.97 feet to iron stake set at the end
 5-67 of a fence on the North bank of the San Gabriel River;
 5-68 THENCE crossing the said river, S 48° 48' W for a distance of 133.64
 5-69 feet to an iron stake set at a fence corner on the South bank of the

6-1 said river;
 6-2 THENCE continuing with the East line of the said Bebee Tract 3, as
 6-3 found fenced and used upon the ground, the following courses:
 6-4 S 19° 25' E for a distance of 89.35 feet to an iron stake
 6-5 S 18° 51' E for a distance of 320.95 feet to an iron stake
 6-6 S 18° 27' E for a distance of 299.80 feet to an iron stake
 6-7 S 18° 57' E for a distance of 477.07 feet to an iron stake
 6-8 S 18° 46' E for a distance of 207.29 feet to an iron stake
 6-9 S 18° 16' E for a distance of 655.35 feet to an iron stake
 6-10 S 19° 25' E for a distance of 416.85 feet to an iron stake
 6-11 S 18° 55' E for a distance of 555.42 feet to an iron stake
 6-12 S 21° 08' E for a distance of 378.97 feet to an iron stake found at
 6-13 the Southeast corner of the said Bebee Tract 3, being in the
 6-14 Northeasterly line of the said Bebee Tract 1, being at a Northerly
 6-15 corner of that certain 1122.07 acre tract as conveyed to
 6-16 Springfield, Inc. by Deed recorded in Volume 554, Page 636 of the
 6-17 Deed Records of Williamson County, Texas;
 6-18 THENCE along the Northerly line of the said 1122.07 acre
 6-19 Springfield, Inc. Tract, S 21° 08' E for a distance of 225.00 feet to
 6-20 an iron stake set at a fence corner for the Southeast corner hereof;
 6-21 THENCE continuing along the Northerly line of the said 1122.07 acre
 6-22 Springfield, Inc. Tract, S 71° 18' W for a distance of 1205.60 feet
 6-23 to an iron stake set for the Southwest corner hereof;
 6-24 THENCE N 18° 25' W for a distance of 222.36 feet to the PLACE OF
 6-25 BEGINNING and containing 160.40 acres of land, more or less.

TRACT 3

6-27 BEING 19.942 ACRES OF LAND SITUATED IN THE JOHN B. BERRY SURVEY,
 6-28 ABSTRACT No. 56 IN WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN
 6-29 PROBATE No. 336,737 IN THE PROBATE COURT No. 2, HARRIS COUNTY,
 6-30 TEXAS, AS SHOWN ON THE ATTACHED SKETCH, AND BEING MORE PARTICULARLY
 6-31 DESCRIBED AS METES AND BOUNDS AS FOLLOWS:
 6-32 BEGINNING at an iron rod set at the most Easterly property corner of
 6-33 the said 19.942 acres of land, point being the most Northerly
 6-34 property corner of that certain 106.899 acre tract of land as
 6-35 conveyed to Liberty Hill Land Partnership, LTD. in document
 6-36 #2006079904 in the official public-records of Williamson County,
 6-37 Texas, point being on the Southern Right of Way of Highway 29, point
 6-38 being the POINT-OF-BEGINNING of the herein described tract of land;
 6-39 Thence S 58° 50' 09" W following the common property line of the said
 6-40 19.942 acres and the said 106.899 acres for a distance of 1009.57
 6-41 feet to a fence corner for the most Southern property corner of the
 6-42 said 19.942 acres, point being on the Northeastern property line of
 6-43 that certain 216.71 acres of land as conveyed to Liberty Hill Land
 6-44 Partnership, LTD. in document #2006079904 in the official public
 6-45 records of Williamson County, Texas;
 6-46 Thence N 22° 07' 14" W following the common property line of the said
 6-47 19.942 acres and the said 216.71 acres for a distance of 1459.82
 6-48 feet to a fence post found;
 6-49 Thence N 63° 39' 49" W for a distance of 230.02 feet to a fence post
 6-50 found;
 6-51 Thence N 81° 58' 29" W for a distance of 79.90 feet to a calculated
 6-52 point, point being on the Eastern property line of that certain 2.00
 6-53 acre tract of land conveyed to J. L. Baker as described in volume
 6-54 422 page 143 of the official public records of Williamson County,
 6-55 Texas, point being in the center of a creek;
 6-56 Thence N 08° 01' 31" E following the common property line of the said
 6-57 2.00 acres of land and the said 19.942 acres for a distance 155.85
 6-58 feet to a calculated point, point being in the center of a creek,
 6-59 point being the most Northern property corner of the said 20.042
 6-60 acre tract of land, point being on the said Southern ROW of Highway
 6-61 29;
 6-62 Thence S 56° 19' 05" E following the said ROW of HWY 29 for a
 6-63 distance of 69.42 feet to a fence post corner found;
 6-64 Thence S 54° 33' 33" E for a distance of 642.00 feet to a concrete
 6-65 monument found;
 6-66 Thence S 43° 14' 38" E for a distance of 168.90 feet to an iron rod
 6-67 set;
 6-68 Thence S 50° 44' 46" E following a curve to the left having a radius
 6-69 of 1005.40 feet, a delta of 14° 43' 00" and a chord distance of

7-1 257.53 feet to an iron rod set;
7-2 Thence S 57° 33' 05" E for a distance of 944.18 feet to the point of
7-3 beginning containing 19.942 acres of land more or less.
7-4 TRACT 4
7-5 BEING 740.48 ACRES, MORE OR LESS, OUT OF THE STEPHEN THORNTON
7-6 SURVEY, ABSTRACT NO. 611 AND THE RICHARD WEST SURVEY, ABSTRACT NO.
7-7 643 AND THE BENJAMIN S. MUDD SURVEY, ABSTRACT NO. 438 AND THE JOHN
7-8 B. BERRY SURVEY, ABSTRACT NO. 56, IN WILLIAMSON COUNTY, TEXAS,
7-9 BEING COMPOSED OF THOSE THREE (3) CERTAIN TRACTS DESCRIBED IN
7-10 VOLUME 523, PAGE 76, DEED RECORDS AND VOLUME 1904, PAGE 255,
7-11 OFFICIAL RECORDS OF SAID COUNTY, LESS THAT CERTAIN 89.972 ACRES
7-12 CONVEYED TO THE STATE OF TEXAS IN THE DEED RECORDED IN VOLUME 415,
7-13 PAGE 555, DEED RECORDS OF SAID COUNTY; SAID 740.48 ACRES BEING MORE
7-14 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
7-15 FIRST TRACT: A tract out of, and a part of the Stephen Thornton
7-16 Survey patented to Mathias Wilbarger by Patent No. 792, Vol. 2,
7-17 Cert. 255, dated October 1st, 1850, Abst. No. 611, and described by
7-18 metes and bounds as follows, to-wit:
7-19 BEGINNING at a stake in the E line of said Stephen Thornton 1280
7-20 acre survey on the S bank of the S San Gabriel where said East line
7-21 of said Thornton survey crosses the San Gabriel;
7-22 THENCE S 19 E 1350 vrs to the SW corner of the Richard West League,
7-23 same being a corner of said Stephen Thornton Survey;
7-24 THENCE S 71 W 801 vrs to corner;
7-25 THENCE N 19 W 1948.3 vrs to a red oak tree for the NW corner;
7-26 THENCE N 71 E vrs to the San Gabriel.
7-27 THENCE down the San Gabriel with its meanders in the center of the
7-28 channel thereof, to the PLACE OF BEGINNING, containing 239 acres of
7-29 land more or less.
7-30 SECOND TRACT: A tract out of, and a part of the Richard West 1 League
7-31 Survey patented to Thomas B. Huling as assignee, by patent No. 241
7-32 Vol. 11, Certificate No. 273, dated Sept. 22nd, 1864, Abst.
7-33 No. 643, said part of said survey herein conveyed being described
7-34 by metes and bounds as follows:
7-35 BEGINNING ON the SW line of the land owned by John B. Berry;
7-36 THENCE N 71 E 1550 vrs to the SE corner of said Berry Survey;
7-37 THENCE S 19 E 555 vrs:
7-38 THENCE S 71 W 980 vrs.
7-39 THENCE S 19 E 170 vrs;
7-40 THENCE S 24 W 710 vrs to the North Fork of the South San Gabriel
7-41 THENCE up said San Gabriel to the W line of said Survey of Richard
7-42 West.
7-43 THENCE N 19 W on the line of said survey, 1245 vrs to the PLACE OF
7-44 BEGINNING, containing 199 acres of land, more or less.
7-45 THIRD TRACT: Containing 392.45 acres composed of 355.51 acres of
7-46 land a part of the Stephen Thornton Survey 28.7 acres of land out of
7-47 the Benjamin S. Mudd Survey and 8.24 acres of land out of the John B.
7-48 Berry Survey situated in Williamson County, Texas, described in one
7-49 body as follows: About 15 miles W of the Town of Georgetown, Texas,
7-50 containing 392.45 acres, more or less, and consisting of the
7-51 following surveys and parts of surveys, to-wit:
7-52 355.51 acres of land, being out of the Stephen Thornton Survey,
7-53 Abstract No. 611, Certificate No. 255, Patent No. 792 Vol. 2, dated
7-54 Oct. 1, 1850;
7-55 28.7 acres of land, being out of the Benjamin S. Mudd Survey
7-56 Abstract No. 438, Certificate No. 457, Patent No. 550 Vol. 2, dated
7-57 June 28, 1849; and
7-58 8.24 acres of land, being out of the John B. Berry Survey, Abstract
7-59 No. 56, Certificate No. 928/1027, Patent No. 1070, Vol. 6, dated
7-60 Aug. 11th, 1849; said 392.45 acres being described by metes and
7-61 bounds as follows:
7-62 BEGINNING at a point S 19-45 E and 230 vrs. distant from the NW
7-63 corner of the aforementioned Thornton Survey, an iron stake and
7-64 stone mound for the most westerly NW corner hereof;
7-65 THENCE with the meanderings of a wire fence as follows: N 31-16 E
7-66 90.2 vrs; N 32-1 E 93.3 vrs; N 38-16 E 71 vrs; N 40-57 E 31.1 VRS; and
7-67 N 39-52 E 21.6 vrs to a cedar fence post atop of a high bluff;
7-68 THENCE N 18-58 E 72.7 vrs crossing the S San Gabriel River at a point
7-69 of the East Bank of said Stream where the N line of the

8-1 aforementioned Thornton Survey intersects said East Bank;
8-2 THENCE with a wire and rock fence as follows: N 58-11 E 31.1 vrs and
8-3 N 71-28 E 526 vrs to a corner;
8-4 THENCE N 10-38 E with a wire fence 851.9 vrs to a cedar fence post on
8-5 the West bank of a spring branch; said point is also the SW corner of
8-6 J.C. Parks tract.
8-7 THENCE with the meanderings of a wire fence on the E bank of the
8-8 aforementioned branch as follows: S 84-57 E 29.5 vrs, S 5-17 E 39.2
8-9 vrs; S 63.2 E 82/4 vrs a cedar post for corner;
8-10 THENCE S 20-1 E at 510 vrs cross the S line of the aforementioned
8-11 Berry Survey which is also the N line of the "Panhandle" of said
8-12 Mudd Survey at 609 vrs cross the S line of the "Panhandle" of said
8-13 Mudd Survey which is also the N line of the said Thornton Survey at
8-14 1598.5 vrs in all a cedar fence post in a rock fence for corner;
8-15 THENCE with the meanderings of a wire fence as follows: S 71-38 W
8-16 56.2 vrs S 5.32 W 30.4 vrs; S 24.45 W at 46.7 vrs a point in the
8-17 center of the channel of the aforementioned S fork of the San
8-18 Gabriel River;
8-19 THENCE with the center of said stream about as follows: N 84 W 110.3
8-20 vrs N 73.9 W 139 vrs; and S 88-15 W 91.9 vrs;
8-21 THENCE 23-17 W 24.7 vrs a cedar post atop a bluff on the S side of
8-22 said River;
8-23 THENCE with the meanderings of a wire fence as follows: S 49-11 W 59
8-24 vrs; S 63-44 W 41 vrs; S 63-31 W 63.4 vrs; S 69-56 W 47.6 vrs: S 31-53
8-25 W 165.6 vrs; S 58-41 W 56.4 vrs; S 20-54 W 23.1 vrs a cedar post for
8-26 corner;
8-27 THENCE 19-48 E 1170.2 vrs a cedar post on N bank of Wright Branch for
8-28 corner;
8-29 THENCE with a wire fence along the North Bank of said Branch S 50-32
8-30 W 133.2 vrs to a cedar post at the NE corner of the aforementioned
8-31 7.72 acre tract conveyed to the said Asa N. Sedwick;
8-32 THENCE with a wire fence (new) along the N line of said 7.72 acre
8-33 tract S 50-43 W 441.4 vrs to a cedar post in the W line of a 400.17
8-34 acre tract at the NW corner of said 7.72 acre tract and the SW corner
8-35 hereof;
8-36 THENCE with the W line of a 400.17 acre tract N 19-45 W 2188.1 vrs to
8-37 the PLACE OF BEGINNING.
8-38 SAVE AND EXCEPT that property out of the Richard West Survey
8-39 conveyed to the State of Texas for highway purposes by deed recorded
8-40 in Vol. 415, Page 555 of the Deed Records of Williamson County,
8-41 Texas.

TRACT 5

8-42 BEING 395.38 ACRES OF LAND OUT OF AND PART OF THE B. S. MUDD SURVEY,
8-43 ABSTRACT NO. 438, THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, AND THE
8-44 STEPHEN THORNTON SURVEY, ABSTRACT NO. 611, ALL SITUATED IN
8-45 WILLIAMSON COUNTY, TEXAS, SAID 395.38 ACRE TRACT BEING MORE
8-46 PARTICULARLY DESCRIBED AS BEING THAT CERTAIN TRACT OF LAND CONVEYED
8-47 BY DEED FROM CLARENCE J. DUEY AND WIFE, ROBERTA I. DUEY TO FLOYD
8-48 CANTWELL AND WIFE, HELEN CANTWELL, OF RECORD IN VOLUME 524, PAGE
8-49 107, OF THE WILLIAMSON COUNTY DEED RECORDS, WILLIAMSON COUNTY,
8-50 TEXAS, SAID 395.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY
8-51 METES AND BOUNDS AS FOLLOWS:
8-52 BEGINNING at a steel pin and fence corner on or near the common line
8-53 between the above said B. S. Mudd Survey and the Stephen Thornton
8-54 Survey, said fence corner being the southwest corner of the above
8-55 said Floyd Cantwell tract, and being the southwest corner of the
8-56 395.38 acre tract herein described;
8-57 THENCE with the fence along the west line of this survey, N 22 deg.
8-58 04' W 3503.3 feet to a point at the center of the South San Gabriel
8-59 River;
8-60 THENCE down said River S 72 deg.15' E 135.0 feet to a point for an
8-61 interior corner of this survey;
8-62 THENCE leaving said River and with the fence along the west line of
8-63 said Cantwell tract the following six (6) courses:
8-64 1. N 00 deg. 47' E 845.0 feet to a bend in said fence;
8-65 2. N 13 deg. 12' E 54.3 feet to a bend in said fence;
8-66 3. N 03 deg. 48' W 447.4 feet to a bend in said fence;
8-67 4. N 35 deg. 39' W 436.8 feet to a bend in said fence;
8-68 5. N 19 deg. 04' W 1222.0 feet to a bend in said fence;
8-69

9-1 6. N 20 deg. 42' W 136.8 feet to a steel pin and fence corner in the
 9-2 south line of State Highway No. 29 for the northwest corner of this
 9-3 survey;
 9-4 THENCE with the south line of said Highway No. 29, S 66 deg. 29' E
 9-5 58.3 feet to a concrete right-of-way, marker for a bend in said
 9-6 right-of-way;
 9-7 THENCE continue with said right-of-way line S 70 deg. 46' E 200.56
 9-8 feet to a concrete right-of-way marker for a bend in said
 9-9 right-of-way;
 9-10 THENCE continue with said right-of-way S 66 deg. 29' E 600.0 feet to
 9-11 a concrete right-of-way marker at the beginning of a curve to the
 9-12 right whose elements are, central angle of 4 deg. 28' radius of
 9-13 11,525.38 feet; and whose long chord bears S 64 deg. 12' E 898.3
 9-14 feet to a concrete right-of-way marker at the east end of said
 9-15 curve;
 9-16 THENCE continue with said right-of-way line S 62 deg. 01' E 1072.6
 9-17 feet to a concrete right-of-way marker at the beginning of a curve
 9-18 to the left whose elements are, central angle of 2 deg. 50', radius
 9-19 of 12000.16 feet, and whose long chord bears S 63 deg. 27' E 593.4
 9-20 feet to a concrete right-of-way marker at the east end of said
 9-21 curve;
 9-22 THENCE continue with said right-of-way line S 64 deg. 51' E 1200.6
 9-23 feet to a steel pin and fence corner in the south line of said
 9-24 Highway No. 29 for the most northerly northeast corner of this
 9-25 survey;
 9-26 THENCE leaving said Highway No. 29 and with the fence along the east
 9-27 and south sides of the above said Cantwell tract, the following
 9-28 fourteen (14) courses:
 9-29 1. S 14 deg. 04' W 158.6 feet to a bend in said fence;
 9-30 2. S 11 deg. 01' W 187.5 feet to a bend in said fence;
 9-31 3. S 05 deg. 19' W 122.4 feet to an interior corner of this survey;
 9-32 4. N 86 deg. 30' E 38.2 feet to a bend in said fence;
 9-33 5. S 87 deg. 58' E 121.4 feet to a bend in said fence;
 9-34 6. S 50 deg. 55' E 466.9 feet to a bend in said fence;
 9-35 7. S 82 deg. 14' E 543.3 feet to a fence corner for the most
 9-36 easterly northeast corner of this survey;
 9-37 8. S 09 deg. 07' W 2219.6 feet to a steel pin and fence corner for
 9-38 the southeast corner of this survey;
 9-39 9. S 69 deg. 34' W 1565.5 feet to a bend in said fence;
 9-40 10. S 19 deg. 33' W 41.2 feet to a bend in said fence;
 9-41 11. S 08 deg. 28' crossing the above mentioned South San Gabriel
 9-42 River 174.8 feet to a bend in said fence;
 9-43 12. S 37 deg. 36' W 325.0 feet to a bend in said fence;
 9-44 13. N 68 deg. 11' W 441.4 feet to a bend in said fence;
 9-45 14. S 67 deg. 57' W 840.8 feet to the place of beginning,
 9-46 containing 395.38 acres of land.
 9-47 TRACT 6
 9-48 532.411 ACRES, MORE OR LESS, OF LAND IN WILLIAMSON COUNTY, TEXAS,
 9-49 PART OF THE A.W. ROWLETT SURVEY, ABSTRACT NO. 539, THE THOMAS F.
 9-50 GRAY SURVEY, ABSTRACT NO. 250, AND THE B.S. MUDD SURVEY, ABSTRACT
 9-51 NO. 438, AND BEING THE SAME WAYMON GILBERT AND WIFE, MARGRET M.
 9-52 GILBERT 125.661 ACRE TRACT RECORDED IN VOLUME 1976, PAGE 330, THE
 9-53 WAYMON GILBERT AND WIFE, MARGARET M. GILBERT 200.987 ACRE TRACT
 9-54 RECORDED IN VOLUME 1976, PAGE 347, AND THE WAYMON GILBERT AND WIFE,
 9-55 MARGARET M. GILBERT 205.785 ACRE TRACT RECORDED IN VOLUME 2245,
 9-56 PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE
 9-57 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 9-58 The Bearings and distances shown in parenthesis herein are Record
 9-59 Calls.
 9-60 BEGINNING at a #60 spike found in an existing gravel road found in
 9-61 the south line of the Roy A. Butler 182.27 acre tract recorded in
 9-62 Volume 1841, Page 799 being the northwest corner of the Biff
 9-63 Kuykendall 105.40 acre tract recorded in Volume 5I9, Page 252, and
 9-64 the northeast corner of the 200.987 acre tract, for the northeast
 9-65 corner of this.
 9-66 THENCE with the east line of the 200.987 acre tract and the west
 9-67 line of the Kuykendall tract as fenced and as follows:
 9-68 S. 19 deg. 24' 56" E., 13.89 feet (S. 19 deg. 24' 56" E., 13.89 feet -
 9-69 1976/347) to a metal fence post found,

10-1 S. 23 deg. 09' 03" W., 166.65 feet (S 23 deg. 09' 03" W., 166.65 feet
 10-2 - 1976/347) to a metal fence post found,
 10-3 S. 13 deg. 54' 28" E., 245.76 feet (S. 13 deg. 54' 28" E., 245.76
 10-4 feet - 1976/347) to a metal fence post found,
 10-5 S. 00 deg. 28' 53" E., 278.63 feet (S. 00 deg. 28' 53" E., 278.63
 10-6 feet - 1976/347) to a metal fence post found,
 10-7 S. 05 deg. 37' 34" W., 410.17 feet (S. 05 deg. 37' 34" W., 410.17
 10-8 feet - 1976/347) to a metal fence post found,
 10-9 S. 04 deg. 05' 40" E., 267.24 feet (S. 04 deg. 05' 40" E., 267.24
 10-10 feet - 1976/347) to a metal fence post found,
 10-11 S 41 deg. 16' 30" E., 433.13 feet (S. 41 deg. 16' 30" E., 433.13 feet
 10-12 - 1976/347) to a #60 spike found in a 42" live oak,
 10-13 S. 36 deg. 47' 47" E., 133.99 feet (S. 36 deg. 47' 47" E., 133.99
 10-14 feet - 1976/347) to a metal fence post found, and
 10-15 S. 34 deg. 56' 22" E., 1892.73 feet (S. 34 deg. 56' 22" E., 1892.73
 10-16 feet-1976/347) to a metal fence post found in the north line of the
 10-17 205.785 acre tract being the southwest corner of the Kuykendall
 10-18 tract and the southeast corner of the 200.987 acre tract, for an ell
 10-19 corner of this.
 10-20 THENCE with the south line of the Kuykendall tract and the north
 10-21 line of the 205.785 acre tract as follows:
 10-22 N. 71 deg. 46' 31" E., 325.10 feet (N. 71 deg. 42' 35" E., 326.11
 10-23 feet - 2245/451) leaving the existing fence line to a 3/8" iron rod
 10-24 found,
 10-25 N. 34 deg. 13' 22" E., 65.70 feet to a #60 spike found in a 18" live
 10-26 oak, and then continuing with the existing fence line,
 10-27 N. 54 deg. 18' 49" E., 428.13 feet (N. 53 deg. 29' 35" E., 412.50
 10-28 feet - 2245/451) to a #60 spike in a 4" cedar, and
 10-29 N. 72 deg. 58' 58" E., 391.31 feet (N. 72 deg. 53' 35" E., 408.33
 10-30 feet - 2245/451) to a metal fence post found in the west line of the
 10-31 Butler Broadcasting Co. Ltd. 160.40 acre tract recorded in Document
 10-32 No. 9757115 being the southeast corner of the Kuykendall tract and
 10-33 the northeast corner of the 205.785 acre tract, for a corner of
 10-34 this.
 10-35 THENCE with the east line of the 205.785 acre tract and the west
 10-36 line of the Butler Broadcasting Co. Ltd. as fenced and as follows:
 10-37 S. 20 deg. 38' 14" E., 160.30 feet (S. 20 deg. 38' E, 159.28 feet -
 10-38 2245/451) to a 1/2" iron rod found,
 10-39 S. 19 deg. 19' 05" E., 497.37 feet (S. 19 deg. 24' 32" E., 478.21
 10-40 feet - 2245/451) to a metal fence post found,
 10-41 S. 19 deg. 16' 05" E., 1288.40 feet (S. 19 deg. 28' 14" E., 775.57
 10-42 feet - 2245/451 and S. 19 deg. 15' 02" E., 534.80 feet - 2245/451) to
 10-43 a metal fence post round, and
 10-44 S. 20 deg. 53' 46" E., 221.81 feet passing a metal fence post found
 10-45 and continuing an additional 2.00 feet for a total distance of
 10-46 224.81 feet (S. 20 deg. 59' 02" E., 221.99 feet - 2245/451) to the
 10-47 intersection of the extension of the existing fence line running
 10-48 north and south with an existing fence line running east and west in
 10-49 the north line of Tract 2, Durham Park Section Five recorded in
 10-50 Cabinet C, Slide 134, Plat Records being the southwest corner of the
 10-51 Butler Broadcasting Co. Ltd. tract and the southeast corner of the
 10-52 205.785 acre tract, for the southeast corner of this.
 10-53 THENCE S. 70 deg. 36' 13" W., 4193.13 feet (S. 70 deg. 31' 25" W.,
 10-54 4193.95 feet - 2245/451) with an existing fence to a metal fence
 10-55 post found in the north line of Durham Park, Section Four recorded
 10-56 in Cabinet C, Slide 97, Plat Record being a corner of the 205.785
 10-57 acre tract, for a corner of this.
 10-58 THENCE N. 19 deg. 44' 38" W., 221.04 feet (N. 19 deg. 32' 04" W.,
 10-59 221.35 feet - 2245/451) with an existing fence to a metal fence post
 10-60 found in the north line of Durham Park, Section Four being an ell
 10-61 corner of the 205.785 acre tract, for an ell corner of this.
 10-62 THENCE S. 70 deg. 43' 59" W., 317.58 feet (S. 70 deg. 33' 47" W.,
 10-63 317.52 feet - 2245/451) with an existing fence to a metal fence post
 10-64 found in the north line of Durham Park, Section Four being the
 10-65 southeast corner of the Don L. Tew 127.135 acre tract recorded in
 10-66 Volume 2245, Page 466, a corner of the 205.785 acre tract, for a
 10-67 corner of this.
 10-68 THENCE N. 04 deg. 36' 48" E., 61.04 feet (N. 05 deg. 21' 35" E., 61.65
 10-69 feet - 2245/451) with an existing fence to a metal fence post found

11-1 being a corner of the Tew tract and an ell corner of the 205.785 acre
 11-2 tract, for an ell corner of this.
 11-3 THENCE S. 70 deg. 56' 10" W., 727.27 feet (S.70 deg.33' 51" W.,
 11-4 717.86 feet - 2245/451) with an existing fence to a 1/2" iron rod
 11-5 found being an ell corner of the Tew tract and the southwest corner
 11-6 of the 205.785 acre tract, for the southwest corner of this.
 11-7 THENCE N. 13 deg. 30' 24" W., 1255.22 feet (N. 13 deg. 42' 25" W.,
 11-8 1252.85 feet - 2245/451) to a #60 spike found in the top of a fence
 11-9 post being a corner of the Tew tract, the northwest corner of the
 11-10 205.785 acre tract, and the southwest corner of the 125.661 acre
 11-11 tract, for a corner of this.
 11-12 THENCE with the west line of the 125.661 acre tract as fenced and as
 11-13 follows:
 11-14 N. 56 deg. 51' 08" W., 494.86 feet (N. 56 deg. 51' 08" W., 494.86
 11-15 feet - 1976/330) to a metal fence post found and
 11-16 N. 50 deg. 46' 03" W., 1093.93 feet (N. 50 deg. 46' 03" W., 1093.93
 11-17 feet - 1976/330) to a 1/2" iron rod found being the southeast corner
 11-18 of the Chitaru Inque 236.57 acre tract recorded in Volume 1939, Page
 11-19 546, the northeast corner of the Tew tract, and a corner of the
 11-20 205.785 acre tract, for a corner of this.
 11-21 THENCE with the west line of the 125.661 acre tract and the east
 11-22 line of the Inque tract as fenced and as follows:
 11-23 N. 15 deg. 48' 06" W., 656.34 feet (N. 15 deg. 48' 06" W., 656.34
 11-24 feet - 1976/330) to a 1/2" iron rod found,
 11-25 N. 00 deg. 55' 01" W., 66.48 feet (N. 00 deg. 55' 01" W., 66.48 feet -
 11-26 1976/330) to a 1/2" iron rod found, and
 11-27 N. 22 deg. 14' 53" W., 57.32 feet (N. 22 deg. 14' 53" W., 57.32 feet
 11-28 - 1976/330) crossing Dog Branch to a metal fence post found being
 11-29 the southwest corner of the George A. Mason 272.50 acre tract
 11-30 recorded in Volume 2192, Page 134 and the northwest corner of the
 11-31 125.661 acre tract, for the most westerly corner of this.
 11-32 THENCE with the south line of the Mason 272.50 acre tract, the west
 11-33 and north lines of the 125.661 acre tract, and the creek bed of Dog
 11-34 Branch
 11-35 N. 49 deg. 25' 44" E., 150.70 feet (N. 49 deg. 25' 44" E., 150.70
 11-36 feet - 1976/330),
 11-37 N. 73 deg. 38' 44" E., 346.40 feet (N. 73 deg. 38' 44" E., 346.40
 11-38 feet - 1976/330),
 11-39 N. 39 deg. 18' 44" E., 195.00 feet (N. 39 deg. 18' 44" E., 195.00
 11-40 feet - 1976/330),
 11-41 N. 49 deg. 35' 44" E., 213.50 feet (N. 49 deg. 35' 44" E., 213.50
 11-42 feet - 1976/330),
 11-43 N. 13 deg. 07' 44" E., 140.80 feet (N. 13 deg. 07' 44" E., 140.80
 11-44 feet - 1976/330),
 11-45 N. 07 deg. 07' 44" E., 702.60 feet (N 07 deg. 07' 44" E., 702.60 feet
 11-46 - 1976/330), and
 11-47 N. 07 deg. 45' 16" W., 194.50 feet (N 07 deg. 45' 16" W., 194.50 feet
 11-48 - 1976/330) to a corner of the 125.661 acre tract, for a corner of
 11-49 this.
 11-50 THENCE N. 08 deg. 21' 56" W., 151.30 feet (N. 08 deg. 21' 56" W.,
 11-51 151.30 feet - 1976/330) crossing Dog Branch to the top of a bluff on
 11-52 the north side of Dog Branch being a corner of the Mason 272.50 acre
 11-53 tract and a corner of the 125.661 acre tract, for a corner of this.
 11-54 THENCE with the top of bluff on the north side of Dog Branch as
 11-55 follows along the record locations:
 11-56 N. 30 deg. 30' 16" E., 38.85 feet (N. 30 deg. 30' 16" E., 38.85 feet -
 11-57 1976/330),
 11-58 N. 43 deg. 34' 13" E., 87.59 feet (N. 43 deg. 34' 13" E., 87.59 feet -
 11-59 1976/330),
 11-60 N. 69 deg. 00' 20" E., 118.03 feet (N. 69 deg. 00' 20" E., 118.03
 11-61 feet - 1976/330),
 11-62 N. 87 deg. 41' 22" E., 124.65 feet (N. 87 deg. 41' 22" E., 124.65
 11-63 feet - 1976/330), and
 11-64 S. 81 deg. 36' 08" E., 107.60 feet (S. 11 deg. 36' 08" E., 107.60
 11-65 feet - 1976/330) to a fence post found in the west line of the
 11-66 200.987 acre tract being the northeast corner of the 125.661 acre
 11-67 tract and the southeast corner of the Mason 272.50 acre tract, for
 11-68 an ell corner of this.
 11-69 THENCE N. 18 deg. 51' 38" W., 650.22 feet (N. 18 deg. 51' 38" W. -

12-1 1976/347) to a #60 spike found in the top of an existing fence post
 12-2 being a corner of the Mason 272.50 acre tract and the northwest
 12-3 corner of the 200.987 acre tract, for the northwest corner of this.
 12-4 THENCE N. 70 deg. 53' 30" E., 2533.40 feet (N. 70 deg. 53' 30" E.,
 12-5 2533.40 feet - Base Bearing - 1976/347) with the south line of the
 12-6 Mason 272.50 acre tract, the south line of the George A. Mason
 12-7 225.50 acre tract recorded in Volume 2192, Page 134, the south line
 12-8 of the Butler tract, and the north line of the 200.987 acre tract to
 12-9 the place of beginning containing 532.411 acres of land.
 12-10 The bearings of this Legal Description are based on the north line
 12-11 of the Waymon Gilbert and wife, Margaret M. Gilbert 200.987 acre
 12-12 tract recorded in Volume 1976, Page 347, Deed Records of Williamson
 12-13 County, Texas.

TRACT 7

12-14 BEING 46.12 ACRES OF LAND SITUATED IN THE B. S. MUDD SURVEY, THE S.
 12-15 THORNTON SURVEY, AND THE A. W. ROWLETT SURVEY, ALL IN WILLIAMSON
 12-16 COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS
 12-17 CONVEYED TO RICHARD HARDIN BY DEED RECORDED IN VOLUME 520, PAGE 506,
 12-18 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SUBSEQUENTLY
 12-19 CONVEYED TO SPRINGFIELD, INC. BY DEED RECORDED IN VOLUME 554, PAGE
 12-20 636, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 46.12
 12-21 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND
 12-22 BOUNDS AS FOLLOWS:

12-23 BEGINNING at an iron stake found under a fence corner in the South
 12-24 line of the B. S. Mudd Survey, being the Southeast corner of that
 12-25 certain tract of land as conveyed to Robert D. Alexander by deed
 12-26 recorded in Volume 405, Page 180 of the Deed Records of Williamson
 12-27 County, Texas, being the Southwest corner of that certain tract of
 12-28 land as conveyed to Floyd Cantwell, et ux., by deed recorded in
 12-29 Volume 524, Page 107 of the Deed Records of Williamson County,
 12-30 Texas, being a northwesterly corner of that certain tract of land as
 12-31 conveyed to Richard Hardin by deed recorded in Volume 520, Page 506,
 12-32 of the Deed Records of Williamson County, Texas, for the most
 12-33 northwesterly corner hereof;

12-34 THENCE with the Northerly line of the said Hardin tract, being a
 12-35 Southerly line of the said Cantwell tract, as found fenced and used
 12-36 upon the ground the following courses:

12-37 N 70° 38' E for a distance of 416.64 feet to an iron stake found;
 12-38 N 70° 21' E for a distance of 304.44 feet to an iron stake found;
 12-39 N 69° 10' E for distance of 118.66 feet to an iron stake found for a
 12-40 corner of the said Hardin tract, being also a corner of the said
 12-41 Cantwell tract;

12-42 THENCE with a Northerly line of the said Hardin tract, being in
 12-43 conflict with the said Cantwell tract the following courses:

12-44 N 17° 45' E for a distance of 113.90 feet;
 12-45 N 54° 45' E for a distance of 211.10 feet;
 12-46 N 67° 45' E for a distance of 55.60 feet;

12-47 S 88° 59' E crossing the San Gabriel River for a distance of 390.80
 12-48 feet to a point on the Easterly bank of said river;

12-49 S 21° 15' E with the Easterly bank of the said river for a distance of
 12-50 54.20 feet to a point in the Easterly line of the said Hardin tract,
 12-51 being the Westerly line of that tract of land as conveyed to Roy
 12-52 Butler, et al. by deed recorded in Volume 523, Page 76, of the Deed
 12-53 Records of Williamson County, Texas;

12-54 THENCE with a common line of the said Butler and Hardin tracts,
 12-55 being the Easterly bank of the said river the following courses:

12-56 S 52° 15' E for a distance of 300.0 feet;
 12-57 S 36° 45' E for a distance of 111.10 feet for a common corner of the
 12-58 said Butler and Hardin tracts;

12-59 THENCE crossing the said river, S 43° 45' W for a distance of 111.10
 12-60 feet to a point on the West bank of said river, being a common corner
 12-61 of the said Butler and Hardin tracts;

12-62 THENCE with a common line of the said Butler and Hardin tracts,
 12-63 being the Westerly bank of the said river the following courses:

12-64 N 54° 15' W for a distance of 111.10 feet;
 12-65 N 59° 15' W for a distance of 125.00 feet;
 12-66 N 41° 41' W for a distance of 136.20 feet to an iron stake under

12-67 fence, being a common corner of the said Butler and Hardin tracts;
 12-68 THENCE with a Southeasterly line of the said Hardin tract, being a

13-1 Northwesterly line of the said Butler tract, S 39° 32' W for a
 13-2 distance of 326.40 feet to an iron stake found and S 32° 59' W for a
 13-3 distance of 529.90 feet to an iron stake under fence corner in the
 13-4 East line of the A. W. Rowlett Survey, and the West line of the S.
 13-5 Thornton Survey, being a common corner of the said Butler and Hardin
 13-6 tracts;
 13-7 THENCE with the East line of the said Rowlett Survey and the West
 13-8 line of the said Thornton Survey, being the East line of the said
 13-9 Hardin tract and the West line of the said Butler tract, as found
 13-10 fenced and used on the ground, the following courses:
 13-11 S 19° 15' E for a distance of 614.45 feet to an iron stake found for
 13-12 angle point;
 13-13 S 19° 23' E for a distance of 595.71 feet to an iron stake found for
 13-14 angle point;
 13-15 S 19° 18' E for a distance of 396.37 feet to an iron stake found under
 13-16 corner of fence, being a corner of said Hardin tract for corner
 13-17 hereof;
 13-18 THENCE with the Southerly line of the said Hardin tract as found
 13-19 fenced and used on the ground the following courses:
 13-20 S 71° 28' W for a distance of 500.48 feet to an iron stake found for
 13-21 angle point;
 13-22 S 71° 34' W for a distance of 231.63 feet to an iron stake found for
 13-23 the most Southwesterly corner of the herein described tract of
 13-24 land;
 13-25 THENCE N 19° 12' W for a distance of 1992.50 feet to an iron stake
 13-26 found under fence corner, being a corner of the said Hardin tract
 13-27 for angle point hereof;
 13-28 THENCE N 21° 56' W for a distance of 225.00 feet to an iron stake and
 13-29 POINT OF BEGINNING of this survey, containing 46.12 acres of land,
 13-30 more or less.

13-31 TRACT 8

13-32 SIX HUNDRED FORTY (640) ACRES OF LAND, MORE OR LESS, PATENTED BY THE
 13-33 STATE OF TEXAS TO MATTHIAS WILBARGER, ASSIGNEE TO PETER DEWITT BY
 13-34 PATENT NO. 482, VOLUME 6, DATED THE 30TH DAY OF SEPTEMBER, A.D.
 13-35 1850, ON THE WATERS OF THE SOUTH SAN GABRIEL, ABOUT 17 MILES ABOVE
 13-36 GEORGETOWN, BY VIRTUE OF CONDITIONAL CERTIFICATE NO. 377, ISSUED BY
 13-37 THE BOARD OF LAND COMMISSIONERS OF JASPER COUNTY ON THE 11TH DAY OF
 13-38 JANUARY, 1840, UPON WHICH UNCONDITIONAL CERTIFICATE NO. 51, WAS
 13-39 ISSUED BY THE BOARD OF LEON COUNTY ON THE 9TH DAY OF JUNE, 1849, AND
 13-40 TRANSFERRED TO THE SAID WILBARGER, ON THE SAME DAY, AND BEING MORE
 13-41 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 13-42 BEGINNING on the Southwest corner of the Stephen Thornton's Survey
 13-43 at a stone mound from which a post oak bears N 71 degrees E 18 vrs.;
 13-44 THENCE S 71 degrees W with the North line of William Hamilton's
 13-45 Survey of one-third (1/3rd) of a league, 1128 vrs. to a stone mound;
 13-46 THENCE N 19 degrees W 3,200 vrs. to a stone mound in prairie;
 13-47 THENCE N 71 degrees E 1128 vrs. to a stone mound in prairie on the
 13-48 West line of Stephen Thornton's Survey;
 13-49 THENCE S 19 degrees E with the West line of Thornton's Survey, 3200
 13-50 vrs. to the BEGINNING.
 13-51 Being the same property conveyed to Roy A. Butler by Warranty Deed
 13-52 from MTrust Corp., N.A., Trustee of the Fannie Montgomery Hunt
 13-53 Trust, dated February 7, 1989, recorded at Vol. 1757, Page 927,
 13-54 Official Records of Williamson County, Texas.

13-55 TRACT 9

13-56 BEING 0.877 ACRES, MORE OR LESS, IN THE RICHARD WEST SURVEY,
 13-57 ABSTRACT NO. 643, IN WILLIAMSON COUNTY, TEXAS. EXAMINATION OF AREA
 13-58 DEEDS INDICATES THAT THIS PROPERTY LIES WITHIN THE BOUNDARIES OF A
 13-59 93.02 ACRE TRACT AS DESCRIBED IN A DEED TO M. R. MARCOM, OF RECORD IN
 13-60 VOL. 1119, PG. 783, D/R, BUT LIES OUTSIDE OLD FENCES WHICH EXIST ON
 13-61 THE GROUND ENCLOSING THE BULK OF THE MARCOM PROPERTY. THIS PROPERTY
 13-62 IS ENCLOSED WITHIN FENCES USED AND MAINTAINED BY ROY A. BUTLER AS A
 13-63 PART OF THE FIRST TRACT CALLED 239 ACRES AND THE SECOND TRACT CALLED
 13-64 199 ACRES IN A DEED TO ROY A. BUTLER, ET AL., OF RECORD IN VOL. 523,
 13-65 PG. 76, D/R. EXAMINATION OF THE SAID ROY BUTLER DEED AND DEEDS OF
 13-66 PRIOR OWNERS OF THE MARCOM TRACT INDICATE A PROBABLE VACANCY
 13-67 EXISTING BETWEEN THE BOUNDARIES OF THE BUTLER TRACT AS DESCRIBED IN
 13-68 HIS DEED AND BETWEEN THE BOUNDARIES OF THE MARCOM PROPERTY AS
 13-69 DESCRIBED IN OLDER DESCRIPTIONS FOR THE MARCOM PROPERTY WHICH ARE

14-1 FOUND IN A DEED TO F. M. VAUGHAN IN VOL. 537, PG. 81, AND IN A DEED TO
 14-2 L. T. MCFARLAND IN VOL. 162, PG. 436, D/R. THE CONCLUSION THAT THERE
 14-3 IS A PROBABLE VACANCY IN THE AREA THAT INCLUDES THE APPROXIMATE
 14-4 NORTH ONE HALF OF THIS TRACT IS BASED UPON RECONSTRUCTING THE
 14-5 BOUNDARIES FROM THE NORTHWEST CORNER OF THE PRIOR DEEDS FOR THE
 14-6 PARENT TRACTS OF THE PORTION OF THE PROPERTY NOW OWNED BY MARCOM. IT
 14-7 IS NOTED THAT THERE ARE EXISTING APPROXIMATIONS, DISCREPANCIES AND
 14-8 ANOMALIES BETWEEN THE RECORD DESCRIPTIONS FOUND IN THE DEEDS TO
 14-9 MCFARLAND AND VAUGHAN WHICH INCREASE THE DIFFICULTY IN CONCLUSIVELY
 14-10 PLACING THE BOUNDARIES OF THOSE TRACTS, AND BEING MORE PARTICULARLY
 14-11 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 14-12 BEGINNING at the Northwest corner of the 93.02 acre tract conveyed to
 14-13 M. R. Marcom as described in Vol. 1119, Pg. 783. This point being in
 14-14 the approximate center of the channel of the San Gabriel River, on
 14-15 or near the East line of the S. Thornton Survey and the West line of
 14-16 the R. West Survey. Also being the Southwest corner of the Second
 14-17 Tract conveyed to Butler as referenced above. According to record
 14-18 data the Northeast corner of the First Tract is located at the
 14-19 intersection of the East line of the Thornton Survey and the South
 14-20 bank of the river;
 14-21 THENCE with the North line described for the 93.02 acre tract by a
 14-22 survey made by Don Bizzell as recorded in the Marcom deed,
 14-23 downstream with the approximate centerline of the channel of the
 14-24 San Gabriel River, S 89 deg. 08 min. 30 sec. E 310 feet, more or less
 14-25 to the intersection of two fence lines extended (per survey of
 14-26 fences existing in 1971 made by W. F. Forest, R.P.S. No. 101);
 14-27 THENCE S 57 deg. 38 min. W, join and follow an old fence line,
 14-28 continuing in all 163.6 feet to a bend in the fence;
 14-29 THENCE continuing along or near the old fence existing on the West
 14-30 side of a ravine, as Surveyed by W. F. Forest in 1971, S 27 deg. 50
 14-31 min. W 54.5 feet, S 03 deg. 34 min. W 196.9 feet, and S 06 deg. 40
 14-32 min. E 77.4 feet;
 14-33 THENCE S 18 deg. 23 min. 40 sec. E 52.35 feet, more or less, to
 14-34 intersect the West line of the said 93.02 acre tract;
 14-35 THENCE with the West line of the M. R. Marcom tract. as surveyed by
 14-36 Don Bizzell, N 19 deg. W about 490.19 feet, more or less to the POINT
 14-37 OF BEGINNING.

14-38 TRACT 10

14-39 294.85 ACRES OF LAND, OF WHICH 129.66 ACRES MORE OR LESS BEING A
 14-40 PORTION OF A 169 ACRE TRACT OUT OF THE RICHARD WEST LEAGUE, ABSTRACT
 14-41 #643, AS DESCRIBED IN A DEED FROM TAYLOR SMITH TO JOHN CONNER AS
 14-42 RECORDED IN VOL. 4, PAGE 168, WILLIAMSON COUNTY DEED RECORDS, AND
 14-43 12.29 ACRES MORE OR LESS BEING A PORTION OF A 50 ACRE TRACT MORE OR
 14-44 LESS OUT OF THE EDMUND S. BROOKS SURVEY ABSTRACT #81, AS DESCRIBED
 14-45 IN A DEED FROM TAYLOR SMITH TO JOHN F. CONNER AS RECORDED IN VOL. 4,
 14-46 PAGE 55, WILLIAMSON COUNTY DEED RECORDS, SAID TRACTS BEING
 14-47 DESCRIBED AS A 219 ACRE TRACT IN A DEED FROM J. H. VAUGHAN AND WIFE,
 14-48 JOANNA VAUGHAN TO WADE D. BARRINGTON AS RECORDED IN VOLUME 182, PAGE
 14-49 413, WILLIAMS COUNTY DEED RECORDS, AND 152.90 ACRES MORE OR LESS
 14-50 BEING A PORTION OF A 190 ACRE TRACT OUT OF THE STEPHEN THORNTON
 14-51 SURVEY, ABSTRACT #611, AS DESCRIBED IN A DEED FROM LOUISA WALKER, A
 14-52 FEME SOLE, TO J. G. POTTS AS RECORDED IN VOLUME 76, PAGE 227,
 14-53 WILLIAMSON COUNTY DEED RECORDS, SAID 190 ACRES MORE OR LESS BEING
 14-54 ALSO DESCRIBED IN A DEED FROM A. P. KAUFFMAN AND WIFE, LILLIE
 14-55 KAUFFMAN, TO W. D. BARRINGTON AS RECORDED IN VOL. 197, PAGE 405,
 14-56 WILLIAMSON COUNTY DEED RECORDS, ALL IN WILLIAMSON COUNTY, TEXAS, AS
 14-57 SURVEYED FOR A. L. MCROBERTS, O. R. OLIVER AND W. D. BARRINGTON BY
 14-58 THE METCALFE ENGINEERING COMPANY, 1710 EVA STREET, AUSTIN, TEXAS,
 14-59 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
 14-60 FOLLOWS:
 14-61 BEGINNING at an iron stake at corner of fence for the northwest
 14-62 corner of a 190 acre tract, a portion of the Stephen Thornton
 14-63 Survey, Abstract #611, in Williamson County, Texas, as described in
 14-64 a deed from Louisa Walker, a feme sole, to J. G. Potts as recorded in
 14-65 Vol. 76, Page 227, Williamson County Deed Records, said 190 acres
 14-66 more or less being also described in a deed from A. P. Kauffman and
 14-67 wife, Lillie Kauffman, to W. D. Barrington as recorded in Vol. 197,
 14-68 Page 405, Williamson County Deed Records, said beginning iron stake
 14-69 at corner of fence being also the northeast corner of a 350 acre

15-1 tract, a portion of the Stephen Thornton Survey, Abstract #611, in
 15-2 Williamson County, Texas, as described in a deed from Louisa
 15-3 Walker, a feme sole, to G. W. Wheeler as recorded in Vol. 76, Page
 15-4 67, Williamson County Deed Records, said iron stake at corner of
 15-5 fence being also the southwest corner of a 169 acre tract out of the
 15-6 Richard West League, Abstract #643, in Williamson County, Texas, as
 15-7 described in a deed from Taylor Smith to John Conner as recorded in
 15-8 Vol. 4, Page 168, Williamson County Deed Records, and being also the
 15-9 most westerly southwest corner of a 219 acre tract out of the
 15-10 Richard West League, Abstract #643, and the Edmund S. Brooks
 15-11 Survey, Abstract #81, in Williamson County, Texas, as described in
 15-12 a deed from J. H. Vaughan and wife, Joanna Vaughan, to Wade D.
 15-13 Barrington as recorded in Vol. 182, Page 413, Williamson County
 15-14 Deed Records, said iron stake at corner of fence being also the most
 15-15 westerly southwest corner of the Richard West League, Abstract
 15-16 #643, and an ell corner of the Stephen Thornton Survey, Abstract
 15-17 #611, in Williamson County, Texas, as fenced and used upon the
 15-18 ground;
 15-19 THENCE with the west line of the said W. D. Barrington 190 acre
 15-20 tract more or less and the east line of the said G. W. Wheeler 350
 15-21 acre tract, as fenced and used upon the ground, courses numbered 1-7
 15-22 inclusive, as follows:
 15-23 (1) S 17 deg. 53' E 185.20 feet to an iron stake;
 15-24 (2) S 18 deg. 57' E 635.05 feet to an iron stake;
 15-25 (3) S 19 deg. 41' E 284.66 feet to an iron stake;
 15-26 (4) S 19 deg. 50' E 312.47 feet to an iron stake near corner of
 15-27 fence;
 15-28 (5) S 19 deg. 21' E 86.02 feet to an iron stake near corner of
 15-29 fence;
 15-30 (6) S 19 deg. 17' E 740.42 feet to an iron stake near corner of
 15-31 fence;
 15-32 (7) S 19 deg. 09' E 679.41 feet to an iron stake in the north
 15-33 right-of-way line of R. M. Highway #1869, said iron stake being at
 15-34 the northwest corner of an 0.016 acre tract, designated as First
 15-35 Tract, a portion of the said 190 acre tract, as described in a deed
 15-36 from W. D. Barrington and wife, Emma M. Barrington to State of Texas
 15-37 as recorded in Vol. 420, Page 212, Williamson County Deed Records,
 15-38 and from which iron stake a concrete highway marker bears S 71 deg.
 15-39 41' W 189.62 feet;
 15-40 (8) THENCE with the north line of R. M. Highway #1869 N 71 deg. 41'
 15-41 E 78.00 feet to an iron stake at the intersection of the center line
 15-42 of the Old County Road and being also a northwest line of a 33.88
 15-43 acre tract, a portlon of the said 190 acre tract, as described in a
 15-44 deed from W. D. Barrington and wife, Emma Barrington, to J.C. Keeler
 15-45 as recorded in Vol. 197, Page 406, Williamson County Deed Records;
 15-46 THENCE with the center line of the said old County Road and being
 15-47 also a northwest line and a north line of the said J. C. Keeler 33.88
 15-48 acre tract, courses numbered 9-11 inclusive, as follows:
 15-49 (9) N 60 deg. 24' E 993.22 feet to an iron stake;
 15-50 (10) N 89 deg. 20' E 411.87 feet to an iron stake;
 15-51 (11) N 83 deg. 20' E 188.50 feet to an iron stake at the
 15-52 intersection of a west line of R. M. Highway #1869 and in the west
 15-53 line of a 0.240 acre tract, designated as Second Tract, a portion of
 15-54 the said 190 acre tract, as described in a deed from W. D.
 15-55 Barrington and wife, Emma M. Barrington, to State of Texas as
 15-56 recorded in Vol. 420, Page 212. Williamson County Deed Records;
 15-57 (12) THENCE with a west right-of-way line of R. M. Highway #1869
 15-58 and the west line of the said 0.240 acre tract designated as Second
 15-59 Tract N 11 deg. 41' E 32.24 feet to a concrete highway marker;
 15-60 (13) THENCE N 71. deg. 41' E 230.7 feet to a concrete highway
 15-61 marker at the northeast corner of the said 0.240 acre tract
 15-62 designated as Second Tract;
 15-63 (14) THENCE with a northeast line of the said 0.240 acre tract
 15-64 designated as Second Tract, S 48 deg. 13' E 26.57 feet to an iron
 15-65 stake at the intersection of the center line of said old County Road
 15-66 and being also a northwest line of the said J.C. Keeler 33.88 acre
 15-67 tract;
 15-68 (15) THENCE with the center line of said old County Road, being
 15-69 also a northwest line of the said J. C. Keeler 33.88 acre tract, N 48

16-1 deg. 21' E 435.29 feet to an iron stake;
16-2 (16) THENCE N 17 deg. 53' W at 1.8.9 feet passing an iron stake
16-3 near corner of fence for the southwest corner of a 1.53 acre tract,
16-4 designated as Tract No. One, a portion of the said W. D. Barrington
16-5 190 acre tract, as described in a deed from W. D. Barrington and
16-6 wife, Emma V. Barrington, to Carl N. Nix and wife, Marguerite O.
16-7 Nix, as recorded in Vol. 479, Page 232, Williamson County Deed
16-8 Records; in all 1349.89 feet to an iron stake at the northwest
16-9 corner of the said Carl N. Nix 1.53 acre tract;
16-10 (17) THENCE with the north line of the said Carl N. Nix 1.53 acre
16-11 tract N 72 deg. 07' E 49.03 feet to an iron stake in the east line of
16-12 the said W. D. Barrington 190 acre tract, being also an east line of
16-13 the Stephen Thornton Survey, Abstract #611, and the west line of the
16-14 Edmund S. Brooks Survey, Abstract #81, in Williamson County, Texas,
16-15 and being also the most southerly west line of a 219 acre tract as
16-16 described in a deed from J. H. Vaughan and wife, Joanna Vaughan, to
16-17 Wade D. Barrington as recorded in Volume 182, Page 413, Williamson
16-18 County Deed Records, said iron stake being also in the west line of
16-19 a 66.56 acre tract, designated as Tract No. Two, and being a portion
16-20 of the Edward S. Brooks Survey, Abstract #81, and the Richard West
16-21 League, Abstract No. 643, in Williamson County, Texas, and being a
16-22 portion of the said Wade D. Barrington 216 acre tract, as described
16-23 in a deed from W. D. Barrington and wife, Emma V. Barrington to Carl
16-24 N. Nix and wife, Marguerite O. Nix as recorded in Vol. 479, Page
16-25 232, Williamson County Deed Records, and from which iron stake the
16-26 most southerly southwest corner of a 50 acre tract, a portion of the
16-27 Edmund S. Brooks Survey, Abstract #81, as described in a deed from
16-28 Taylor Smith to John F Conner as recorded in Vol. 4, Page 55,
16-29 Williamson County Deed Records, being also the most southerly
16-30 southwest corner of the said W. D. Barrington 219 acre tract and the
16-31 southwest corner of the said Carl N. Nix 66.56 acre tract, bears S
16-32 18 deg. 20' E 50.0 feet;
16-33 (18) THENCE with the east line of the said W. D. Barrington 190
16-34 acre tract, being also the east line of the Stephen Thornton Survey
16-35 and the most southerly west line of the said W. D. Barrington 219
16-36 acre tract and the west line of the Edmund S. Brooks Survey and the
16-37 west line of the Carl N. Nix 66.56 acre tract as fenced and used upon
16-38 the ground, N 18 deg. 20' W 445.40 feet to an iron stake at corner of
16-39 fence for a corner of the said Carl N. Nix 66.56 acre tract;
16-40 THENCE with a northwest line of the said Carl N. Nix 66.56 acre
16-41 tract as fenced and used upon the ground, courses numbered 19-22
16-42 inclusive, as follows:
16-43 (19) N 33 deg. 29' E 978.67 feet to an iron stake at corner of field
16-44 fence;
16-45 (20) N 24 deg. 32' E 441.56 feet to an iron stake;
16-46 (21) N 49 deg. 01' E at about 60 feet more or less crossing the
16-47 north line of the Edmund S. Brooks Survey and a south line of the
16-48 Richard West League, in all 85.67 feet to an iron stake;
16-49 (22) N 24 deg. 47' E at 271.54 feet passing an iron stake at corner
16-50 of field fence, at 371.54 feet passing an iron stake on the south
16-51 bank of the South San Gabriel River, at 411.79 feet passing the most
16-52 northerly corner of the said Carl N. Nix 66.56 acre tract, in all
16-53 426.68 feet to a car axle in the bed of the center of the channel of
16-54 the South San Gabriel River;
16-55 THENCE up the center of the channel of the South San Gabriel River,
16-56 courses numbered 23-32 inclusive, as follows:
16-57 (23) S 79 deg. 09' W 350.78 feet to a point;
16-58 (24) N 83 deg. 11' W 222.61 feet to a point;
16-59 (25) N 52 deg. 11' W 123.44 feet to a point;
16-60 (26) N 43 deg. 53' W 150.06 feet to a point;
16-61 (27) N 29 deg. 29' W 235.08 feet to a point;
16-62 (28) N 17 deg. 08' W 232.50 feet to a point;
16-63 (29) N 13 deg. 32' W 130.83 feet to a point;
16-64 (30) N 11 deg. 21' W 123.88 feet to a point;
16-65 (31) N 36 deg. 53' feet E 64.44 feet to an iron stake;
16-66 (32) N 29 deg. 30' W 269.75 feet to an iron stake for the northeast
16-67 corner of the said John Conner 169 acre tract and the northeast
16-68 corner of the said W. D. Barrington 219 acre tract;
16-69 THENCE with the north line of the said W. D. Barrington 219 acre

17-1 tract, being the average of an old fence and the remains of an old
 17-2 rock fence, courses numbered 33-36 inclusive, as follows:
 17-3 (33) S 69 deg. 03' W at 57.6 feet passing an iron stake on the west
 17-4 high bank of the South San Gabriel River, in all 167.06 feet to an
 17-5 iron stake at the southwest corner of a railroad tie fence post;
 17-6 (34) S 71 deg. 36' W 1657.00 feet to a nail in the east face of a
 17-7 16" Cedar;
 17-8 (35) S 70 deg. 54' W 739.86 feet to an iron stake at corner of field
 17-9 fence;
 17-10 (36) S 70 deg. 44' W 564.32 feet to an iron stake near corner of
 17-11 fence for the northwest corner of the said W. D. Barrington 219 acre
 17-12 tract, being also the northwest corner of the said John Conner 169
 17-13 acre tract, in the west line of the Richard West League and in an
 17-14 east line of the Stephen Thornton Survey, as fenced and used upon
 17-15 the ground;
 17-16 THENCE with the west line of the said 169 acre tract and the west
 17-17 line of the said W. D. Barrington 219 acre tract and being also the
 17-18 west line of the said Richard West League and an east line of the
 17-19 Stephen Thornton Survey as fenced and used upon the ground, courses
 17-20 numbered 37-39 inclusive, as follows:
 17-21 (37) S 17 deg. 10' E 537.11 feet to an iron stake at corner of
 17-22 fence;
 17-23 (38) S. 19 deg. 11' E 537.55 feet to a post;
 17-24 (39) S 18 deg. 02' E 648.94 feet to the place of BEGINNING,
 17-25 containing 294.85 acres of land.
 17-26 AND
 17-27 A 1.38-ACRE PORTION OF LAND CALLED TRACT TWO IN IN THE DEED RECORDED
 17-28 IN VOLUME 605, PAGE 426, DEED RECORDS, WILLIAMSON COUNTY, TEXAS;
 17-29 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
 17-30 FOLLOWS:
 17-31 Beginning it an iron pin found at the N E corner of the 33.88 acre
 17-32 tract and at the S E corner of a 1.53 acre tract described in a deed
 17-33 to Carl Nix of record in Vol. 479, Page 232, Deed Records. Said
 17-34 point is in the centerline of an abandoned County Road and on the
 17-35 East line of the Stephen Thornton Survey as fenced and used upon the
 17-36 ground;.
 17-37 THENCE S 17° 55' E 232.6 feet to an iron pipe in the North R O W of RM
 17-38 1869;
 17-39 THENCE with the R O W S 71° 41' W 427 feet to a concrete R O W marker
 17-40 at a widening of the R O W;
 17-41 THENCE. N 48° 19' W 42.63 feet to an iron pipe found in the R O W and
 17-42 on the centerline of an abandoned road;
 17-43 THENCE with the centerline of the abandoned road N 48° 11' E at 435.7
 17-44 feet pass an iron pipe at the S E corner of a tract described in a
 17-45 deed to Horace Cromer of record in Vol. 554, Page 440, in all 490.65
 17-46 feet to the POINT OF BEGINNING, containing in all 1.38 acres.
 17-47 TRACT 11
 17-48 BEING 0.91 OF AN ACRE OF LAND, OUT OF THE E. S. BROOKS SURVEY,
 17-49 ABSTRACT NUMBER 81 & THE STEPHEN THORNTON SURVEY, ABSTRACT NUMBER
 17-50 611, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN
 17-51 CURRY 2.97 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME
 17-52 1720, PAGE 726, DEED RECORDS, WILLIAMSON COUNTY, SAID 0.91 OF AN
 17-53 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
 17-54 AS FOLLOWS:
 17-55 BEGINNING at an iron rod found in the northerly right-of-way line of
 17-56 F M 1869, at the southeast corner of the Lindley 8.06 acre tract
 17-57 described by instrument recorded in Volume 615, Page 916, Deed
 17-58 Records, Williamson County, at the southwest corner of said Curry
 17-59 tract, for the southwest corner hereof;
 17-60 THENCE along the common line of said Lindley and said Curry tracts,
 17-61 North 49 degrees 15 minutes 49 seconds West, 42.74 feet to a 60D
 17-62 nail found, for the northwest comer hereof and North 47 degrees 17
 17-63 minutes 32 seconds East, 345.00 feet to an iron rod set, for the
 17-64 northeast comer hereof;
 17-65 THENCE South 42 degrees 32 minutes 52 second East, through said
 17-66 Curry tract, 189.35 feet to an iron rod set in the northerly
 17-67 right-of-way line of F M 1869, in the southerly line of said Curry
 17-68 tract, for the southeast corner hereof;
 17-69 THENCE South 70 degrees 41 minutes 00 seconds West, along said

18-1 right-of-way line and the southerly line of said Curry tract,
 18-2 370.00 feet to the POINT OF BEGINNING and containing 0.91 of an acre
 18-3 of land, more or less.

18-4 TRACT 12

18-5 BEING 49.994 ACRES OF LAND SITUATED IN THE STEPHEN THORNTON SURVEY,
 18-6 ABSTRACT NO. 611 IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT
 18-7 DESCRIBED IN DOCUMENT NO. 2009069788 OF THE DEED RECORDS OF
 18-8 WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY
 18-9 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

18-10 BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 10 ACRE
 18-11 TRACT RECORDED IN DOCUMENT NO. 2001093539, BEING ALSO ON THE NORTH
 18-12 RIGHT-OF-WAY OF RR 1869, FROM WHICH A CONCRETE HIGHWAY MONUMENT
 18-13 FOUND BEARS S 69° 36' 49" W 137.73 FEET, SAID IRON ROD ALSO BEING THE
 18-14 POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED
 18-15 TRACT;

18-16 THENCE WITH THE NORTH SAID RIGHT-OF-WAY OF RR 1869 S 69 DEG 29 MIN 36
 18-17 SEC W 439.84 FEET TO AN IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF
 18-18 THE HEREIN DESCRIBED TRACT;

18-19 THENCE WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT N 21 DEG 22
 18-20 MIN 48 SEC W 2989.51 FEET TO AN IRON ROD FOUND, FOR THE NORTHWEST
 18-21 CORNER OF THE HEREIN DESCRIBED TRACT;

18-22 THENCE N 68 DEG 30 MIN 57 SEC E 303.96 FEET TO THE DISTURBED REMNANTS
 18-23 OF A FALLEN TREE, FROM WHICH A GAME FENCE ANGLE CORNER POST BEARS N
 18-24 68 DEG 10 MIN 52 SEC E 11.28 FEET;

18-25 THENCE N 76 DEG 32 MIN 58 SEC E 581.44 FEET TO AN OLD FENCE POST SAWN
 18-26 OFF AT GROUND LEVEL, FOR THE NORTHEAST CORNER OF THE HEREIN
 18-27 DESCRIBED TRACT;

18-28 THENCE S 21 DEG 22 MIN 40 SEC E 1929.48 FEET TO AN IRON ROD FOUND AT
 18-29 THE NORTHEAST CORNER OF THE SAID 10 ACRE TRACT, FOR THE EASTMOST
 18-30 CORNER OF THE HEREIN DESCRIBED TRACT;

18-31 THENCE S 68 DEG 34 MIN 43 SEC W 439.77 FEET TO AN IRON ROD FOUND, FOR
 18-32 AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

18-33 THENCE S 21 DEG 22 MIN 07 SEC E 986.75 FEET TO THE POINT OF
 18-34 BEGINNING, CONTAINING 49.994 ACRES OF LAND, MORE OR LESS.

18-35 TRACT 13

18-36 BEING 227.039 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS,
 18-37 PART OF THE STEPHEN THORNTON SURVEY, ABSTRACT NO. 611, AND BEING THE
 18-38 SAME TRACT DESCRIBED AS 207.129 ACRES IN A DEED TO RICHARD E. HARRIS
 18-39 RECORDED IN VOLUME 1147, PAGE 759, OFFICIAL RECORDS OF WILLIAMSON
 18-40 COUNTY, TEXAS, AND ALL OF THE SAME TRACT DESCRIBED AS A 20.00 ACRES
 18-41 IN A DEED TO SUSAN R. HARRIS RECORDED IN VOLUME 1146, PAGE 799,
 18-42 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE
 18-43 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

18-44 BEGINNING at a 1/2" iron rod found in the north right of way line of
 18-45 F. M.1869 being the southwest corner of the Joseph T. DeFrancisco
 18-46 50.0 acre tract recorded in Volume 737, Page 269 and the southeast
 18-47 corner of the 207.129 acre tract, for the southeast corner of this.

18-48 THENCE with the north right of way line of F. M.1869 as follows:

18-49 S. 71 deg. 43' 05" W., 138.03 feet (S. 71 deg. 32' 47" W., 137.94
 18-50 feet) to a concrete highway monument found, being the beginning of a
 18-51 curve to the left, with said curve 543.85 feet, Long Chord S. 64
 18-52 deg. 51' 37" W., 542.62 feet, Radius 2331.83 feet (543.85 feet, Long
 18-53 Chord S. 64 deg. 50' 20" W., 542.62 feet, Radius 2331.83 feet) to a
 18-54 concrete highway monument found,

18-55 S. 58 deg. 12' 17" W., 459.83 feet passing a 1/2" iron rod found and
 18-56 an additional 595.47 feet for a total distance of 1055.30 feet (S.
 18-57 58 deg. 11' W., 1055.41 feet) to a concrete highway monument found,
 18-58 being the beginning of a curve to the left, with said curve 482.52
 18-59 feet Long Chord S. 53 deg. 29' 00" W., 481.96 feet, Radius 2904.79
 18-60 feet (482.80 feet, Long Chord S. 53 deg. 26' 20" W., 482.26 feet,
 18-61 Radius 2904.79 feet) to a concrete highway monument found,

18-62 S. 48 deg. 34' 07" W., 383.78 feet (S. 48 deg. 37' 20" W., 383.67
 18-63 feet) to a concrete highway monument found, being the beginning of a
 18-64 curve to the right, with said curve 418.14 feet Long Chord S. 57
 18-65 deg. 33' 02" W., 416.57 feet, Radius 1392.39 feet (Long Chord S. 57
 18-66 deg. 27' 10" W., 417.07 feet, Radius 1392.39 feet) to a 3" metal
 18-67 fence post found being the southeast corner of the Roy A. Butler
 18-68 599.49 acre tract recorded in Volume 1757, Page 927 and the
 18-69 southwest corner of the Harris 207.129 acre tract, for the

19-1 southwest corner of this.
 19-2 THENCE with east line of the Butler 599.49 acre tract as follows:
 19-3 N. 18 deg. 09' 40" W., 3469.74 feet (N.18 deg. 09' 40" W., 3469.81
 19-4 feet - Base Bearing) to a #60 spike found and N. 16 deg. 29' 26" W.,
 19-5 249.26 feet (N. 16 deg. 37' W., 248.30 feet) to a 3" metal fence post
 19-6 found being the southwest corner of the Roy A. Butler 740.10 acre
 19-7 tract recorded in Volume 1904, Page 255 and the northwest corner of
 19-8 the Harris 207.129 acre tract, for the southwest corner of this.
 19-9 THENCE with the south line of the Butler 740.10 acre tract as
 19-10 follows:
 19-11 N. 50 deg. 54' 33" E., 1552.19 feet passing a 3" metal fence post
 19-12 found and continuing an additional 26.71 feet for a total distance
 19-13 of 1578.90 feet (N. 50 deg. 48' 10" E., 1580.33 feet) to a #60 spike
 19-14 found in a dead oak,
 19-15 S. 19 deg. 14' 58" E., 54.04 feet passing a 3" metal fence post found
 19-16 and continuing an additional 549.01 feet for a total distance of
 19-17 603.05 feet (S. 19 deg.16' 10" E., 605.17 feet) to a 3" metal fence
 19-18 post found,
 19-19 N. 69 deg. 26' 12" E., 567.68 feet (N. 69 deg. 23' 40" E., 559.47
 19-20 feet) to a 3" metal fence post found,
 19-21 N. 72 deg. 45' 39" E., 253.55 feet (N. 72 deg. 51' 40" E., 251.19
 19-22 feet) to a 3" metal fence post found, and
 19-23 N. 70 deg. 39' 14" E., 541.06 feet (N. 70 deg. 32' 55" E) to a 1/2"
 19-24 iron rod found being the northwest corner of the DeFrancisco tract
 19-25 and the northeast corner of the Harris 207.129 acre tract, for the
 19-26 northeast corner of this.
 19-27 THENCE S. 19 deg. 19' 34" E., 2990.31 feet (S. 19 deg. 20' 36" E.,
 19-28 2989.57 feet) to the place of beginning containing 227.039 acres of
 19-29 land, according to my Survey and my Calculations.
 19-30 The bearings of this Legal Description are based on the west line of
 19-31 the tract described as 207.129 acres in a Deed to Richard E. Harris
 19-32 recorded in Volume 1147, Page 759, Official Records of Williamson
 19-33 County, Texas.

TRACT 14

19-35 BEING 98.03 ACRES OF LAND SITUATED IN THE A. LEFEBRE SURVEY,
 19-36 ABSTRACT NO. 398, IN WILLIAMSON COUNTY, TEXAS; PART OF 108 ACRES
 19-37 WHICH IS DESCRIBED IN A DEED TO GABRIEL PINA & SUSIE C. PINA
 19-38 (INCLUDING ALL OF THE 52 ACRES TRACT 2, AND PART OF THE 56 ACRES
 19-39 TRACT 1), OF RECORD IN VOL. 910, PG. 461, OF THE OFFICIAL PUBLIC
 19-40 RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT), AND BEING MORE
 19-41 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 19-42 This tract was surveyed on the ground in June of 2015 under the
 19-43 direction of William F. Forest, Jr., Registered Professional Land
 19-44 Surveyor No. 1847. Survey note: The bearing basis for this survey,
 19-45 is the State Plane Coordinate System, Texas Central Zone Western
 19-46 Data VRS Network.
 19-47 BEGINNING at an iron pin which was found in the North line of Ranch
 19-48 Road 1869, at the Southeast corner of Tract One of Gabriel and Susie
 19-49 Pina. This corner exists at the Southwest corner of the property of
 19-50 the Liberty Hill Land Partnership, Ltd. (640 ac. Doc. 20060799904);
 19-51 THENCE with the North line of Ranch Road 1869, S 78° 58' 14" W 947.01
 19-52 feet to an iron pin which was set for the lower Southeast corner of a
 19-53 10.00 acre tract;
 19-54 THENCE with the East boundary of the said 10.00 acres, setting iron
 19-55 pins at bends in the fence as follows; N 21° 16' 10" W 624.17 feet; N
 19-56 14° 58' 25" E 172.11 feet; and N 18° 07' 04" E 128.77 feet; departing
 19-57 the fence and continuing with the East boundary of the 10.00 acres;
 19-58 setting iron pins as follows; N 13° 40' 06" E 266.82 feet; and N 21°
 19-59 22' 44" W 591.79 feet to the Northeast corner of the 10.00 acres;
 19-60 THENCE with the North boundary of the 10.00 acres, S 68° 37' 1.6" W
 19-61 732.69 feet to an iron pin which was set in the West boundary of the
 19-62 Pina 56 acre Tract 1 at the Northwest corner of the 10 acres;
 19-63 THENCE along or near the existing fence, with the West line of Pina
 19-64 and the East boundary of the property of Travis and Carol Shelton
 19-65 (10.10 ac. Doc. 2012923335);
 19-66 N 21° 04' 27" W 368.41 feet to a nail which was set in top of a fence
 19-67 post in the East boundary of the property of Darwin and Shiela
 19-68 Willhoite (10.10 ac. Doc. 2012058065); continuing with the common
 19-69 boundary of Pina and Willhoite;

20-1 N 21° 04' 27" W 210.94 feet to an iron pin found on the East side of
 20-2 the fence at the common West corner of the two Pina tracts; and
 20-3 N 21° 02' 50" W passing the property corners in the East line of the
 20-4 property of Chad M. Gilley (Ex. A, 20.193 ac. Doc. 2012008374),
 20-5 continuing with the common line between Pina and William Allen
 20-6 Jackson (20.30 ac, Doc. 2014082867), continuing in all 1534.18 feet
 20-7 to an iron pin which was set in the South boundary of Lot 10, Block
 20-8 P, of Durham Park Sec. 3 (Cabinet C, Slide 95, Plat Records). This
 20-9 corner exists North of the fence corner;
 20-10 THENCE with the South boundary of said Lot 10 and the North boundary
 20-11 of the Pina Tract 2, N 68° 34' 55" E 1371.81 feet to an iron pin which
 20-12 was found at the remains of a fence corner post;
 20-13 THENCE with the East line of the property of Gabriel and Susie Pina,
 20-14 and the West boundary of the property of the Liberty Hill Land
 20-15 Partnership, Ltd. (640 ac. Doc. 2006079904);
 20-16 S 20° 43' 35" E 1048.87 feet to a mag spike set in the East base of a
 20-17 16 inch Elm that exists in the fence line; S 20° 34' 08" E 734.09 feet
 20-18 to an iron pin which was found at the common East corner of the two
 20-19 Pina tracts (2' Westerly from an 8' tall game fence);
 20-20 S 20° 34' 08" E 552.91 feet to 20 iron pin which was found (2'
 20-21 Westerly from an 8' tall game fence); and
 20-22 S 20° 28' 34" E 1621.49 feet to the POINT OF BEGINNING.

20-23 TRACT 15

20-24 BEING A PORTION OF LOT 3, BLOCK D, OF DURHAM PARK SECTION FOUR, A
 20-25 SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR
 20-26 PLAT THEREOF RECORDED IN CABINET C, SLIDES 97-99, PLAT RECORDS,
 20-27 WILLIAMSON COUNTY, TEXAS, CONSISTING OF AN APPROXIMATE 5.02 ACRE
 20-28 TRACT OF LAND, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO NAUMANN
 20-29 DEVELOPMENT CORPORATION, BEING LOT 3B, BLOCK D, CALLED 5.01 ACRES,
 20-30 AS RECORDED IN VOLUME 902, PAGE 21 OF THE DEED RECORDS OF WILLIAMSON
 20-31 COUNTY, TEXAS. SURVEYED ON THE GROUND IN THE MONTH OF DECEMBER,
 20-32 1989, UNDER THE SUPERVISION OF DON H. BIZZELL, REGISTERED PUBLIC
 20-33 SURVEYOR, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
 20-34 AS FOLLOWS:

20-35 BEGINNING at an iron pin found at the Southeast corner of the above
 20-36 referenced Lot 3B, being also the Southeast corner of Lot 3, Block
 20-37 D, Durham Park Section Four, for the Southeast corner hereof;
 20-38 THENCE, along the North line of North San Gabriel Loop and the South
 20-39 line of the said Lot 3, S 70° 30' W, 240.57 feet to an iron pin set at
 20-40 the beginning of a curve to the right, and along said curve, having
 20-41 a radius of 950.00 feet, a cord bearing and distance of S 76° 54' W,
 20-42 66.12 feet, for an arc distance of 66.13 feet to an iron pin found at
 20-43 the Southwest corner of said Lot 3B and the Southeast corner of a
 20-44 5.00 acre tract described in a Contract of Sale & Purchase between
 20-45 the Veterans Land Board at Texas and Claud Carrol Pinson of record
 20-46 in Volume 641, Page 176 of the Deed Records of Williamson County,
 20-47 Texas, for the Southwest corner hereof;
 20-48 THENCE, along the West line of the said Lot 3B, N 12° 56' W, 767.91
 20-49 feet to an iron pin found at the Northwest corner of said Lot 3B and
 20-50 the Northeast corner of the said Pinson 5.00 acre tract, for the
 20-51 Northwest corner hereof;
 20-52 THENCE, along the North line of said Lot 3B, being also a North line
 20-53 of Durham Park Section Four, N 70° 34' E. 261.11 feet, to the
 20-54 Northeast corner of said Lot 3B, for the Northeast corner hereof;
 20-55 THENCE, along the East line of said Lot 3B, being also the East line
 20-56 of the previously mentioned Lot 3, S 16° 20' E, 771.11 feet to the
 20-57 Place of BEGINNING and containing 5.02 acres of land. Being the same
 20-58 property conveyed to Roy Butler by Warranty Deed from Raymond O.
 20-59 Horn and wife, Susie Horn, and Richard D. Horn and wife, Jeffra L.
 20-60 Horn, dated April 13, 1990.

20-61 TRACT 16

20-62 TRACTS 1 AND 2, DURHAM PARK SUBDIVISION SECTION NO. 5, A SUBDIVISION
 20-63 IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD
 20-64 IN CABINET C, SLIDE 134, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS,
 20-65 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
 20-66 FOLLOWS:

20-67 BEING a tract of land containing 49.49 acres, more or less,
 20-68 comprised of two (2) tracts known as 26.68 acre Tract 1, but found
 20-69 to contain 26.52 acres by re-calculation 22.95 acre Tract 2, but

21-1 found to contain 22.97 acres by re-calculation, of Section No. 5 of
 21-2 the Durham Park Subdivision of record in Cabinet C-134 of the Map
 21-3 Records of Williamson County, Texas. Said 49.49 acres being now
 21-4 described hereof by metes and bounds, to-wit:
 21-5 BEGINNING at an iron rod found for the northeasterly corner of said
 21-6 Tract No. 2, the northwesterly corner of Tract No. 3 of said
 21-7 Subdivision and the northeasterly corner hereof;
 21-8 THENCE S 19° 16' E along the common boundary of tracts 2 and 3 of said
 21-9 subdivision, at 767.57 pass an iron rod in the northwesterly
 21-10 boundary of a 50 foot roadway easement, at 792.57 feet in all, an
 21-11 iron rod for the common corner of Tracts 2, 3, 4 and 5 of said
 21-12 subdivision and the southeasterly corner hereof;
 21-13 THENCE S 70° 30' W along the centerline of said 50 foot roadway
 21-14 easement, at 1265.30 feet pass an iron rod for the common corner of
 21-15 Tracts 1, 2, 5, and 6 of said subdivision, at 2738.94 feet in all, a
 21-16 point for the common corner of Tracts 1 and 6 for the southwesterly
 21-17 corner hereof;
 21-18 THENCE N 19° 30' W at 25.0 feet an iron rod in the northwesterly
 21-19 boundary of said 50 foot roadway, also being the southeasterly
 21-20 corner of Lot 3 Block 'D' of the Durham Park Subdivision, of record
 21-21 in Cabinet C-98 of said Map Records, and being a westerly corner
 21-22 hereof;
 21-23 THENCE N 16° 20' W along the common boundary of said Lot 3 Block 'D'
 21-24 and this tract hereof, at 768.74 feet an iron rod found for the
 21-25 northeasterly corner of said Lot 3 Block 'D' and the northwesterly
 21-26 corner of Tract No. 1 and this tract hereof;
 21-27 THENCE N 70° 30' E along the northwesterly boundary of said
 21-28 subdivision at 1440.0 feet pass an iron rod for the northwesterly
 21-29 corner of Tract No. 2 and the northeasterly corner of Tract No. 1,
 21-30 at 2700.0 feet in all, the place of beginning, along with and
 21-31 subject to said roadway easement as shown per plat;
 21-32 Being the same property conveyed to Roy A. Butler by Warranty Deed
 21-33 with Vendor's Lien from Naumann Development Corporation, dated
 21-34 August 24, 1984, recorded at Vol. 1075, Page 738, Official Records
 21-35 of Williamson County, Texas.

TRACT 17

21-37 Lot 3, DURHAM PARK, SECTION FIVE, a subdivision recorded in Cabinet
 21-38 C, Slide 134, Plat Records, Williamson County, Texas.

TRACT 18

21-40 Lot 4, DURHAM PARK, SECTION FIVE, a subdivision recorded in Cabinet
 21-41 C, Slide 134, Plat Records, Williamson County, Texas.

TRACT 19

21-43 Lot 5, DURHAM PARK, SECTION FIVE, a subdivision recorded in Cabinet
 21-44 C, Slide 134, Plat Records, Williamson County, Texas.

TRACT 20

21-46 BEING 3.56 ACRES OF LAND OUT OF THE STEPHEN THORNTON SURVEY ABST.
 21-47 #611 IN WILLIAMSON COUNTY, TEXAS, AND A PART OF A 33.88 ACRE TRACT
 21-48 DESCRIBED IN A DEED TO NEAL C. FOUST, SR., OF RECORD IN VOL. 417,
 21-49 PAGE 186, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SURVEYED ON THE
 21-50 GROUND BY W. F. FOREST IN JANUARY OF 1975, AND BEING MORE
 21-51 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

21-52 BEGINNING at an iron pipe found in the North R O W of RM 1869, N 60
 21-53 deg. 27' E 79.3 feet from the original NW comer of the 33.88 acre
 21-54 tract, the SW corner of the Horace Cromer tract described in a deed
 21-55 of record in Vol. 554, Page 440, Deed Records, bears S 71 deg. 41' W
 21-56 77.95 feet, said point is in the centerline of an old County Road
 21-57 which is now closed;

21-58 THENCE with the centerline of the abandoned road and following a
 21-59 fence line N 60 deg. 27' E 993.0 feet to an iron pipe, N 89 deg. 08' E
 21-60 411.22 feet to an iron pipe and N 83 deg. 20' E 188.55 feet to an
 21-61 iron pipe in the North R O W of RM 1869;

21-62 THENCE S 11 deg. 41' W 38.04 feet to a concrete R O W marker where
 21-63 the R O W widens;

21-64 THENCE with the North R O W S 71 deg. 41' W at 200 feet pass a R O W
 21-65 marker, in all 1532.4 feet to the POINT OF BEGINNING, containing in
 21-66 all 3.56 acres of land.

21-67 Being the same property retained by Roy A. Butler in Warranty Deed
 21-68 to Horace E. Cromer dated July 24, 1975, recorded at Vol. 617, Page
 21-69 524, Official Records of Williamson County, Texas.

22-1 SECTION 3. (a) The legal notice of the intention to
22-2 introduce this Act, setting forth the general substance of this
22-3 Act, has been published as provided by law, and the notice and a
22-4 copy of this Act have been furnished to all persons, agencies,
22-5 officials, or entities to which they are required to be furnished
22-6 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
22-7 Government Code.

22-8 (b) The governor, one of the required recipients, has
22-9 submitted the notice and Act to the Texas Commission on
22-10 Environmental Quality.

22-11 (c) The Texas Commission on Environmental Quality has filed
22-12 its recommendations relating to this Act with the governor, the
22-13 lieutenant governor, and the speaker of the house of
22-14 representatives within the required time.

22-15 (d) All requirements of the constitution and laws of this
22-16 state and the rules and procedures of the legislature with respect
22-17 to the notice, introduction, and passage of this Act are fulfilled
22-18 and accomplished.

22-19 SECTION 4. (a) If this Act does not receive a two-thirds
22-20 vote of all the members elected to each house, Subchapter C, Chapter
22-21 8004A, Special District Local Laws Code, as added by Section 1 of
22-22 this Act, is amended by adding Section 8004A.0307 to read as
22-23 follows:

22-24 Sec. 8004A.0307. NO EMINENT DOMAIN POWER. The district may
22-25 not exercise the power of eminent domain.

22-26 (b) This section is not intended to be an expression of a
22-27 legislative interpretation of the requirements of Section 17(c),
22-28 Article I, Texas Constitution.

22-29 SECTION 5. This Act takes effect immediately if it receives
22-30 a vote of two-thirds of all the members elected to each house, as
22-31 provided by Section 39, Article III, Texas Constitution. If this
22-32 Act does not receive the vote necessary for immediate effect, this
22-33 Act takes effect September 1, 2025.

22-34 * * * * *