

By: Farney

H.B. No. 4155

A BILL TO BE ENTITLED

AN ACT

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

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

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

CHAPTER 3933. VINEYARD MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3933.001. DEFINITIONS. In this chapter:

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

(2) "Commission" means the Texas Commission on Environmental Quality.

(3) "County" means Williamson County, Texas.

(4) "Director" means a board member.

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

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

Sec. 3933.003. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. The initial directors shall hold an election to confirm the creation of the district and to elect five permanent directors

1 as provided by Section 49.102, Water Code.

2 Sec. 3933.004. PURPOSE; LEGISLATIVE FINDINGS. (a) The  
3 creation of the district is essential to accomplish the purposes of  
4 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
5 Texas Constitution, and other public purposes stated in this  
6 chapter. By creating the district, the legislature has established  
7 a program to accomplish the public purposes set out in Section 52-a,  
8 Article III, Texas Constitution.

9 (b) The creation of the district is necessary to promote,  
10 develop, encourage, and maintain employment, commerce,  
11 transportation, housing, tourism, recreation, the arts,  
12 entertainment, economic development, safety, and the public  
13 welfare and for other similar purposes in the district.

14 (c) This chapter and the creation of the district may not be  
15 interpreted to relieve the county from providing the level of  
16 services provided to the area in the district as of the effective  
17 date of the Act enacting this chapter. The district is created to  
18 supplement and not to supplant the county services provided in the  
19 district.

20 Sec. 3933.005. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)  
21 The district is created to serve a public use and benefit.

22 (b) All land and other property included in the district  
23 will benefit from the improvements and services to be provided by  
24 the district under powers conferred by Sections 52 and 52-a,  
25 Article III, and Section 59, Article XVI, Texas Constitution, and  
26 other powers granted under this chapter.

27 (c) The district is created to accomplish the purposes of a

1 municipal management district as provided by general law and  
2 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
3 Texas Constitution.

4 (d) The creation of the district is in the public interest  
5 and is essential to:

6 (1) further the public purposes of developing and  
7 diversifying the economy of the state;

8 (2) eliminate unemployment and underemployment; and

9 (3) develop or expand transportation and commerce.

10 (e) The district will:

11 (1) promote the health, safety, and general welfare of  
12 residents, employers, potential employees, employees, visitors,  
13 and consumers in the district, and of the public;

14 (2) provide needed funding for the district to  
15 preserve, maintain, and enhance the economic health and vitality of  
16 the district territory as a community, residential, tourism,  
17 recreational, business, and commerce center; and

18 (3) promote the health, safety, welfare, education,  
19 convenience, and enjoyment of the public by:

20 (A) improving, landscaping, and developing  
21 certain areas in or adjacent to the district; and

22 (B) providing public services and facilities in  
23 or adjacent to the district that are necessary for the restoration,  
24 preservation, and enhancement of scenic beauty.

25 (f) Pedestrian ways along or across a street, whether at  
26 grade or above or below the surface, and street lighting, street  
27 landscaping, parking, and street art objects are parts of and

necessary components of a street and are considered to be a street or road improvement.

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

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

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

(1) organization, existence, or validity;

(2) right to contract;

(3) authority to borrow money or issue bonds or other obligations or to pay the principal and interest of the bonds or other obligations;

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

(5) legality or operation.

Sec. 3933.007. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

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

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

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

1           (3) an enterprise zone created under Chapter 2303,  
2 Government Code.

3           (b) If the county or a municipality in the county creates a  
4 tax increment reinvestment zone described by Subsection (a), the  
5 county or municipality and the board of directors of the zone, by  
6 contract with the district, may grant money deposited in the tax  
7 increment fund to the district to be used by the district for:

8           (1) the purposes permitted for money granted to a  
9 corporation under Section 380.002(b), Local Government Code; and

10           (2) any other district purpose, including the right to  
11 pledge the money as security for any bonds or other obligations  
12 issued by the district.

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

18           Sec. 3933.008. APPLICABILITY OF MUNICIPAL MANAGEMENT  
19 DISTRICT LAW. Except as provided by this chapter, Chapter 375,  
20 Local Government Code, applies to the district.

21           Sec. 3933.009. CONSTRUCTION OF CHAPTER. This chapter shall  
22 be liberally construed in conformity with the findings and purposes  
23 stated in this chapter.

24           SUBCHAPTER B. BOARD OF DIRECTORS

25           Sec. 3933.051. GOVERNING BODY; TERMS. (a) The district is  
26 governed by a board of five elected directors.

27           (b) Except as provided by Section 3933.052, directors serve

1 staggered four-year terms.

2 Sec. 3933.052. TEMPORARY DIRECTORS. (a) The temporary  
3 board consists of:

4 (1) Cynthia Mitchell;

5 (2) Lindsey Tootle;

6 (3) Kathy Parker;

7 (4) Spencer Bryson; and

8 (5) Stephen Wohr.

9 (b) Temporary directors serve until the earlier of:

10 (1) the date permanent directors are elected under  
11 Section 3933.003; or

12 (2) the fourth anniversary of the effective date of  
13 the Act enacting this chapter.

14 (c) If permanent directors have not been elected under  
15 Section 3933.003 and the terms of the temporary directors have  
16 expired, successor temporary directors shall be appointed or  
17 reappointed as provided by Subsection (d) to serve terms that  
18 expire on the earlier of:

19 (1) the date permanent directors are elected under  
20 Section 3933.003; or

21 (2) the fourth anniversary of the date of the  
22 appointment or reappointment.

23 (d) If Subsection (c) applies, the owner or owners of a  
24 majority of the assessed value of the real property in the district  
25 may submit a petition to the commission requesting that the  
26 commission appoint as successor temporary directors the five  
27 persons named in the petition. The commission shall appoint as

1 successor temporary directors the five persons named in the  
2 petition.

3 SUBCHAPTER C. POWERS AND DUTIES

4 Sec. 3933.101. GENERAL POWERS AND DUTIES. The district has  
5 the powers and duties necessary to accomplish the purposes for  
6 which the district is created.

7 Sec. 3933.102. IMPROVEMENT PROJECTS. The district may  
8 provide, or it may enter into contracts with a governmental or  
9 private entity to provide, the improvement projects described by  
10 Subchapter C-1 or activities in support of or incidental to those  
11 projects.

12 Sec. 3933.103. WATER DISTRICT POWERS. The district has the  
13 powers provided by the general laws relating to conservation and  
14 reclamation districts created under Section 59, Article XVI, Texas  
15 Constitution, including Chapters 49 and 54, Water Code.

16 Sec. 3933.104. ROAD DISTRICT POWERS. The district has the  
17 powers provided by the general laws relating to road districts and  
18 road utility districts created under Section 52(b), Article III,  
19 Texas Constitution, including Chapters 257 and 441, Transportation  
20 Code.

21 Sec. 3933.105. PUBLIC IMPROVEMENT DISTRICT POWERS. The  
22 district has the powers provided by Chapter 372, Local Government  
23 Code, to a municipality or county.

24 Sec. 3933.106. COUNTY DEVELOPMENT DISTRICT POWERS. The  
25 district has the powers of a county development district provided  
26 by Chapter 383, Local Government Code.

27 Sec. 3933.107. CONTRACT POWERS. The district may contract

1 with a governmental or private entity, on terms determined by the  
2 board, to carry out a power or duty authorized by this chapter or to  
3 accomplish a purpose for which the district is created.

4 Sec. 3933.108. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
5 district may engage in activities that accomplish the economic  
6 development purposes of the district.

7 (b) The district may establish and provide for the  
8 administration of one or more programs to promote state or local  
9 economic development and to stimulate business and commercial  
10 activity in the district, including programs to:

11 (1) make loans and grants of public money; and

12 (2) provide district personnel and services.

13 (c) The district may create economic development programs,  
14 make loans and grants for economic development purposes to promote,  
15 develop, encourage, and maintain employment, commerce,  
16 transportation, housing, tourism, recreation, the arts,  
17 entertainment, safety, and the public welfare and for other similar  
18 purposes, and exercise the economic development powers that:

19 (1) Chapter 380, Local Government Code, provides to a  
20 municipality; and

21 (2) Subchapter A, Chapter 1509, Government Code,  
22 provides to a municipality.

23 Sec. 3933.109. ADDING OR REMOVING TERRITORY. As provided  
24 by Subchapter J, Chapter 49, Water Code, the board may add territory  
25 to the district or remove territory from the district.

26 Sec. 3933.110. NO TOLL ROADS. The district may not  
27 construct, acquire, maintain, or operate a toll road.



1       Sec. 3933.111. NO EMINENT DOMAIN POWER. The district may  
2 not exercise the power of eminent domain.

3               SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

4       Sec. 3933.151. IMPROVEMENT PROJECTS AND SERVICES. The  
5 district may provide, design, construct, acquire, improve,  
6 relocate, operate, maintain, or finance an improvement project or  
7 service, including tourism and visitor facilities, using any money  
8 available to the district, or contract with a governmental or  
9 private entity and reimburse that entity for the provision, design,  
10 construction, acquisition, improvement, relocation, operation,  
11 maintenance, or financing of an improvement project, service, or  
12 cost, for the provision of credit enhancement, or for any cost of  
13 operating or maintaining the district or the issuance of district  
14 obligations authorized under this chapter, Chapter 372, 375, or  
15 383, Local Government Code, or Chapter 49 or 54, Water Code.

16       Sec. 3933.152. BOARD DETERMINATION REQUIRED. The district  
17 may not undertake an improvement project unless the board  
18 determines the project is necessary to accomplish a public purpose  
19 of the district.

20       Sec. 3933.153. LOCATION OF IMPROVEMENT PROJECT. An  
21 improvement project may be located or provide service inside or  
22 outside the district.

23       Sec. 3933.154. IMPROVEMENT PROJECT AND SERVICE IN DEFINABLE  
24 AREAS. The district may undertake an improvement project or  
25 service that confers a special benefit on one or more definable  
26 areas in the district that share a common characteristic or use and  
27 levy and collect a special assessment on benefited property in the

district in accordance with:

(1) Chapter 372, Local Government Code; or

(2) Chapter 375, Local Government Code.

SUBCHAPTER D. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

Sec. 3933.201. DIVISION OF DISTRICT; PREREQUISITE. The district, including territory added to the district under Section 3933.109, may be divided into two or more new districts only if the district has no outstanding bonded debt. Territory previously added under Section 3933.109 may be included in a new district.

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

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

(b) If the board decides to divide the district, the board shall:

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

(2) prepare a metes and bounds description for each proposed district; and

(3) appoint initial directors for each new district.

Sec. 3933.204. CONTRACT AUTHORITY OF NEW DISTRICTS. The new districts may contract with each other for any matter the boards

1 of the new districts consider appropriate, including the joint  
2 construction or financing of a utility improvement, the joint  
3 financing of a maintenance obligation, and water and wastewater  
4 services.

5 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

6 Sec. 3933.251. MONEY USED FOR IMPROVEMENTS, SERVICES, OR  
7 OTHER EXPENSES. (a) The district may undertake and provide an  
8 improvement project or service authorized by this chapter using any  
9 money available to the district.

10 (b) The district may provide or secure the payment or  
11 repayment of any cost or expense related to the establishment,  
12 administration, and operation of the district and the district's  
13 costs or share of the costs of a district contractual obligation or  
14 debt through:

15 (1) a lease, installment purchase contract, or other  
16 agreement with any person; or

17 (2) the imposition of taxes, user fees, concessions,  
18 rentals, or other revenue or resources of the district.

19 Sec. 3933.252. BORROWING MONEY; OBLIGATIONS. (a) The  
20 district may borrow money for a district purpose, including the  
21 acquisition or construction of improvement projects authorized by  
22 this chapter and the reimbursement of a person who develops or owns  
23 an improvement project authorized by this chapter, without holding  
24 an election by issuing bonds, notes, time warrants, credit  
25 agreements, or other obligations, or by entering into a contract or  
26 other agreement payable wholly or partly from an assessment, a  
27 contract payment, a grant, revenue from a zone created under

Chapter 311 or 312, Tax Code, sales and use taxes, hotel occupancy taxes, other district revenue, or a combination of these sources.

(b) An obligation described by Subsection (a):

(1) may bear interest at a rate determined by the board; and

(2) may include a term or condition as determined by the board.

Sec. 3933.253. ASSESSMENTS. (a) Except as provided by Subsection (b), the district may impose an assessment on property in the district, regardless of whether the property is contiguous, to pay for an obligation described by Section 3933.252 or for an improvement project authorized under Section 3933.151 in the manner provided for:

(1) a district under Subchapter A, E, or F, Chapter 375, Local Government Code; or

(2) a municipality or county under Subchapter A, Chapter 372, Local Government Code.

(b) The district may:

(1) adopt procedures for the collection of assessments under this chapter that are consistent with the procedures for the collection of a hotel occupancy tax under Chapter 351, Tax Code; and

(2) pursue remedies for the failure to pay an assessment under this chapter that are available for failure to pay a hotel occupancy tax under Chapter 351, Tax Code.

(c) The district may not impose an assessment on a municipality, county, or other political subdivision.

Sec. 3933.254. RESIDENTIAL PROPERTY NOT EXEMPT. Section

1 375.161, Local Government Code, does not apply to the district.

2 Sec. 3933.255. IMPACT FEES; EXEMPTION. (a) The district  
3 may impose an impact fee on property in the district, including an  
4 impact fee on residential property, according to the benefit  
5 received by the property.

6 (b) An impact fee for residential property must be for the  
7 limited purpose of providing capital funding for:

8 (1) public water and wastewater facilities;

9 (2) drainage and storm water facilities; and

10 (3) streets and alleys.

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

14 Sec. 3933.256. RATES, FEES, AND CHARGES. The district may  
15 establish, revise, repeal, enforce, and collect rates, fees, and  
16 charges for the enjoyment, sale, rental, or other use of:

17 (1) an improvement project;

18 (2) a product resulting from an improvement project;

19 or

20 (3) another district facility, service, or property.

21 Sec. 3933.257. PUBLIC SERVICE USER CHARGES. The district  
22 may establish user charges related to various public services,  
23 including:

24 (1) the collection and treatment of wastewater;

25 (2) the operation of storm water facilities, including  
26 the regulation of storm water for the protection of water quality in  
27 the district; or

1           (3) the provision of septic tank maintenance services  
2 inside and outside the district.

3           Sec. 3933.258. COSTS FOR IMPROVEMENT PROJECTS. The  
4 district may undertake separately or jointly with other persons all  
5 or part of the cost of an improvement project, including an  
6 improvement project:

7           (1) for improving, enhancing, and supporting public  
8 safety and security, fire protection and emergency medical  
9 services, and law enforcement in or adjacent to the district;

10           (2) for improving, enhancing, providing, or  
11 supporting tourism, recreation, housing, the arts, entertainment,  
12 or economic development; or

13           (3) that confers a general benefit on the entire  
14 district or a special benefit on a definable part of the district.

15                   SUBCHAPTER F. TAXES AND BONDS

16           Sec. 3933.301. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
17 district may issue, without an election, bonds and other  
18 obligations secured by assessments, contract payments, sales and  
19 use taxes, hotel occupancy taxes, or any other revenue from any  
20 source other than ad valorem taxes.

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

25           (c) The district may not issue bonds payable from ad valorem  
26 taxes to finance a road project unless the issuance is approved by a  
27 vote of a two-thirds majority of the district voters voting at an

1 election held for that purpose.

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

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

9 (c) Notwithstanding Subsection (a), Section 49.107(f),  
10 Water Code, does not apply to the district.

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

17 (b) A contract approved by the district voters may contain a  
18 provision stating that the contract may be modified or amended by  
19 the board without further voter approval.

20 Sec. 3933.304. TAXES FOR BONDS AND OTHER OBLIGATIONS. At  
21 the time bonds or other obligations payable wholly or partly from ad  
22 valorem taxes are issued:

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

26 (2) the district annually shall impose an ad valorem  
27 tax on all taxable property in the district in an amount sufficient

1 to:

2 (A) pay the interest on the bonds or other  
3 obligations as the interest becomes due;

4 (B) create a sinking fund for the payment of the  
5 principal of the bonds or other obligations when due or the  
6 redemption price at any earlier required redemption date; and

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

8 Sec. 3933.305. TAX ABATEMENT. The district may enter into a  
9 tax abatement agreement in accordance with the general laws of this  
10 state authorizing and applicable to a tax abatement agreement by a  
11 municipality.

12 Sec. 3933.306. CERTAIN OBLIGATIONS NOT SUBJECT TO APPROVAL  
13 OF TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. Section 375.208,  
14 Local Government Code, and Section 49.181, Water Code, do not apply  
15 to the district.

16 SUBCHAPTER G. SALES AND USE TAX

17 Sec. 3933.351. MEANINGS OF WORDS AND PHRASES. A word or  
18 phrase used in this subchapter that is defined by Chapters 151 and  
19 321, Tax Code, has the meanings assigned by Chapters 151 and 321,  
20 Tax Code.

21 Sec. 3933.352. APPLICABILITY OF CERTAIN TAX CODE  
22 PROVISIONS. (a) The provisions of Subchapters C, D, E, and F,  
23 Chapter 323, Tax Code, relating to county sales and use taxes apply  
24 to the application, collection, and administration of a sales and  
25 use tax imposed under this subchapter to the extent consistent with  
26 this chapter, as if references in Chapter 323, Tax Code, to a county  
27 referred to the district and references to a commissioners court



1 referred to the board.

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

4 Sec. 3933.353. AUTHORIZATION; ELECTION. (a) The district  
5 may adopt, reduce, or repeal the sales and use tax authorized by  
6 this subchapter at an election in which a majority of the voters of  
7 the district voting in the election approve the adoption,  
8 reduction, or repeal of the tax, as applicable.

9 (b) The board by order may call an election to adopt,  
10 reduce, or repeal a sales and use tax. The election shall be held on  
11 the first authorized uniform election date that occurs after the  
12 time required by Section 3.005, Election Code.

13 (c) The district shall provide notice of the election and  
14 shall hold the election in the manner prescribed by Chapter 54,  
15 Water Code, for bond elections for municipal utility districts.

16 (d) The ballots shall be printed to provide for voting for  
17 or against the following appropriate proposition:

18 (1) "Adoption of a \_\_\_\_ percent district sales and use  
19 tax in the district";

20 (2) "Reduction of the district sales and use tax in the  
21 district from \_\_\_\_ percent to \_\_\_\_ percent"; or

22 (3) "Repeal of the district sales and use tax in the  
23 district."

24 Sec. 3933.354. EFFECTIVE DATE OF TAX. A tax imposed under  
25 this subchapter or the repeal or reduction of a tax under this  
26 subchapter takes effect on the first day of the first calendar  
27 quarter that occurs after the date the comptroller receives the

copy of the resolution as required by Section 323.405(b), Tax Code.

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

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

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

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

#### SUBCHAPTER H. HOTEL OCCUPANCY TAX

Sec. 3933.401. DEFINITION. In this subchapter, "hotel" has the meaning assigned by Section 156.001, Tax Code.

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

1           (1) a reference in Chapter 352, Tax Code, to a county  
2 is a reference to the district; and

3           (2) a reference in Chapter 352, Tax Code, to the  
4 commissioners court is a reference to the board.

5           (b) Except as inconsistent with this subchapter, Subchapter  
6 A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized  
7 by this subchapter, including the collection of the tax, subject to  
8 the limitations prescribed by Sections 352.002(b) and (c), Tax  
9 Code.

10          Sec. 3933.403. TAX AUTHORIZED; TAX RATE. (a) The district  
11 may impose a hotel occupancy tax for the purposes described by  
12 Section 3933.405.

13          (b) The amount of the tax may not exceed seven percent of the  
14 price paid for a room in a hotel.

15          Sec. 3933.404. INFORMATION. The district may examine and  
16 receive information related to the imposition of hotel occupancy  
17 taxes to the same extent as if the district were a municipality.

18          Sec. 3933.405. USE OF HOTEL OCCUPANCY TAX. (a) The  
19 district may use the proceeds from a hotel occupancy tax imposed  
20 under this subchapter for any of the district's purposes and for the  
21 purposes described by Section 352.1015, Tax Code, to the extent the  
22 board considers appropriate.

23          (b) During each interval of three calendar years following  
24 the date on which a hotel occupancy tax imposed under this  
25 subchapter is initially collected, the board may not apply an  
26 annual average of more than 10 percent of the amount of tax  
27 collected under that section, excluding any interest earnings or

investment profits and after a deduction for the costs of imposing and collecting the taxes, for the administrative expenses of the district or a district purpose other than:

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

(2) the costs of business development and commerce, including the costs of planning, designing, constructing, acquiring, leasing, financing, owning, operating, maintaining, managing, improving, repairing, rehabilitating, or reconstructing improvement projects for:

(A) conferences, conventions, meeting space, and exhibitions;

(B) manufacturer, consumer, or trade shows;

(C) hotels, lodging, and hospitality;

(D) arts and entertainment;

(E) parks and recreation;

(F) economic development; and

(G) civic, community, or institutional events.

#### SUBCHAPTER I. DISSOLUTION OF DISTRICT

Sec. 3933.451. DISSOLUTION. (a) Except as provided by Subsection (b), the board:

(1) may dissolve the district; and

(2) shall dissolve the district on receipt of a written petition requesting dissolution signed by the owners of 75 percent of the acreage of real property in the district.

(b) The board may not dissolve the district until the district's outstanding indebtedness or contractual obligations have been repaid or discharged.

1        (c) After the board dissolves the district, the board shall  
2 transfer ownership of all district property and assets to the  
3 county.

4        SECTION 2. The Vineyard Municipal Management District No. 1  
5 initially includes all the territory contained in the following  
6 area:

7                                FIELD NOTE DESCRIPTION OF A  
8 467.379 ACRE TRACT OF LAND OUT OF THE DAVID B. BERRY SURVEY,  
9 ABSTRACT NO. 104, JOSEPH TOM SURVEY, ABSTRACT NO. 615, JAMES H. TOM  
10 SURVEY, ABSTRACT NO. 616 AND THE FRANCIS NASH SURVEY, ABSTRACT NO.  
11 476, SITUATED IN WILLIAMSON COUNTY, TEXAS  
12 BEING A 467.379 ACRE (20,359,019 SQUARE FOOT) TRACT OF LAND OUT OF  
13 THE DAVID B. BERRY SURVEY, ABSTRACT NO. 104, JOSEPH TOM SURVEY,  
14 ABSTRACT NO. 615, JAMES H. TOM SURVEY, ABSTRACT NO. 616 AND THE  
15 FRANCIS NASH SURVEY, ABSTRACT NO. 476, SITUATED IN WILLIAMSON  
16 COUNTY, TEXAS; SAID 467.379 ACRE TRACT BEING COMPRISED OF ALL OF  
17 THAT CERTAIN CALLED 438.80 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL  
18 WARRANTY DEED TO AVATAR INVESTMENTS, FILED MAY 2, 2006, AND  
19 RECORDED IN DOCUMENT NO. 2006034691, OFFICIAL PUBLIC RECORDS OF  
20 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), ALL OF THAT CERTAIN CALLED  
21 18.4938 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH  
22 VENDOR'S LIEN TO GARY D. NEWMAN, ALSO KNOWN AS GARY NEWMAN, AND MARY  
23 L. NEWMAN, ALSO KNOWN AS MARY NEWMAN, FILED OCTOBER 12, 2001, AND  
24 RECORDED IN DOCUMENT NO. 2001075675, O.P.R.W.C.T., AND ALL OF THAT  
25 CERTAIN CALLED 10.0000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO  
26 WILLIAM EDWARD LEGALLEY AND TERESA S. LEGALLEY, FILED SEPTEMBER 1,  
27 2000, AND RECORDED IN DOCUMENT NO. 2001018938, O.P.R.W.C.T.; SAID

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1 467.379 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND  
2 BOUNDS AS FOLLOWS:  
3 BEGINNING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
4 "CTS 4029" FOUND FOR THE NORTHERNMOST CORNER OF THE HEREIN  
5 DESCRIBED TRACT AND BEING ON THE SOUTHWEST RIGHT-OF-WAY (R.O.W.)  
6 LINE OF F.M. HIGHWAY 487 (A VARIABLE WIDTH R.O.W.), SAID POINT  
7 MARKING THE NORTHERNMOST CORNER OF SAID 438.80 ACRE TRACT, SAME  
8 BEING THE EASTERNMOST CORNER OF THAT CERTAIN CALLED 28.24 ACRE  
9 TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO  
10 JIMMIE MACK HORTON AND WIFE, NANCY LOUISE HORTON, FILED JULY 10,  
11 2002, AND RECORDED IN DOCUMENT NO. 2002052147, O.P.R.W.C.T;  
12 THENCE, SOUTH 68 DEGREES 55 MINUTES 28 SECONDS EAST, WITH THE COMMON  
13 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487 AND THE  
14 NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, A DISTANCE OF  
15 1,198.69 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN  
16 DESCRIBED TRACT, SAID POINT ALSO MARKING A CORNER OF THE REMAINDER  
17 OF THAT CERTAIN CALLED 161.526 ACRE TRACT OF LAND (TRACT I)  
18 DESCRIBED IN A OWELTY DEED TO JOE M. MAINES, FILED SEPTEMBER 23,  
19 1994, AND RECORDED IN VOLUME 2610, PAGE 0670, OFFICIAL RECORDS OF  
20 WILLIAMSON COUNTY, TEXAS (O.R. W.C.T.);  
21 THENCE, SOUTH 24 DEGREES 57 MINUTES 18 SECONDS WEST, DEPARTING THE  
22 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487, WITH THE COMMON  
23 LINE OF SAID 438.80 ACRE TRACT AND SAID 161.526 ACRE REMAINDER  
24 TRACT, A DISTANCE OF 311.91 FEET TO A 1/2-INCH IRON ROD FOUND FOR  
25 CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 161.526 ACRE  
26 REMAINDER TRACT;  
27 THENCE, SOUTH 83 DEGREES 14 MINUTES 22 SECONDS WEST, WITH A

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1 SOUTHERLY LINE OF SAID 438.80 ACRE TRACT, AND PARTWAY WITH A  
2 NORTHERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT AND PARTWAY  
3 WITH THE NORTHERLY LINE OF THAT CERTAIN CALLED 4.18 ACRE TRACT OF  
4 LAND DESCRIBED IN A WARRANTY DEED TO JOE M. MAINES AND WIFE, PATSY  
5 L. MAINES, FILED MARCH 10, 2000, AND RECORDED IN DOCUMENT NO.  
6 2000014838, O.P.R.W.C.T., AT A DISTANCE OF 120.05 FEET PASSING A  
7 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS CALLED FOR IN THE DEED  
8 FOR SAID 4.18 ACRE TRACT, AND AT A DISTANCE OF 703.40 FEET PASSING A  
9 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS CALLED FOR IN THE DEED  
10 FOR SAID 4.18 ACRE TRACT, CONTINUING IN ALL A TOTAL DISTANCE OF  
11 1,303.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF  
12 THE HEREIN DESCRIBED TRACT, SAME MARKING THE WESTERNMOST CORNER OF  
13 SAID 4.18 ACRE TRACT;

14 THENCE, SOUTH 22 DEGREES 02 MINUTES 56 SECONDS EAST, WITH A  
15 NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT AND THE SOUTHWESTERLY  
16 LINE OF SAID 4.18 ACRE TRACT, A DISTANCE OF 39.82 FEET TO A 1/2-INCH  
17 IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT  
18 MARKING THE SOUTHWEST CORNER OF SAID 4.18 ACRE TRACT, SAME BEING THE  
19 WESTERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT;

20 THENCE, WITH A NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME  
21 BEING THE SOUTHWESTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT,  
22 AND WITH THE MAIN ANGLE POINTS OF AN EXISTING FENCE, THE FOLLOWING  
23 EIGHT (8) CALLS:

24 SOUTH 20 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 63.07  
25 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF  
26 THE HEREIN DESCRIBED TRACT;

27 SOUTH 21 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 484.71

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1 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF  
2 THE HEREIN DESCRIBED TRACT;  
3 SOUTH 21 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 746.20  
4 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF  
5 THE HEREIN DESCRIBED TRACT;  
6 SOUTH 19 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 179.20  
7 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF  
8 THE HEREIN DESCRIBED TRACT;  
9 SOUTH 20 DEGREES 37 MINUTES 57 SECONDS EAST, A DISTANCE OF 62.31  
10 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF  
11 THE HEREIN DESCRIBED TRACT;  
12 SOUTH 22 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 250.25  
13 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF  
14 THE HEREIN DESCRIBED TRACT;  
15 SOUTH 20 DEGREES 28 MINUTES 21 SECONDS EAST, A DISTANCE OF 743.23  
16 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR CORNER OF  
17 THE HEREIN DESCRIBED TRACT;  
18 SOUTH 23 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 876.50  
19 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
20 TRACT AND SAID 438.80 ACRE TRACT, SAID POINT MARKING THE  
21 SOUTHERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT, SAID  
22 POINT ALSO BEING ON THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED  
23 10.009 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LANA D.  
24 BRANUM, FILED AUGUST 23, 2004, AND RECORDED IN DOCUMENT NO.  
25 2004066566, O.P.R.W.C.T.;  
26 THENCE, SOUTH 68 DEGREES 49 MINUTES 55 SECONDS WEST, WITH A  
27 SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME BEING THE



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1 NORTHWESTERLY LINE OF SAID 10.009 ACRE TRACT, A DISTANCE OF 59.71  
2 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
3 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 10.009  
4 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID 18.4938 ACRE  
5 TRACT;  
6 THENCE, DEPARTING THE SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT,  
7 AND WITH THE COMMON LINE OF SAID 10.009 ACRE TRACT AND SAID 18.4938  
8 ACRE TRACT, THE FOLLOWING FIVE (5) CALLS:  
9 SOUTH 24 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 692.05  
10 FEET TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE  
11 GROUP" (HEREAFTER REFERRED TO AS "WALLACE CAP") SET FOR AN INTERIOR  
12 CORNER OF THE HEREIN DESCRIBED TRACT;  
13 NORTH 65 DEGREES 52 MINUTES 11 SECONDS EAST, A DISTANCE OF 371.53  
14 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR CORNER OF THE  
15 HEREIN DESCRIBED TRACT;  
16 SOUTH 21 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 923.01  
17 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
18 TRACT;  
19 SOUTH 21 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 828.76  
20 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
21 TRACT;  
22 SOUTH 21 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 1,017.15  
23 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
24 TRACT, SAID POINT MARKING THE EASTERNMOST CORNER OF SAID 18.4938  
25 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID 10.009 ACRE  
26 TRACT, SAID POINT ALSO BEING ON THE NORTHWESTERLY R.O.W. LINE OF  
27 COUNTY ROAD 233 (A VARIABLE WIDTH R.O.W.);

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1 THENCE, SOUTH 61 DEGREES 26 MINUTES 22 SECONDS WEST, WITH THE COMMON  
2 LINE OF SAID COUNTY ROAD 233 AND SAID 18.4938 ACRE TRACT, A DISTANCE  
3 OF 50.32 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR THE  
4 SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 18.4938  
5 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF THAT CERTAIN  
6 CALLED 10.0000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH  
7 VENDOR'S LIEN TO RANDY A. GAITAN AND KATHY L. GAITAN, FILED AUGUST  
8 24, 2001, AND RECORDED IN DOCUMENT NO. 2001062815, O.P.R.W.C.T.;  
9 THENCE, DEPARTING THE NORTHWESTERLY R.O.W. LINE OF SAID COUNTY ROAD  
10 233, AND WITH THE COMMON LINE OF SAID GAITAN 10.0000 ACRE TRACT AND  
11 SAID 18.4938 ACRE TRACT, THE FOLLOWING FOUR (4) CALLS:  
12 NORTH 21 DEGREES 01 MINUTES 32 SECONDS WEST, A DISTANCE OF 1,023.71  
13 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
14 TRACT;  
15 NORTH 21 DEGREES 03 MINUTES 24 SECONDS WEST, A DISTANCE OF 828.76  
16 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
17 TRACT;  
18 NORTH 21 DEGREES 09 MINUTES 16 SECONDS WEST, A DISTANCE OF 220.11  
19 FEET TO A COTTON SPINDLE FOUND FOR AN INTERIOR CORNER OF THE HEREIN  
20 DESCRIBED TRACT;  
21 SOUTH 65 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 289.39  
22 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
23 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID GAITAN  
24 10.0000 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE  
25 OF THAT CERTAIN CALLED 33.0000 ACRE TRACT OF LAND DESCRIBED IN A  
26 WARRANTY DEED WITH VENDOR'S LIEN TO GLYNN WALKER AND WIFE, PAULA  
27 WALKER, FILED MARCH 20, 2000, AND RECORDED IN DOCUMENT NO.

1 2000016881, O.P.R.W.C.T.;  
2 THENCE, WITH THE COMMON LINE OF SAID 33.0000 ACRE TRACT AND SAID  
3 18.4938 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:  
4 NORTH 23 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 509.41  
5 FEET TO A COTTON SPINDLE FOUND FOR AN INTERIOR CORNER OF THE HEREIN  
6 DESCRIBED TRACT;  
7 SOUTH 69 DEGREES 01 MINUTES 16 SECONDS WEST, A DISTANCE OF 519.98  
8 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
9 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 33.0000  
10 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF THAT  
11 CERTAIN CALLED 44.9655 ACRE TRACT OF LAND DESCRIBED IN A CASH  
12 WARRANTY DEED TO THE JERRY AND KAREN MILLER LIVING TRUST, FILED  
13 APRIL 6, 2005, AND RECORDED IN DOCUMENT NO. 2005025132,  
14 O.P.R.W.C.T;  
15 THENCE, NORTH 23 DEGREES 31 MINUTES 47 SECONDS WEST, WITH THE COMMON  
16 LINE OF SAID 44.9655 ACRE TRACT AND SAID 18.4938 ACRE TRACT, A  
17 DISTANCE OF 882.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR  
18 CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT MARKING THE  
19 NORTHERNMOST CORNER OF SAID 44.9655 ACRE TRACT, SAME BEING THE  
20 WESTERNMOST CORNER OF SAID 18.4938 ACRE TRACT, SAID POINT ALSO  
21 BEING ON A SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT;  
22 THENCE, WITH THE COMMON LINE OF SAID 44.9655 ACRE TRACT AND SAID  
23 438.80 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:  
24 SOUTH 69 DEGREES 08 MINUTES 35 SECONDS WEST, A DISTANCE OF 246.52  
25 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
26 TRACT;  
27 SOUTH 69 DEGREES 04 MINUTES 36 SECONDS WEST, A DISTANCE OF 875.39

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1 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
2 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 44.9655  
3 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF THAT CERTAIN  
4 CALLED 18.9154 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH  
5 VENDOR'S LIEN TO MICHAEL D. WILLIAMS AND WIFE, SHAWN M. WILLIAMS,  
6 FILED AUGUST 1, 2000, AND RECORDED IN DOCUMENT NO. 2000049993,  
7 O.P.R.W.C.T.;  
8 THENCE, SOUTH 71 DEGREES 16 MINUTES 39 SECONDS WEST, WITH THE COMMON  
9 LINE OF SAID 18.9154 ACRE TRACT AND SAID 438.80 ACRE TRACT, A  
10 DISTANCE OF 39.88 FEET TO A 8-INCH CEDAR POST FOUND FOR CORNER OF  
11 THE HEREIN DESCRIBED TRACT;  
12 THENCE, SOUTH 68 DEGREES 06 MINUTES 40 SECONDS WEST, CONTINUING  
13 WITH A SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, AND PARTWAY  
14 WITH THE NORTHWESTERLY LINE OF SAID 18.9154 ACRE TRACT AND PARTWAY  
15 WITH THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED 18.7129 ACRE  
16 TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO  
17 MICHAEL D. WILLIAMS AND SHAWN M. WILLIAMS, FILED OCTOBER 4, 2000,  
18 AND RECORDED IN DOCUMENT NO. 2000066760, O.P.R.W.C.T., A DISTANCE  
19 OF 1,399.76 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE  
20 HEREIN DESCRIBED TRACT;  
21 THENCE, SOUTH 68 DEGREES 43 MINUTES 29 SECONDS WEST, CONTINUING  
22 WITH A SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME BEING THE  
23 NORTHWESTERLY LINE OF SAID 18.7129 ACRE TRACT, A DISTANCE OF 132.54  
24 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE  
25 HEREIN DESCRIBED TRACT, SAID POINT MARKING THE MOST WESTERLY  
26 NORTHWEST CORNER OF SAID 18.7129 ACRE TRACT, SAME BEING THE  
27 NORTHERNMOST CORNER OF SAID LEGALLEY 10.0000 ACRE TRACT;

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1 THENCE, DEPARTING A SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT,  
2 AND WITH THE COMMON LINE OF SAID 18.7129 ACRE TRACT AND SAID  
3 LEGALLEY 10.0000 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:  
4 SOUTH 19 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 1,063.40  
5 FEET TO A P.K. NAIL IN ROCK FOUND FOR CORNER OF THE HEREIN DESCRIBED  
6 TRACT;  
7 SOUTH 50 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 472.13  
8 FEET TO A COTTON SPINDLE FOUND FOR AN INTERIOR CORNER OF THE HEREIN  
9 DESCRIBED TRACT;  
10 SOUTH 26 DEGREES 18 MINUTES 54 SECONDS EAST, A DISTANCE OF 452.27  
11 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR CORNER OF THE  
12 HEREIN DESCRIBED TRACT, SAID POINT MARKING THE MOST SOUTHERLY  
13 SOUTHWEST CORNER OF SAID 18.7129 ACRE TRACT, SAME BEING THE MOST  
14 SOUTHERLY SOUTHEAST CORNER OF SAID LEGALLEY 10.0000 ACRE TRACT,  
15 SAID POINT ALSO BEING ON THE NORTHWESTERLY R.O.W. LINE OF SAID  
16 COUNTY ROAD 233;  
17 THENCE, SOUTH 63 DEGREES 37 MINUTES 50 SECONDS WEST, WITH THE COMMON  
18 LINE OF SAID COUNTY ROAD 233 AND SAID LEGALLEY 10.0000 ACRE TRACT, A  
19 DISTANCE OF 50.04 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF  
20 THE HEREIN DESCRIBED TRACT, SAID POINT MARKING THE SOUTHERNMOST  
21 CORNER OF SAID LEGALLEY 10.0000 ACRE LEGALLEY TRACT, SAME BEING THE  
22 MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN CALLED 25.9920 ACRE  
23 TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO  
24 DARREL W. WARREN AND WIFE, CARA WARREN, FILED MARCH 12, 2004, AND  
25 RECORDED IN DOCUMENT NO. 2004019080, O.P.R.W.C.T.;  
26 THENCE, DEPARTING THE NORTHWESTERLY R.O.W. LINE OF SAID COUNTY ROAD  
27 233, AND WITH THE COMMON LINE OF SAID LEGALLEY 10.0000 ACRE TRACT

1 AND SAID 25.9920 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:  
2 NORTH 26 DEGREES 18 MINUTES 54 SECONDS WEST, A DISTANCE OF 454.19  
3 FEET TO A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "B. HARMON  
4 4482" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
5 NORTH 07 DEGREES 56 MINUTES 53 SECONDS WEST, A DISTANCE OF 1,250.12  
6 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE  
7 HEREIN DESCRIBED TRACT, SAID POINT MARKING THE NORTHWEST CORNER OF  
8 SAID LEGALLEY 10.0000 ACRE TRACT, SAME BEING THE NORTHERNMOST  
9 CORNER OF SAID 25.9220 ACRE TRACT, SAID POINT ALSO BEING ON A  
10 SOUTHEASTERLY LINE OF SAID 438.80 ACRE TRACT;  
11 THENCE, WITH THE COMMON LINE OF SAID 25.9920 ACRE TRACT AND SAID  
12 438.80 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:  
13 SOUTH 68 DEGREES 46 MINUTES 29 SECONDS WEST, A DISTANCE OF 1,339.70  
14 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
15 TRACT;  
16 SOUTH 68 DEGREES 13 MINUTES 14 SECONDS WEST, A DISTANCE OF 11.86  
17 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
18 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 25.9920  
19 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF THAT CERTAIN  
20 CALLED 25.42 ACRE TRACT OF LAND DESCRIBED IN A CONTRACT OF SALE AND  
21 PURCHASE TO JOSEPH JAY CIPRIANO, JR., FILED JANUARY 6, 1977, AND  
22 RECORDED IN VOLUME 656, PAGE 691, DEED RECORDS OF WILLIAMSON  
23 COUNTY, TEXAS (D.R.W.C.T.);  
24 THENCE, WITH THE COMMON LINE OF SAID 25.42 ACRE TRACT AND SAID  
25 438.80 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:  
26 SOUTH 70 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 319.39  
27 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED

1 TRACT;  
2 SOUTH 68 DEGREES 08 MINUTES 59 SECONDS WEST, A DISTANCE OF 205.49  
3 FEET TO A 60D NAIL IN BASE OF 16" CEDAR FOUND FOR CORNER OF THE  
4 HEREIN DESCRIBED TRACT;  
5 SOUTH 71 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 582.69  
6 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
7 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 25.42 ACRE  
8 TRACT, SAME BEING THE NORTHERNMOST CORNER OF THAT CERTAIN CALLED  
9 20.0 ACRE TRACT OF LAND DESCRIBED IN AN ASSIGNMENT OF CONTRACT OF  
10 VETERAN'S LAND BOARD CONTRACT OF SALE AND PURCHASE TO THEOFIL LOUIS  
11 ZUROVETZ AND WIFE ROSE MARIE, FILED JANUARY 13, 1981, AND RECORDED  
12 IN VOLUME 822, PAGE 456, D.R.W.C.T.;  
13 THENCE, WITH THE COMMON LINE OF SAID 20.0 ACRE TRACT AND SAID 438.80  
14 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:  
15 SOUTH 69 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 39.01  
16 FEET TO A 60D NAIL IN BASE OF 24" LIVE OAK FOUND FOR CORNER OF THE  
17 HEREIN DESCRIBED TRACT;  
18 SOUTH 69 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 124.85  
19 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
20 TRACT AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 438.80  
21 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF THAT CERTAIN  
22 CALLED 568.52 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH  
23 VENDOR'S LIEN TO BERNARD E. MILLER AND WIFE, LINDA L. MILLER, FILED  
24 SEPTEMBER 24, 1997, AND RECORDED IN DOCUMENT NO. 9743775,  
25 O.P.R.W.C.T.;  
26 THENCE, WITH THE COMMON LINE OF SAID 568.52 ACRE TRACT AND SAID  
27 438.80 ACRE TRACT, THE FOLLOWING FIVE (5) CALLS:

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1 NORTH 19 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 610.03  
2 FEET TO A 60D NAIL FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3 NORTH 21 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 395.88  
4 FEET TO A 60D NAIL IN BASE OF 20" LIVE OAK FOUND FOR CORNER OF THE  
5 HEREIN DESCRIBED TRACT;  
6 NORTH 22 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 708.15  
7 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
8 TRACT;  
9 NORTH 21 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF 218.81  
10 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
11 TRACT;  
12 NORTH 20 DEGREES 39 MINUTES 15 SECONDS WEST, A DISTANCE OF 614.32  
13 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
14 TRACT, SAID POINT MARKING THE WESTERNMOST CORNER OF SAID 438.80  
15 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF THAT CERTAIN  
16 CALLED 122.51 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH  
17 VENDOR'S LIEN TO BURL W. TYSON AND WIFE, LYNN M. TYSON, FILED JULY  
18 25, 1989, AND RECORDED IN VOLUME 1802, PAGE 140, O.P.R.W.C.T.;  
19 THENCE, WITH THE COMMON LINE OF SAID 122.51 ACRE TRACT AND SAID  
20 438.80 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:  
21 NORTH 69 DEGREES 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 3,428.43  
22 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE  
23 HEREIN DESCRIBED TRACT;  
24 NORTH 21 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE OF 498.39  
25 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
26 TRACT, SAID POINT MARKING THE SOUTHERNMOST CORNER OF THAT CERTAIN  
27 CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH



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1 VENDOR'S LIEN TO KEVIN J. STEVENS AND SANDRA K. STEVENS, FILED MAY  
2 20, 2005, AND RECORDED IN DOCUMENT NO. 2005037908, O.P.R.W.C.T.,  
3 AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH  
4 16 DEGREES 09 MINUTES 58 SECONDS WEST, AT 1.16 FEET;  
5 THENCE, WITH THE COMMON LINE OF SAID 30.00 ACRE TRACT AND SAID  
6 438.80 ACRE TRACT, THE FOLLOWING FOUR (4) CALLS:  
7 NORTH 49 DEGREES 51 MINUTES 53 SECONDS EAST, A DISTANCE OF 895.21  
8 FEET TO A 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS CALLED FOR  
9 IN THE DEED FOR SAID 30.00 ACRE TRACT FOR CORNER OF THE HEREIN  
10 DESCRIBED TRACT;  
11 NORTH 49 DEGREES 49 MINUTES 34 SECONDS EAST, A DISTANCE OF 907.69  
12 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE  
13 HEREIN DESCRIBED TRACT;  
14 NORTH 07 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 227.47  
15 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
16 TRACT;  
17 NORTH 48 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 231.45  
18 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
19 TRACT, SAID POINT MARKING THE EASTERNMOST CORNER OF SAID 30.00 ACRE  
20 TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID 28.24 ACRE TRACT;  
21 THENCE, WITH THE COMMON LINE OF SAID 28.24 ACRE TRACT AND SAID  
22 438.80 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:  
23 NORTH 48 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE 663.16 FEET  
24 TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
25 TRACT;  
26 NORTH 66 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE 603.96 FEET  
27 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

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1 DELINEATING AND ENCOMPASSING WITHIN THE METES RECITED 467.379 ACRES  
2 (20,359,019 SQUARE FEET) OF LAND, MORE OR LESS, BASED ON A SURVEY  
3 PERFORMED ON THE GROUND BY THE WALLACE GROUP, INC., ROUND ROCK,  
4 TEXAS IN NOVEMBER AND DECEMBER OF 2006.

5 FIELD NOTE DESCRIPTION

6 OF A

7 165.300 ACRE TRACT OF LAND

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

9 SITUATED IN

10 WILLIAMSON COUNTY, TEXAS

11 BEING A 165.300 ACRE (7,200,477 SQUARE FOOT) TRACT OF LAND OUT OF  
12 THE JOSEPH TOM SURVEY, ABSTRACT NO. 615, SITUATED IN WILLIAMSON  
13 COUNTY, TEXAS; SAID 165.300 ACRE TRACT BEING COMPRISED OF ALL OF THE  
14 CALLED 4.18 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JOE  
15 M. MAINES AND WIFE, PATSY L. MAINES, FILED MARCH 10, 2000, AND  
16 RECORDED IN DOCUMENT NO. 2000014838, OFFICIAL PUBLIC RECORDS OF  
17 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND ALL OF THE REMAINDER OF  
18 THAT CERTAIN CALLED 161.526 ACRE TRACT OF LAND (TRACT I) DESCRIBED  
19 IN A OWELTY DEED TO JOE M. MAINES, FILED SEPTEMBER 23, 1994, AND  
20 RECORDED IN VOLUME 2610, PAGE 0670, OFFICIAL RECORDS OF WILLIAMSON  
21 COUNTY, TEXAS (O.R.W.C.T.); SAID 165.300 ACRE TRACT BEING MORE  
22 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

23 COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
24 "CTS 4029" FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF  
25 F.M. HIGHWAY 487 (A VARIABLE WIDTH R.O.W.), SAID POINT MARKING THE  
26 NORTHERNMOST CORNER OF THAT CERTAIN CALLED 438.80 ACRE TRACT OF  
27 LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DIONYSUS GROUP,

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1 LL.L.P., FILED MARCH 1, 2007, AND RECORDED IN DOCUMENT NO.  
2 2007016454, O.P.R.W.C.T., SAME BEING THE EASTERNMOST CORNER OF THAT  
3 CERTAIN CALLED 28.24 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED  
4 WITH VENDOR'S LIEN TO JIMMIE MACK HORTON AND WIFE, NANCY LOUISE  
5 HORTON, FILED JULY 10, 2002, AND RECORDED IN DOCUMENT NO.  
6 2002052147, O.P.R.W.C.T;  
7 THENCE, SOUTH 68 DEGREES 55 MINUTES 28 SECONDS EAST, WITH THE COMMON  
8 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487 AND THE  
9 NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, A DISTANCE OF  
10 1,198.69 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE POINT OF  
11 BEGINNING AND MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN  
12 DESCRIBED TRACT, SAID POINT ALSO MARKING A CORNER OF SAID 161.526  
13 ACRE REMAINDER TRACT;  
14 THENCE, SOUTH 24 DEGREES 57 MINUTES 18 SECONDS WEST, DEPARTING THE  
15 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487, WITH THE COMMON  
16 LINE OF SAID 438.80 ACRE TRACT AND SAID 161.526 ACRE REMAINDER  
17 TRACT, A DISTANCE OF 311.91 FEET TO A 1/2-INCH IRON ROD FOUND FOR A  
18 CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 161.526 ACRE  
19 REMAINDER TRACT;  
20 THENCE, SOUTH 83 DEGREES 14 MINUTES 22 SECONDS WEST, WITH A  
21 SOUTHERLY LINE OF SAID 438.80 ACRE TRACT, AND PARTWAY WITH A  
22 NORTHERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT AND PARTWAY  
23 WITH THE NORTHERLY LINE OF SAID 4.18 ACRE TRACT, AT A DISTANCE OF  
24 120.05 FEET PASSING A 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS  
25 CALLED FOR IN THE DEED FOR SAID 4.18 ACRE TRACT, AND AT A DISTANCE OF  
26 703.40 FEET PASSING A 1/2-INCH IRON ROD IN A FENCE LINE FOUND AND AS  
27 CALLED FOR IN THE DEED FOR SAID 4.18 ACRE TRACT, CONTINUING IN ALL A

1 TOTAL DISTANCE OF 1,303.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE  
2 NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME MARKING THE  
3 COMMON WESTERNMOST CORNER OF SAID 4.18 ACRE TRACT AND AN INTERIOR  
4 CORNER OF SAID 438.80 ACRE TRACT;

5 THENCE, SOUTH 22 DEGREES 02 MINUTES 56 SECONDS EAST, WITH A  
6 NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME BEING THE  
7 SOUTHWESTERLY LINE OF SAID 4.18 ACRE TRACT, A DISTANCE OF 39.82 FEET  
8 TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED  
9 TRACT, SAID POINT ALSO MARKING THE COMMON SOUTHWEST CORNER OF SAID  
10 4.18 ACRE TRACT AND THE WESTERNMOST CORNER OF SAID 161.526 ACRE  
11 REMAINDER TRACT;

12 THENCE WITH A NORTHEASTERLY LINE OF SAID 438.80 ACRE TRACT, SAME  
13 BEING THE SOUTHWESTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT,  
14 AND WITH THE MAIN ANGLE POINTS OF AN EXISTING FENCE, THE FOLLOWING  
15 EIGHT (8) CALLS:

16 1) SOUTH 20 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE  
17 OF 63.07 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR  
18 CORNER OF THE HEREIN DESCRIBED TRACT;

19 2) SOUTH 21 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE  
20 OF 484.71 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR  
21 CORNER OF THE HEREIN DESCRIBED TRACT;

22 3) SOUTH 21 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE  
23 OF 746.20 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR  
24 CORNER OF THE HEREIN DESCRIBED TRACT;

25 4) SOUTH 19 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE  
26 OF 179.20 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR  
27 CORNER OF THE HEREIN DESCRIBED TRACT;

1           5)    SOUTH 20 DEGREES 37 MINUTES 57 SECONDS EAST, A DISTANCE  
2   OF 62.31 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR  
3   CORNER OF THE HEREIN DESCRIBED TRACT;

4           6)    SOUTH 22 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE  
5   OF 250.25 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR  
6   CORNER OF THE HEREIN DESCRIBED TRACT;

7           7)    SOUTH 20 DEGREES 28 MINUTES 21 SECONDS EAST, A DISTANCE  
8   OF 743.23 FEET TO WOOD FENCE POST FOUND AT ANGLE POINT IN FENCE FOR  
9   CORNER OF THE HEREIN DESCRIBED TRACT;

10          8)    SOUTH 23 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE  
11   OF 876.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN  
12   DESCRIBED TRACT AND SAID 438.80 ACRE TRACT, SAID POINT MARKING THE  
13   SOUTHERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT, SAID  
14   POINT ALSO BEING ON THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED  
15   10.009 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LANA D.  
16   BRANUM, FILED AUGUST 23, 2004, AND RECORDED IN DOCUMENT NO.  
17   2004066566, O.P.R.W.C.T.;

18   THENCE, NORTH 70 DEGREES 13 MINUTES 59 SECONDS EAST, WITH THE  
19   SOUTHEASTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT, SAME BEING  
20   THE NORTHWESTERLY LINE OF SAID 10.009 ACRE TRACT, AT A DISTANCE OF  
21   398.69 FEET PASSING A 1/2-INCH IRON ROD FOUND WHICH BEARS SOUTH 19  
22   DEGREES 46 MINUTES 01 SECONDS EAST, AT 0.22 FEET, SAID POINT MARKING  
23   THE NORTHERNMOST CORNER OF SAID 10.009 ACRE TRACT, CONTINUING WITH  
24   THE SOUTHEASTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT, IN ALL  
25   A TOTAL DISTANCE OF 466.05 FEET TO A 60D NAIL IN 16" LIVE OAK FOUND  
26   FOR CORNER OF SAID 161.526 ACRE REMAINDER TRACT AND THE HEREIN  
27   DESCRIBED TRACT, SAME MARKING AN ANGLE POINT ALONG THE

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1 NORTHWESTERLY LINE OF THAT CERTAIN CALLED 94.6241 ACRE TRACT OF  
2 LAND DESCRIBED INA WARRANTY DEED WITH VENDOR'S LIEN TO DON R.  
3 HEWLETT AND WIFE, DONNA HEWLETT, FILED JUNE 19, 2000, AND RECORDED  
4 IN DOCUMENT NO. 200039184, O.P.R.W.C.T.

5 THENCE, CONTINUING WITH THE SOUTHEASTERLY LINE OF SAID 161.526 ACRE  
6 REMAINDER TRACT, SAME BEING THE NORTHWESTERLY LINE OF SAID 94.6241  
7 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:

8       1) NORTH 69 DEGREES 31 MINUTES 53 SECONDS EAST, A DISTANCE  
9 OF 544.39 FEET TO A 60D NAIL IN WOOD FENCE POST FOUND FOR CORNER OF  
10 THE HEREIN DESCRIBED TRACT;

11       2) NORTH 69 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE  
12 OF 591.07 FEET TO A 60D NAIL IN WOOD FENCE POST FOUND FOR CORNER OF  
13 THE HEREIN DESCRIBED TRACT, SAID POINT MARKING THE COMMON  
14 NORTHERNMOST CORNER OF SAID 94.6241 ACRE TRACT AND THE WESTERNMOST  
15 CORNER OF THAT CERTAIN CALLED FIRST TRACT DESCRIBED IN A DEED TO  
16 MERCER H. SATTERFIELD, ET UX., FILED SEPTEMBER 9, 1963, AND  
17 RECORDED IN VOLUME 462, PAGE 420, DEED RECORDS OF WILLIAMSON  
18 COUNTY, TEXAS (D.R.W.C.T.);

19 THENCE, NORTH 67 DEGREES 45 MINUTES 44 SECONDS EAST, CONTINUING  
20 WITH THE SOUTHEASTERLY LINE OF SAID 161.526 ACRE REMAINDER TRACT,  
21 SAME BEING THE NORTHWESTERLY LINE OF SAID FIRST TRACT, A DISTANCE OF  
22 644.25 FEET TO 1/2-INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER OF  
23 SAID 161.526 ACRE REMAINDER TRACT AND THE HEREIN DESCRIBED TRACT,  
24 SAID POINT ALSO MARKING THE SOUTHEASTERLY LINE OF SAID 161.526 ACRE  
25 REMAINDER TRACT, SAME BEING THE NORTHWESTERLY LINE OF SAID FIRST  
26 TRACT, A DISTANCE OF 644.25 FEET TO A 1/2-INCH IRON ROD FOUND FOR  
27 THE EASTERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT AND THE

1 HEREIN DESCRIBED TRACT, SAID POINT ALSO MARKING THE SOUTHERNMOST  
2 CORNER OF THAT CERTAIN CALLED 92.83 ACRE TRACT (TRACT 5) DESCRIBED  
3 IN A WARRANTY DEED TO DECATA W. ISBELL AND HUSBAND, ALAN D. ISBELL,  
4 FILED MARCH 3, 2000, AND RECORDED IN DOCUMENT NO. 2000013063,  
5 O.P.R.W.C.T.;

6 THENCE, WITH THE NORTHEASTERLY LINE OF SAID 161.526 ACRE REMAINDER  
7 TRACT, SAME BEING THE SOUTHWESTERLY LINE OF SAID 92.83 TRACT, THE  
8 FOLLOWING SEVEN (7) CALLS:

9 1) NORTH 21 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE  
10 OF 470.24 FEET TO AN ORANGE PLASTIC CAP STAMPED "WALLACE GROUP"  
11 (HEREAFTER REFERRED TO AS CORNER OF THE HEREIN DESCRIBED TRACT;

12 2) NORTH 21 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE  
13 OF 297.53 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR  
14 CORNER OF THE HEREIN DESCRIBED TRACT;

15 3) NORTH 22 DEGREES 49 MINUTES 37 SECONDS WEST, A DISTANCE  
16 OF 483.35 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR  
17 CORNER OF THE HEREIN DESCRIBED TRACT;

18 4) NORTH 21 DEGREES 17 MINUTES 47 SECONDS WEST, A DISTANCE  
19 OF 366.39 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN  
20 DESCRIBED TRACT;

21 5) NORTH 22 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE  
22 OF 643.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN  
23 DESCRIBED TRACT;

24 6) NORTH 21 DEGREES 06 MINUTES 43 SECONDS WEST, A DISTANCE  
25 OF 320.51 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER OF THE HEREIN  
26 DESCRIBED TRACT;

27 7) NORTH 26 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE

1 OF 77.16 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR  
2 CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT MARKING THE COMMON  
3 EASTERNMOST CORNER OF SAID 161.526 ACRE REMAINDER TRACT AND THE  
4 NORTHERNMOST CORNER OF SAID 92.83 ACRE TRACT, SAID POINT ALSO BEING  
5 ON THE SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487, AND FROM  
6 WHICH A TXDOT TYPE I RIGHT-OF-WAY MONUMENT FOUND MARKING AN ANGLE  
7 POINT ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEARS SOUTH 69  
8 DEGREES 51 MINUTES 26 SECONDS EAST, AT 10.26 FEET;  
9 THENCE, NORTH 68 DEGREES 52 MINUTES 31 SECONDS WEST, WITH THE COMMON  
10 SOUTHWESTERLY R.O.W. LINE OF SAID F.M. HIGHWAY 487 AND MOST  
11 NORTHERLY NORTHEAST LINE OF SAID 161.526 ACRE REMAINDER TRACT, A  
12 DISTANCE OF 1,026.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN  
13 DESCRIBED TRACT, DELINEATING AND ENCOMPASSING WITHIN THE METES  
14 RECITED 165.300 ACRES (7,200,477 SQUARE FEET) OF LAND, MORE OR  
15 LESS, BASED ON A FIELD SURVEY PERFORMED BY THE WALLACE GROUP, INC.,  
16 ROUND ROCK, TEXAS IN MAY OF 2007.

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

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

27 (c) The Texas Commission on Environmental Quality has filed



1 its recommendations relating to this Act with the governor,  
2 lieutenant governor, and speaker of the house of representatives  
3 within the required time.

4 (d) All requirements of the constitution and laws of this  
5 state and the rules and procedures of the legislature with respect  
6 to the notice, introduction, and passage of this Act have been  
7 fulfilled and accomplished.

8 SECTION 4. This Act takes effect September 1, 2015.