

3. The County Judge of the County has approved and hereby approves the Resolution; that the County Judge and the County Clerk of the County have duly signed the Resolution; and that the County Judge and the County Clerk of the County hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of the Resolution for all purposes.

SIGNED AND SEALED the 6th day of February, 2001.

Nancy E. Rister
County Clerk

John C. Daehler 2-6-01
County Judge

[COUNTY SEAL]



**RESOLUTION CALLING A PUBLIC HEARING REGARDING
ESTABLISHMENT OF THE AVERY RANCH ROAD DISTRICT NO. 1**

WHEREAS, under and pursuant to the authority conferred by Article III, Section 52 of the Texas Constitution, and Chapter 257 of the Texas Transportation Code, as amended and Subchapter B of Chapter 1471 of the Texas Government Code, as amended, the Commissioners Court of Williamson County, Texas (the "County") is authorized to establish one or more road districts in the County as a governmental entity and body politic; and

WHEREAS, Continental Homes of Texas, L.P., Developers of Avery Ranch, Ltd., The Golf Club at Avery Ranch, Ltd. and Rathgeber Investment Company, Ltd. as landowners have requested that the County create the Avery Ranch Road District No. 1 (the "District") within the boundaries set forth in Exhibit "A" attached hereto and on December 5, 2000 the County entered into a Developer's Agreement in furtherance of such request; and

WHEREAS, the construction of Avery Ranch Boulevard will serve the public good and benefit to the residents of the District; and

WHEREAS, pursuant to Section 257.021 of the Texas Transportation Code, before establishing a road district the Commissioners Court must conduct a public hearing on the matter.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS:

Section 1. The Commissioners Court of the County hereby finds that it is advisable to consider the creation of the Avery Ranch Road District No. 1 (the "District") to assist with the development of roads within the County and in furtherance thereof will hold a public hearing on February 27, 2001 at 9:30 a.m. CST at the Williamson County Courthouse, 710 Main Street, 2nd Floor, Georgetown, TX 78626.

Section 2. Notice of the public hearing in substantially the form attached hereto as Exhibit "B" shall be (i) published in a newspaper of general circulation in the District and County not less than 10 nor more than 30 days prior to the date of the public hearing, (ii) mailed to each registered voter in the District and (iii) posted at the County Courthouse door and at least three public places in the District.

Section 3. The agents, employees and consultants of the County are authorized and directed to do any and all things necessary or convenient to carry out the terms of this Resolution.

EXHIBIT A

Metes and Bounds

A-1



K.C. ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS

1801 S. MOPAC
SUITE 150
AUSTIN, TEXAS 78746

PHONE: (512) 306-8585
FAX : (512) 330-0737
EMAIL : info@kcengineering.com

METES AND BOUNDS DESCRIPTION

BEING 1547.82 ACRES OF LAND, SURVEYED BY K.C. ENGINEERING, INC., OUT OF THE SAMUEL DAMON SURVEY ABSTRACT NO. 170, THE JOHN H. DILLARD SURVEY ABSTRACT NO. 179, AND THE RACHAEL SAUL SURVEY ABSTRACT 551, ALL BEING IN WILLIAMSON COUNTY, TEXAS, AS AND BEING 381.94 ACRES OF A 591.144 ACRE TRACT CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED OF RECORD IN DOCUMENT NO. 9843836 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 13.502 ACRES CONVEYED TO THE COUNTY OF WILLIAMSON BY DEED OF RECORD IN DOCUMENT NO. 2000025082 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING 1199.67 ACRES OUT OF A REMAINDER OF 1304.52 ACRE TRACT OF LAND CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED OF RECORD IN DOCUMENT NO. 9843836 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 9.878 ACRES CONVEYED TO THE COUNTY OF WILLIAMSON BY DEED OF RECORD IN DOCUMENT NO. 2000025079 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 7.599 ACRES OUT OF A 16.800 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED OF RECORD IN VOLUME 1796, PAGE 508 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 14.948 ACRES CONVEYED TO THE COUNTY OF WILLIAMSON BY DEED OF RECORD IN DOCUMENT NO. 2000025080 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 5.0 ACRES CONVEYED TO JOHN E. HENRY AND LINDA HENRY BY DEED OF RECORD IN VOLUME 1980, PAGE 977 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 9.164 ACRES CONVEYED TO THE COUNTY OF WILLIAMSON BY DEED OF RECORD IN DOCUMENT NO. 2000025081 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING 25.054 ACRES OUT OF A 117.99 ACRE TRACT OF LAND CONVEYED TO THE CITY OF CEDAR PARK BY DEED OF RECORD IN VOLUME 1606, PAGE 496 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A 1.244 ACRE TRACT CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED OF RECORD IN DOCUMENT NO. 9910650 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND NOT INCLUDING 9.102 ACRES CONVEYED TO THE CAPITOL METROPOLITAN TRANSPORTATION AUTHORITY BY DEED OF RECORD IN VOLUME 13187, PAGE 3118 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southwest corner of said 591.144 acre tract in the easterly line of a 789.508 acre tract of land conveyed to the State of Texas by deed of record in Volume 1723, Page 855 of the Official Records of Williamson County, Texas, and the easterly line of a 39.852 acre LCRA electric line easement and right-of-way of record in Document No. 9805729 of the Official Records of Williamson County, Texas;

THENCE North 21°31'02" West, with the easterly line of said 789.508 acre tract, the easterly line of the 39.852 acre tract, and the west line of the 591.144 acre tract a distance of 2496.88 feet to a 1/2" rebar with plastic cap found;

THENCE crossing through the 591.144 acre tract the following thirty-three (33) courses:

1. North 65°56'52" East a distance of 253.36 feet to a 1/2" rebar with plastic cap found;
2. South 64°38'55" East a distance of 323.38 feet to a 1/2" rebar with plastic cap found;
3. South 31°44'29" East a distance of 314.73 feet to a 1/2" rebar with plastic cap found;
4. North 75°07'47" East a distance of 83.39 feet to a 1/2" rebar with plastic cap found;

5. North 01°31'51" East a distance of 369.24 feet to a 1/2" rebar with plastic cap found;
6. North 10°30'57" West a distance of 315.83 feet to a 1/2" rebar with plastic cap found;
7. North 33°47'52" West a distance of 269.37 feet to a 1/2" rebar with plastic cap found;
8. North 63°37'28" East a distance of 574.06 feet to a 1/2" rebar with plastic cap found;
9. North 56°19'20" East a distance of 402.26 feet to a 1/2" rebar with plastic cap found;
10. South 40°04'53" East a distance of 362.09 feet to a 1/2" rebar with plastic cap found;
11. North 48°57'58" East a distance of 326.33 feet to a 1/2" rebar with plastic cap found;
12. South 66°40'55" East a distance of 242.24 feet to a 1/2" rebar with plastic cap found;
13. North 68°48'43" East a distance of 268.67 feet to a 1/2" rebar with plastic cap found;
14. North 32°09'29" East a distance of 105.49 feet to a 1/2" rebar with plastic cap found;
15. North 30°33'12" West a distance of 626.91 feet to a 1/2" rebar with plastic cap found;
16. North 06°25'48" West a distance of 275.62 feet to a 1/2" rebar with plastic cap found;
17. North 82°39'22" East a distance of 180.85 feet to a 1/2" rebar with plastic cap found;
18. North 87°44'20" East a distance of 325.63 feet to a 1/2" rebar with plastic cap found;
19. North 31°36'55" East a distance of 227.35 feet to a 1/2" rebar with plastic cap found;
20. North 15°16'30" West a distance of 175.76 feet to a 1/2" rebar with plastic cap found;
21. North 62°00'58" West a distance of 282.34 feet to a 1/2" rebar with plastic cap found;
22. North 03°24'01" East a distance of 247.25 feet to a 1/2" rebar with plastic cap found;
23. South 73°17'43" East a distance of 307.06 feet to a 1/2" rebar with plastic cap found;
24. North 78°24'21" East a distance of 156.32 feet to a 1/2" rebar with plastic cap found;
25. South 74°32'28" East a distance of 216.06 feet to a 1/2" rebar with plastic cap found;
26. South 17°10'33" East a distance of 287.54 feet to a 1/2" rebar with plastic cap found;
27. North 72°33'36" East a distance of 382.04 feet to a 1/2" rebar with plastic cap found;
28. North 21°48'02" East a distance of 385.74 feet to a 1/2" rebar with plastic cap found;
29. South 71°30'13" East a distance of 322.47 feet to a 1/2" rebar with plastic cap found;
30. North 45°26'54" East a distance of 550.60 feet to a 1/2" rebar with plastic cap found;
31. North 73°49'28" East a distance of 506.70 feet to a 1/2" rebar with plastic cap found;
32. North 69°58'05" East a distance of 446.58 feet to a 1/2" rebar with plastic cap found;
33. South 89°40'55" East a distance of 471.45 feet to a 1/2" rebar with plastic cap found in the east line of the 591.144 acre tract and the west line of said 100 foot wide railroad right-of-way;

THENCE along the east line of the 591.144 acre tract and the west line of the 100 foot wide railroad right-of-way the following two (2) courses:

1. Along a curve to the right having a radius of 1477.39 feet, a delta angle of $05^{\circ}19'27''$, a length of 137.29 feet and a chord which bears South $30^{\circ}06'47''$ West a distance of 137.24 feet to a 1/2" rebar with plastic cap found;
2. South $32^{\circ}46'31''$ West a distance of 169.16 feet to a calculated point;

THENCE South $57^{\circ}13'29''$ East, crossing through the 100 foot wide railroad right-of-way a distance of 100 feet a 1/2" rebar with plastic cap found in the east line of the 100 foot wide railroad right-of-way and the west line of the remainder of a 1304.52 acre tract, and continuing through the remainder of a 1304.52 acre tract a total distance of 203.30 feet to a 1/2" rebar with plastic cap found;

THENCE crossing through the remainder of 1304.52 acre tract the following twelve (12) courses:

1. North $79^{\circ}57'46''$ East a distance of 206.45 feet to a 1/2" rebar found;
2. South $64^{\circ}07'07''$ East a distance of 75.82 feet to a 1/2" rebar found;
3. North $54^{\circ}24'05''$ East a distance of 131.24 feet to a 1/2" rebar found;
4. North $74^{\circ}05'17''$ East a distance of 153.83 feet to a 1/2" rebar found;
5. North $19^{\circ}18'06''$ East a distance of 244.99 feet to a 1/2" rebar found;
6. North $74^{\circ}19'07''$ East a distance of 93.52 feet to a 1/2" rebar found;
7. South $45^{\circ}07'53''$ East a distance of 130.09 feet to a 1/2" rebar found;
8. North $66^{\circ}15'49''$ East a distance of 232.43 feet to a 1/2" rebar found;
9. South $88^{\circ}07'37''$ East a distance of 447.37 feet to a 1/2" rebar found;
10. South $59^{\circ}27'27''$ East a distance of 201.29 feet to a 1/2" rebar found;
11. North $80^{\circ}19'15''$ East a distance of 321.25 feet to a 1/2" rebar found;
12. South $88^{\circ}19'16''$ East a distance of 399.82 feet to a 1/2" rebar found in the west right-of-way line of Parmer Lane – F.M. 734 (200' R.O.W.);

THENCE with the west right-of-way line of Parmer Lane, along a curve to the left, having a radius of 3919.72 feet, a delta angle of $01^{\circ}40'58''$, a length of 115.12 feet and a chord which bears South $00^{\circ}50'15''$ West a distance of 115.12 feet to a type II concrete monument found (station: 205+00.00, offset: 100.00' right);

THENCE North $89^{\circ}59'41''$ East, crossing Parmer Lane (200' right of way) a distance of 200.09 feet to a type II concrete monument found (station: 205+00.00, offset: 100.00' left), in the east right of way line of Parmer Lane;

THENCE with the east right-of-way line of Parmer Lane, along a curve to the right, having a radius of 3719.72 feet, a delta angle of $14^{\circ}32'47''$, a length of 944.37 feet and a chord which bears North $07^{\circ}16'25''$ East a distance of 941.84 feet to a 1/2" rebar found in the north line of the remainder of the 1304.52 acre tract and the west line of said 117.99 acre tract;

Thence with the north line of the remainder of the 1304.52 acre tract and the west line of the 117.99 acre tract the following two (2) courses:

1. South $21^{\circ}07'53''$ East a distance of 363.05 feet to a calculated point;
2. South $16^{\circ}51'46''$ East a distance of 122.25 feet to a 1/2" rebar found;

Thence crossing through the 117.99 acre tract the following twelve (12) courses:

1. North 31°20'54" East a distance of 667.11 feet to 1/2" rebar found;
2. North 56°04'12" East a distance of 127.30 feet to a 1/2" rebar found;
3. South 82°20'02" East a distance of 129.85 feet to a 1/2" rebar found;
4. South 50°13'21" East a distance of 248.31 feet to a 1/2" rebar found;
5. South 65°41'50" West a distance of 157.62 feet to a 1/2" rebar found;
6. South 14°50'01" East a distance of 58.81 feet to 1/2" rebar found;
7. South 60°23'19" East a distance of 114.97 feet to a 1/2" rebar found;
8. South 19°00'39" East a distance of 66.13 feet to a 1/2" rebar found;
9. North 70°15'30" East a distance of 143.99 feet to a 1/2" rebar found;
10. South 82°05'26" East a distance of 78.62 feet to a 1/2" rebar found;
11. South 63°40'00" East a distance of 63.98 feet to a 1/2" rebar found;
12. South 89°06'59" East a distance of 61.58 feet to a nail found in the north line of the remainder of 1304.52 acre tract and the south line of the 117.99 acre tract;

THENCE with the north line of the remainder of 1304.52 acre tract and the south line of the 117.99 acre tract the following three (3) courses:

1. North 87°03'16" East a distance of 358.40 feet to a 1/2" rebar found;
2. North 59°14'14" East a distance of 486.59 feet to a calculated point;
3. North 64°06'53" East a distance of 680.55 feet to a calculated point;

THENCE North 48°01'53" East, with the north line of the remainder of 1304.52 acre tract and the south line of the 117.99 acre tract and the south line of a remainder of 201.5 acre tract of land conveyed to Will Wilson by deed of record in Volume 406, Page 504 of the Deed Records of Williamson County, Texas, a distance of 1150.00 feet to a calculated point;

THENCE with the north line of the remainder of 1304.52 acre tract and the south line of said remainder of 201.5 acre tract the following seven (7) courses:

1. South 88°38'14" East a distance of 186.11 feet to a calculated point;
2. North 67°21'56" East a distance of 404.17 feet to a calculated point;
3. North 87°51'48" East a distance of 347.22 feet to a calculated point;
4. South 18°38'05" East a distance of 195.84 feet to a calculated point;
5. North 77°21'50" East a distance of 416.67 feet to a calculated point;
6. North 86°51'54" East a distance of 355.34 feet to a nail found;
7. North 20°55'49" West a distance of 1378.11 feet to a nail found for the northeast corner of the 201.5 acre tract, in the south right of way line of Brushy Creek Road (County Road 174);

THENCE with the north line of the remainder of 1304.52 acre tract and the south right of way line of Brushy Creek Road the following four (4) courses:

1. North 81°19'12" East a distance of 821.72 feet to a nail found;

2. North 72°56'08" East a distance of 152.53 feet to a nail found;
3. North 61°30'01" East a distance of 294.10 feet to a nail found;
4. North 53°54'17" East a distance of 837.77 feet to a nail found;

THENCE South 40°07'38" East, departing the south right of way line of Brushy Creek Road and with the north line of the remainder of 1304.52 acre tract a distance of 82.43 feet to a 1/2" rebar found in the approximate centerline of Brushy Creek;

THENCE with the north line of the remainder of 1304.52 acre tract and the approximate centerline of Brushy Creek the following nine (9) courses:

1. North 38°36'36" East a distance of 107.41 feet to a calculated point;
2. North 56°15'33" East a distance of 270.37 feet to a calculated point;
3. North 71°32'54" East a distance of 155.30 feet to a calculated point;
4. North 67°05'31" East a distance of 175.46 feet to a calculated point;
5. North 60°08'10" East a distance of 155.97 feet to a calculated point;
6. North 66°30'40" East a distance of 282.22 feet to a calculated point;
7. North 55°07'56" East a distance of 793.41 feet to a calculated point;
8. North 45°56'40" East a distance of 145.53 feet to a calculated point;
9. North 57°27'35" East a distance of 114.53 feet to a nail found for the northeast corner of the remainder of 1304.52 acre tract and the northwest corner of a 32.709 acre tract of land conveyed to Fern Bluff Municipal Utility District by instrument of record in Document No. 9551845 of the Official Records of Williamson County, Texas;

THENCE South 20°58'42" East, with the East line of the remainder of 1304.52 acre tract, the west line of said 32.709 acre tract, the west line of Oak Brook Section 3, a subdivision of record in Document No. 9840724 of the Official Records of Williamson County, Texas, the west line of Oak Brook Section 1, a subdivision of record in Cabinet L, Slide 165 of the Plat Records of Williamson County, Texas, the west line of a remainder of 215.608 acre tract of land conveyed to Scott Felder Limited Partnership by deed of record in Volume 2361, Page 430 of the Deed Records of Williamson County, Texas, and the west line of Oak Brook Section 4-A, a subdivision of record in Cabinet O, Slide 265 of the Plat Records of Williamson County, Texas, a distance of 4244.16 feet to a 1/2" rebar found for the southeast corner of the remainder of 1304.52 acre tract and the southwest corner of Lot 16, Block L Oak Brook Section 4-A, in the north line of Lot 22, Block C Meadows of Brushy Creek, a subdivision of record in Cabinet F, Slide 210 of the Plat Records of Williamson County, Texas;

THENCE South 67°47'49" West, with the south line of the remainder of 1304.52 acre tract and the north line of said Meadows of Brushy Creek, a distance of 773.74 feet to a 1/2" rebar found for the northwest corner of Lot 1, Block V Meadows of Brushy Creek and the northeast corner of a 318.4 acre tract of land conveyed to Claretta England by deed of record in Volume 637, Page 553 of the Deed Records of Williamson County, Texas;

THENCE South 68°16'03" West, with the south line of the remainder of 1304.52 acre tract and the north line of said 318.4 acre tract a distance of 3477.72 feet to a nail found for the northwest corner of the 318.4 acre tract and the northeast corner of a 295.73 acre tract of land conveyed to Jeff Banks and Ivalene Pearson Banks by deed of record in Volume 1844, Page 392 of the Deed Records of Williamson County, Texas;

THENCE with the south line of the remainder of 1304.52 acre tract and the north line of said 295.73 acre tract the following four (4) courses:

1. South 67°24'05" West a distance of 715.09 feet to a nail found;
2. South 67°29'42" West a distance of 441.95 feet to a nail found;
3. South 21°02'35" East a distance of 3189.79 feet to a nail found;
4. South 69°02'18" West a distance of 341.18 feet to a 1/2" rebar found for the northwest corner of the 295.73 acre tract and the northeast corner of 45.14 acre tract of land conveyed to Ivean Pearson by deed of record in Volume 667, Page 315 of the Deed Records of Williamson County, Texas;

THENCE South 69°03'02" West, with the south line of the remainder of 1304.52 acre tract and the north line of said 45.14 acre tract a distance of 708.02 feet to a 1/2" rebar found for the northwest corner of the 45.14 acre tract and the northeast corner of Lot 1, Block A Davis Spring Section 5-D, a subdivision of Record in Document No. 9903847 of the Official Records of Williamson County, Texas;

THENCE South 68°57'40" West, with the south line of the remainder of 1304.52 acre tract, the north line of said Davis Spring Section 5-D, the north line of Davis Spring Section 5-C, a subdivision of record in Document No. 9840460 of the Official Records of Williamson County, Texas, and the north line of Davis Spring Section 5-B, a subdivision of record in Document No. 9840458 of the Official Records of Williamson County, Texas, a distance of 2066.28 feet to a 1/2" rebar found for the southeast corner of Lot 25, Block E Davis Spring Section 5-A of a subdivision of record in Cabinet K, Slide 366 of the Plat Records of Williamson County, Texas;

THENCE North 20°01'19" West, with the south line of the remainder of 1304.52 acre tract and the east line of said Davis Spring Section 5-A, a distance of 458.07 feet to a 1/2" rebar found for an angle point in Lot 18, Block E Davis Spring Section 5-A;

THENCE North 19°47'42" West, with the south line of the remainder of 1304.52 acre tract and the east line of Davis Spring Section 5-A, and the east line of Davis Spring Section 3-D, a subdivision of record in Cabinet R, Slide 141 of the Plat Records of Williamson County, Texas, a distance of 1416.86 feet to a 1/2" rebar found for an angle point in Lot 23, Block T Davis Spring Section 3-D;

THENCE with the south line of the remainder of 1304.52 acre tract and the east line of said Davis Spring Section 3-D the following two (2) courses:

1. North 19°56'24" West a distance of 884.28 feet to a 1/2" rebar found for an angle point in Lot 14, Block T Davis Spring Section 3-D, being a 5.29 acre parkland water quality and drainage easement;
2. North 19°51'59" West a distance of 415.30 feet to a nail found for the northeast corner of Lot 14, Block T Davis Spring Section 3-D;

THENCE South 68°54'56" West, with the south line of the remainder of 1304.52 acre tract and the north line of said Lot 14, Block T Davis Spring Section 3-D a distance of 494.32 feet to a 1/2" rebar found for the northwest corner Lot 14, Block T Davis Spring Section 3-D and the northeast corner of said 1.244 acre tract;

THENCE South 19°54'53" East, departing the south line of the remainder of 1304.52 acre tract, and with the west line of Lot 14, Block T Davis Spring Section 3-D and the east line of the 1.244 acre tract a distance of 44.83 feet to a 1/2" rebar found for the southeast corner of the 1.244 acre tract and the northeast corner of Lot 1, Block S Davis Spring Section 3-D;

THENCE South 69°00'15" West, with the south line the 1.244 acre tract and the north line of Davis Spring Section 3-D a distance of 1208.30 feet to a 1/2" rebar found for the northwest corner of Lot 20, Block S Davis Spring Section 3-D in the east right of way line of Parmer Lane, from which a type II concrete monument found, bears South 24°48'55" East a distance of 84.52 feet (station:231+96.58, offset: 100.00' left):

THENCE North 24°49'13" West, with the east right of way line of Parmer Lane, the west line of the 1.244 acre tract, and crossing through the remainder of 1304.52 acre tract a distance of 957.13 feet to a type II concrete monument found (station:221+54.93, offset: 100.00' left);

THENCE South 65°11'03" West, crossing Parmer Lane and continuing through the remainder of 1304.52 acre tract, a distance of 199.96 feet to a type II concrete monument found (station:221+54.93, offset: 100.00' right) in the west right of way line of Parmer Lane;

THENCE South 24°49'16" East, with the west right of way line of Parmer Lane and continuing through the remainder of 1304.52 acre tract, a distance of 188.31 feet to a 1/2" rebar found for the northeast corner of a 15.00 acre tract of land conveyed to the Protestant Episcopal Church Council of the Diocese of Texas by deed of record in Document No. 9929623 of the Official Records of Williamson County, Texas;

THENCE with the north and west lines of said 15.00 acre tract the following two (2) courses:

1. South 68°09'05" West a distance of 907.84 feet to a 60d nail found;
2. South 21°10'13" East a distance of 704.48 feet to a 1/2" rebar found for the southwest corner of the 15.00 acre tract and being in the south line of the remainder of 1304.52 acre tract and the north line of a 335 acre tract of land conveyed to William A. Savage, Jr. by deed of record in Document No. 9666531 of the Official Records of Williamson County, Texas;

THENCE with the south line of the remainder of 1304.52 acre tract and the north line of said 335 acre tract the following two (2) courses:

1. South 68°49'57" West a distance of 1847.90 feet to a 60d nail found in a fence post;
2. South 68°31'33" West a distance of 1175.70 feet to a 1/2" rebar with plastic cap found for the southwest corner of the remainder of a 1304.52 acre tract and the northwest corner of the 335 acre tract, in the east line of the 100 foot wide railroad right-of-way;

THENCE South 68°57'14" West, crossing through the 100 foot wide railroad right-of-way, a distance of 105.67 feet to a 1/2" rebar found for the southeast corner of the 591.144 acre tract and the northeast corner of the 39.852 acre tract and the northeast corner of a 104.95 acre tract of land conveyed to Fleur Land Ltd. by deed of record in Document No. 9815649 of the Official Records of Williamson County, Texas, in the west line of the 100 foot wide railroad right-of-way;

THENCE South 69°01'20" West, along the south line of the 591.144 acre tract, and the northerly line of the 39.852 acre tract and the north line of said 104.95 acre tract and the north line of a 104.79 acre tract of land conveyed to Fleur Land Ltd. by deed of record in Document No. 9815649 of the Official Records of Williamson County, Texas, a distance of 3467.94 feet to a 1/2" rebar found for the northwest corner of said 104.79 acre tract and the northeast corner of the 789.508 acre tract;

THENCE South 69°15'50" West, with the northerly line of the 789.508 acre tract, the northerly line of the 39.852 acre tract and the south line of the 591.144 acre tract a distance of 938.86 feet to the POINT OF BEGINNING.

Descriptions prepared from an on-the-ground survey made during February 2001.

Bearing Basis: All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum.

Ron C. Wallace 8 Feb. 2001
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



Job Number: 538-03

Attachments: Survey Drawing L:\AVERYOWN\53803001.DWG

File: L:\AVERYOWN\FNOTES\53803001.FN

EXHIBIT B**NOTICE OF PUBLIC HEARING ON
ESTABLISHMENT OF THE
AVERY RANCH ROAD DISTRICT NO. 1**

Notice is hereby given of a public hearing to be held by the Commissioners Court of Williamson County, Texas in accordance with Section 257.021(c) to consider establishing the Avery Ranch Road District No. 1 (the "District"). The public hearing is to be held on February 27, 2001 at 9:30 a.m. CST at the Williamson County Courthouse, 710 Main Street, 2nd Floor, Georgetown, TX 78626. The boundaries of the District are reflected on the map set forth herein. A metes and bounds description of the District is on file with the County.

If created, the purpose of the District is to issue bonds in an amount not to exceed \$17,000,000 for the purposes of constructing, acquiring by purchase, reimbursing for the costs of construction, maintaining and operating macadamized, graveled or paved roads and turnpikes and related bridges, drainage works and other similar facilities. Any bonds issued will be payable from ad valorem taxes levied on all taxable property within the District.

All interested parties may appear before the Court at the time and place herein mentioned to contend for or protest the establishment of the District.

Williamson County, Texas

AGENDA ITEM 33

Consider setting date, time and place for public hearing regarding ordering bond election to determine whether or not bonds of Avery Ranch Road Dist. #1 shall be issued in an amount not to exceed \$17,000,000 and noting receipt of petition requesting Court to order said election.

Moved: **Judge Doerfler**

Seconded: **Commissioner Boatright**

Motion: To set public hearing regarding ordering bond election to determine whether or not bonds of Avery Ranch Road Dist. #1 shall be issued in an amount not to exceed \$17,000,000 for 10:45 a.m. on February 27, 2001, in the Commissioners' Courtroom, and noting receipt of petition requesting Court to order said election.

Vote: **4 - 0**

< Attachment >

**PETITION FOR BOND ELECTION IN
AVERY RANCH ROAD DISTRICT NO. 1**

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

TO THE HONORABLE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS:

WE, THE UNDERSIGNED, being at least a majority of the qualified voters of Avery Ranch Road District No. 1, respectfully pray and petition the Court to order an election to be held in said Road District for the purpose of submitting the following proposition:

"WHETHER or not the bonds of Avery Ranch Road District No. 1 shall be issued in an amount not to exceed \$17,000,000, in conformity with the Constitution and laws of the State of Texas, particularly Section 52 of Article III of the Constitution and laws enacted pursuant thereto, for the purpose of constructing, acquiring by purchase, reimbursing for the costs of construction, maintaining and operating macadamized, graveled or paved roads and turnpikes, or in aid thereof, within the boundaries of said District, or outside the boundaries of the District if beneficial to taxable property within the District, such bonds to be issued in one or more series or issues, to mature serially or otherwise not more than thirty (30) years from their date and to bear interest at such rate or rates (not to exceed the maximum rate permitted by law at the time of issuance of the Bonds) as in its discretion the Commissioners' Court of Williamson County, Texas shall determine and shall cause ad valorem taxes to be levied on all taxable property in said District subject to taxation for the purpose of paying the interest on said bonds and to provide a sinking fund for their redemption at maturity?"

WE FURTHER REPRESENT that the proposed improvements will be for the benefit of all taxable property situated in Avery Ranch Road District No. 1, as described in Exhibit "A", attached hereto and incorporated herein, and that this petition is signed by all of the registered voters within the District.

[Remainder of Page Left Intentionally Blank]

DATED this the 5th day of Feb, 2001.

Respectfully submitted,

M M Jones

ACKNOWLEDGMENT

STATE OF TEXAS

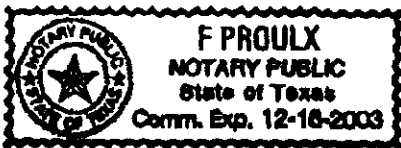
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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 5 day of February, 2001, by N.M. Jones.



F Proulx
Notary Public, State of Texas



K.C. ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS

1801 S. MOPAC
SUITE 150
AUSTIN, TEXAS 78746

PHONE: (512) 306-8585
FAX : (512) 330-0737
EMAIL : info@kcengineering.com

METES AND BOUNDS DESCRIPTION

BEING 1547.82 ACRES OF LAND, SURVEYED BY K.C. ENGINEERING, INC., OUT OF THE SAMUEL DAMON SURVEY ABSTRACT NO. 170, THE JOHN H. DILLARD SURVEY ABSTRACT NO. 179, AND THE RACHAEL SAUL SURVEY ABSTRACT 551, ALL BEING IN WILLIAMSON COUNTY, TEXAS, AS AND BEING 381.94 ACRES OF A 591.144 ACRE TRACT CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED OF RECORD IN DOCUMENT NO. 9843836 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 13.502 ACRES CONVEYED TO THE COUNTY OF WILLIAMSON BY DEED OF RECORD IN DOCUMENT NO. 2000025082 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING 1199.67 ACRES OUT OF A REMAINDER OF 1304.52 ACRE TRACT OF LAND CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED OF RECORD IN DOCUMENT NO. 9843836 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 9.878 ACRES CONVEYED TO THE COUNTY OF WILLIAMSON BY DEED OF RECORD IN DOCUMENT NO. 2000025079 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 7.599 ACRES OUT OF A 16.800 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED OF RECORD IN VOLUME 1796, PAGE 508 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 14.948 ACRES CONVEYED TO THE COUNTY OF WILLIAMSON BY DEED OF RECORD IN DOCUMENT NO. 2000025080 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 5.0 ACRES CONVEYED TO JOHN E. HENRY AND LINDA HENRY BY DEED OF RECORD IN VOLUME 1980, PAGE 977 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 9.164 ACRES CONVEYED TO THE COUNTY OF WILLIAMSON BY DEED OF RECORD IN DOCUMENT NO. 2000025081 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING 25.054 ACRES OUT OF A 117.99 ACRE TRACT OF LAND CONVEYED TO THE CITY OF CEDAR PARK BY DEED OF RECORD IN VOLUME 1606, PAGE 496 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A 1.244 ACRE TRACT CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED OF RECORD IN DOCUMENT NO. 9910650 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND NOT INCLUDING 9.102 ACRES CONVEYED TO THE CAPITOL METROPOLITAN TRANSPORTATION AUTHORITY BY DEED OF RECORD IN VOLUME 13187, PAGE 3118 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southwest corner of said 591.144 acre tract in the easterly line of a 789.508 acre tract of land conveyed to the State of Texas by deed of record in Volume 1723, Page 855 of the Official Records of Williamson County, Texas, and the easterly line of a 39.852 acre LCRA electric line easement and right-of-way of record in Document No. 9805729 of the Official Records of Williamson County, Texas;

THENCE North 21°31'02" West, with the easterly line of said 789.508 acre tract, the easterly line of the 39.852 acre tract, and the west line of the 591.144 acre tract a distance of 2496.88 feet to a 1/2" rebar with plastic cap found;

THENCE crossing through the 591.144 acre tract the following thirty-three (33) courses:

1. North 65°56'52" East a distance of 253.36 feet to a 1/2" rebar with plastic cap found;
2. South 64°38'55" East a distance of 323.38 feet to a 1/2" rebar with plastic cap found;
3. South 31°44'29" East a distance of 314.73 feet to a 1/2" rebar with plastic cap found;
4. North 75°07'47" East a distance of 83.39 feet to a 1/2" rebar with plastic cap found;

5. North 01°31'51" East a distance of 369.24 feet to a 1/2" rebar with plastic cap found;
6. North 10°30'57" West a distance of 315.83 feet to a 1/2" rebar with plastic cap found;
7. North 33°47'52" West a distance of 269.37 feet to a 1/2" rebar with plastic cap found;
8. North 63°37'28" East a distance of 574.06 feet to a 1/2" rebar with plastic cap found;
9. North 56°19'20" East a distance of 402.26 feet to a 1/2" rebar with plastic cap found;
10. South 40°04'53" East a distance of 362.09 feet to a 1/2" rebar with plastic cap found;
11. North 48°57'58" East a distance of 326.33 feet to a 1/2" rebar with plastic cap found;
12. South 66°40'55" East a distance of 242.24 feet to a 1/2" rebar with plastic cap found;
13. North 68°48'43" East a distance of 268.67 feet to a 1/2" rebar with plastic cap found;
14. North 32°09'29" East a distance of 105.49 feet to a 1/2" rebar with plastic cap found;
15. North 30°33'12" West a distance of 626.91 feet to a 1/2" rebar with plastic cap found;
16. North 06°25'48" West a distance of 275.62 feet to a 1/2" rebar with plastic cap found;
17. North 82°39'22" East a distance of 180.85 feet to a 1/2" rebar with plastic cap found;
18. North 87°44'20" East a distance of 325.63 feet to a 1/2" rebar with plastic cap found;
19. North 31°36'55" East a distance of 227.35 feet to a 1/2" rebar with plastic cap found;
20. North 15°16'30" West a distance of 175.76 feet to a 1/2" rebar with plastic cap found;
21. North 62°00'58" West a distance of 282.34 feet to a 1/2" rebar with plastic cap found;
22. North 03°24'01" East a distance of 247.25 feet to a 1/2" rebar with plastic cap found;
23. South 73°17'43" East a distance of 307.06 feet to a 1/2" rebar with plastic cap found;
24. North 78°24'21" East a distance of 156.32 feet to a 1/2" rebar with plastic cap found;
25. South 74°32'28" East a distance of 216.06 feet to a 1/2" rebar with plastic cap found;
26. South 17°10'33" East a distance of 287.54 feet to a 1/2" rebar with plastic cap found;
27. North 72°33'36" East a distance of 382.04 feet to a 1/2" rebar with plastic cap found;
28. North 21°48'02" East a distance of 385.74 feet to a 1/2" rebar with plastic cap found;
29. South 71°30'13" East a distance of 322.47 feet to a 1/2" rebar with plastic cap found;
30. North 45°26'54" East a distance of 550.60 feet to a 1/2" rebar with plastic cap found;
31. North 73°49'28" East a distance of 506.70 feet to a 1/2" rebar with plastic cap found;
32. North 69°58'05" East a distance of 446.58 feet to a 1/2" rebar with plastic cap found;
33. South 89°40'55" East a distance of 471.45 feet to a 1/2" rebar with plastic cap found in the east line of the 591.144 acre tract and the west line of said 100 foot wide railroad right-of-way;

THENCE along the east line of the 591.144 acre tract and the west line of the 100 foot wide railroad right-of-way the following two (2) courses:

1. Along a curve to the right having a radius of 1477.39 feet, a delta angle of $05^{\circ}19'27''$, a length of 137.29 feet and a chord which bears South $30^{\circ}06'47''$ West a distance of 137.24 feet to a 1/2" rebar with plastic cap found;
2. South $32^{\circ}46'31''$ West a distance of 169.16 feet to a calculated point;

THENCE South $57^{\circ}13'29''$ East, crossing through the 100 foot wide railroad right-of-way a distance of 100 feet a 1/2" rebar with plastic cap found in the east line of the 100 foot wide railroad right-of-way and the west line of the remainder of a 1304.52 acre tract, and continuing through the remainder of a 1304.52 acre tract a total distance of 203.30 feet to a 1/2" rebar with plastic cap found;

THENCE crossing through the remainder of 1304.52 acre tract the following twelve (12) courses:

1. North $79^{\circ}57'46''$ East a distance of 206.45 feet to a 1/2" rebar found;
2. South $64^{\circ}07'07''$ East a distance of 75.82 feet to a 1/2" rebar found;
3. North $54^{\circ}24'05''$ East a distance of 131.24 feet to a 1/2" rebar found;
4. North $74^{\circ}05'17''$ East a distance of 153.83 feet to a 1/2" rebar found;
5. North $19^{\circ}18'06''$ East a distance of 244.99 feet to a 1/2" rebar found;
6. North $74^{\circ}19'07''$ East a distance of 93.52 feet to a 1/2" rebar found;
7. South $45^{\circ}07'53''$ East a distance of 130.09 feet to a 1/2" rebar found;
8. North $66^{\circ}15'49''$ East a distance of 232.43 feet to a 1/2" rebar found;
9. South $88^{\circ}07'37''$ East a distance of 447.37 feet to a 1/2" rebar found;
10. South $59^{\circ}27'27''$ East a distance of 201.29 feet to a 1/2" rebar found;
11. North $80^{\circ}19'15''$ East a distance of 321.25 feet to a 1/2" rebar found;
12. South $88^{\circ}19'16''$ East a distance of 399.82 feet to a 1/2" rebar found in the west right-of-way line of Parmer Lane – F.M. 734 (200' R.O.W.);

THENCE with the west right-of-way line of Parmer Lane, along a curve to the left, having a radius of 3919.72 feet, a delta angle of $01^{\circ}40'58''$, a length of 115.12 feet and a chord which bears South $00^{\circ}50'15''$ West a distance of 115.12 feet to a type II concrete monument found (station: 205+00.00, offset: 100.00' right);

THENCE North $89^{\circ}59'41''$ East, crossing Parmer Lane (200' right of way) a distance of 200.09 feet to a type II concrete monument found (station: 205+00.00, offset: 100.00' left), in the east right of way line of Parmer Lane;

THENCE with the east right-of-way line of Parmer Lane, along a curve to the right, having a radius of 3719.72 feet, a delta angle of $14^{\circ}32'47''$, a length of 944.37 feet and a chord which bears North $07^{\circ}16'25''$ East a distance of 941.84 feet to a 1/2" rebar found in the north line of the remainder of the 1304.52 acre tract and the west line of said 117.99 acre tract;

Thence with the north line of the remainder of the 1304.52 acre tract and the west line of the 117.99 acre tract the following two (2) courses:

1. South $21^{\circ}07'53''$ East a distance of 363.05 feet to a calculated point;
2. South $16^{\circ}51'46''$ East a distance of 122.25 feet to a 1/2" rebar found;

Thence crossing through the 117.99 acre tract the following twelve (12) courses:

1. North 31°20'54" East a distance of 667.11 feet to 1/2" rebar found;
2. North 56°04'12" East a distance of 127.30 feet to a 1/2" rebar found;
3. South 82°20'02" East a distance of 129.85 feet to a 1/2" rebar found;
4. South 50°13'21" East a distance of 248.31 feet to a 1/2" rebar found;
5. South 65°41'50" West a distance of 157.62 feet to a 1/2" rebar found;
6. South 14°50'01" East a distance of 58.81 feet to 1/2" rebar found;
7. South 60°23'19" East a distance of 114.97 feet to a 1/2" rebar found;
8. South 19°00'39" East a distance of 66.13 feet to a 1/2" rebar found;
9. North 70°15'30" East a distance of 143.99 feet to a 1/2" rebar found;
10. South 82°05'26" East a distance of 78.62 feet to a 1/2" rebar found;
11. South 63°40'00" East a distance of 63.98 feet to a 1/2" rebar found;
12. South 89°06'59" East a distance of 61.58 feet to a nail found in the north line of the remainder of 1304.52 acre tract and the south line of the 117.99 acre tract;

THENCE with the north line of the remainder of 1304.52 acre tract and the south line of the 117.99 acre tract the following three (3) courses:

1. North 87°03'16" East a distance of 358.40 feet to a 1/2" rebar found;
2. North 59°14'14" East a distance of 486.59 feet to a calculated point;
3. North 64°06'53" East a distance of 680.55 feet to a calculated point;

THENCE North 48°01'53" East, with the north line of the remainder of 1304.52 acre tract and the south line of the 117.99 acre tract and the south line of a remainder of 201.5 acre tract of land conveyed to Will Wilson by deed of record in Volume 406, Page 504 of the Deed Records of Williamson County, Texas, a distance of 1150.00 feet to a calculated point;

THENCE with the north line of the remainder of 1304.52 acre tract and the south line of said remainder of 201.5 acre tract the following seven (7) courses:

1. South 88°38'14" East a distance of 186.11 feet to a calculated point;
2. North 67°21'56" East a distance of 404.17 feet to a calculated point;
3. North 87°51'48" East a distance of 347.22 feet to a calculated point;
4. South 18°38'05" East a distance of 195.84 feet to a calculated point;
5. North 77°21'50" East a distance of 416.67 feet to a calculated point;
6. North 86°51'54" East a distance of 355.34 feet to a nail found;
7. North 20°55'49" West a distance of 1378.11 feet to a nail found for the northeast corner of the 201.5 acre tract, in the south right of way line of Brushy Creek Road (County Road 174);

THENCE with the north line of the remainder of 1304.52 acre tract and the south right of way line of Brushy Creek Road the following four (4) courses:

1. North 81°19'12" East a distance of 821.72 feet to a nail found;

2. North 72°56'08" East a distance of 152.53 feet to a nail found;
3. North 61°30'01" East a distance of 294.10 feet to a nail found;
4. North 53°54'17" East a distance of 837.77 feet to a nail found;

THENCE South 40°07'38" East, departing the south right of way line of Brushy Creek Road and with the north line of the remainder of 1304.52 acre tract a distance of 82.43 feet to a 1/2" rebar found in the approximate centerline of Brushy Creek;

THENCE with the north line of the remainder of 1304.52 acre tract and the approximate centerline of Brushy Creek the following nine (9) courses:

1. North 38°36'36" East a distance of 107.41 feet to a calculated point;
2. North 56°15'33" East a distance of 270.37 feet to a calculated point;
3. North 71°32'54" East a distance of 155.30 feet to a calculated point;
4. North 67°05'31" East a distance of 175.46 feet to a calculated point;
5. North 60°08'10" East a distance of 155.97 feet to a calculated point;
6. North 66°30'40" East a distance of 282.22 feet to a calculated point;
7. North 55°07'56" East a distance of 793.41 feet to a calculated point;
8. North 45°56'40" East a distance of 145.53 feet to a calculated point;
9. North 57°27'35" East a distance of 114.53 feet to a nail found for the northeast corner of the remainder of 1304.52 acre tract and the northwest corner of a 32.709 acre tract of land conveyed to Fern Bluff Municipal Utility District by instrument of record in Document No. 9551845 of the Official Records of Williamson County, Texas;

THENCE South 20°58'42" East, with the East line of the remainder of 1304.52 acre tract, the west line of said 32.709 acre tract, the west line of Oak Brook Section 3, a subdivision of record in Document No. 9840724 of the Official Records of Williamson County, Texas, the west line of Oak Brook Section 1, a subdivision of record in Cabinet L, Slide 165 of the Plat Records of Williamson County, Texas, the west line of a remainder of 215.608 acre tract of land conveyed to Scott Felder Limited Partnership by deed of record in Volume 2361, Page 430 of the Deed Records of Williamson County, Texas, and the west line of Oak Brook Section 4-A, a subdivision of record in Cabinet O, Slide 265 of the Plat Records of Williamson County, Texas, a distance of 4244.16 feet to a 1/2" rebar found for the southeast corner of the remainder of 1304.52 acre tract and the southwest corner of Lot 16, Block L Oak Brook Section 4-A, in the north line of Lot 22, Block C Meadows of Brushy Creek, a subdivision of record in Cabinet F, Slide 210 of the Plat Records of Williamson County, Texas;

THENCE South 67°47'49" West, with the south line of the remainder of 1304.52 acre tract and the north line of said Meadows of Brushy Creek, a distance of 773.74 feet to a 1/2" rebar found for the northwest corner of Lot 1, Block V Meadows of Brushy Creek and the northeast corner of a 318.4 acre tract of land conveyed to Claretta England by deed of record in Volume 637, Page 553 of the Deed Records of Williamson County, Texas;

THENCE South 68°16'03" West, with the south line of the remainder of 1304.52 acre tract and the north line of said 318.4 acre tract a distance of 3477.72 feet to a nail found for the northwest corner of the 318.4 acre tract and the northeast corner of a 295.73 acre tract of land conveyed to Jeff Banks and Ivalene Pearson Banks by deed of record in Volume 1844, Page 392 of the Deed Records of Williamson County, Texas;

THENCE with the south line of the remainder of 1304.52 acre tract and the north line of said 295.73 acre tract the following four (4) courses:

1. South 67°24'05" West a distance of 715.09 feet to a nail found;
2. South 67°29'42" West a distance of 441.95 feet to a nail found;
3. South 21°02'35" East a distance of 3189.79 feet to a nail found;
4. South 69°02'18" West a distance of 341.18 feet to a 1/2" rebar found for the northwest corner of the 295.73 acre tract and the northeast corner of 45.14 acre tract of land conveyed to Ivean Pearson by deed of record in Volume 667, Page 315 of the Deed Records of Williamson County, Texas;

THENCE South 69°03'02" West, with the south line of the remainder of 1304.52 acre tract and the north line of said 45.14 acre tract a distance of 708.02 feet to a 1/2" rebar found for the northwest corner of the 45.14 acre tract and the northeast corner of Lot 1, Block A Davis Spring Section 5-D, a subdivision of Record in Document No. 9903847 of the Official Records of Williamson County, Texas;

THENCE South 68°57'40" West, with the south line of the remainder of 1304.52 acre tract, the north line of said Davis Spring Section 5-D, the north line of Davis Spring Section 5-C, a subdivision of record in Document No. 9840460 of the Official Records of Williamson County, Texas, and the north line of Davis Spring Section 5-B, a subdivision of record in Document No. 9840458 of the Official Records of Williamson County, Texas, a distance of 2066.28 feet to a 1/2" rebar found for the southeast corner of Lot 25, Block E Davis Spring Section 5-A of a subdivision of record in Cabinet K, Slide 366 of the Plat Records of Williamson County, Texas;

THENCE North 20°01'19" West, with the south line of the remainder of 1304.52 acre tract and the east line of said Davis Spring Section 5-A, a distance of 458.07 feet to a 1/2" rebar found for an angle point in Lot 18, Block E Davis Spring Section 5-A;

THENCE North 19°47'42" West, with the south line of the remainder of 1304.52 acre tract and the east line of Davis Spring Section 5-A, and the east line of Davis Spring Section 3-D, a subdivision of record in Cabinet R, Slide 141 of the Plat Records of Williamson County, Texas, a distance of 1416.86 feet to a 1/2" rebar found for an angle point in Lot 23, Block T Davis Spring Section 3-D;

THENCE with the south line of the remainder of 1304.52 acre tract and the east line of said Davis Spring Section 3-D the following two (2) courses:

1. North 19°56'24" West a distance of 884.28 feet to a 1/2" rebar found for an angle point in Lot 14, Block T Davis Spring Section 3-D, being a 5.29 acre parkland water quality and drainage easement;
2. North 19°51'59" West a distance of 415.30 feet to a nail found for the northeast corner of Lot 14, Block T Davis Spring Section 3-D;

THENCE South 68°54'56" West, with the south line of the remainder of 1304.52 acre tract and the north line of said Lot 14, Block T Davis Spring Section 3-D a distance of 494.32 feet to a 1/2" rebar found for the northwest corner Lot 14, Block T Davis Spring Section 3-D and the northeast corner of said 1.244 acre tract;

THENCE South 19°54'53" East, departing the south line of the remainder of 1304.52 acre tract, and with the west line of Lot 14, Block T Davis Spring Section 3-D and the east line of the 1.244 acre tract a distance of 44.83 feet to a 1/2" rebar found for the southeast corner of the 1.244 acre tract and the northeast corner of Lot 1, Block S Davis Spring Section 3-D;

THENCE South 69°00'15" West, with the south line the 1.244 acre tract and the north line of Davis Spring Section 3-D a distance of 1208.30 feet to a 1/2" rebar found for the northwest corner of Lot 20, Block S Davis Spring Section 3-D in the east right of way line of Parmer Lane, from which a type II concrete monument found, bears South 24°48'55" East a distance of 84.52 feet (station:231+96.58, offset: 100.00' left):

THENCE North 24°49'13" West, with the east right of way line of Parmer Lane, the west line of the 1.244 acre tract, and crossing through the remainder of 1304.52 acre tract a distance of 957.13 feet to a type II concrete monument found (station:221+54.93, offset: 100.00' left);

THENCE South 65°11'03" West, crossing Parmer Lane and continuing through the remainder of 1304.52 acre tract, a distance of 199.96 feet to a type II concrete monument found (station:221+54.93, offset: 100.00' right) in the west right of way line of Parmer Lane;

THENCE South 24°49'16" East, with the west right of way line of Parmer Lane and continuing through the remainder of 1304.52 acre tract, a distance of 188.31 feet to a 1/2" rebar found for the northeast corner of a 15.00 acre tract of land conveyed to the Protestant Episcopal Church Council of the Diocese of Texas by deed of record in Document No. 9929623 of the Official Records of Williamson County, Texas;

THENCE with the north and west lines of said 15.00 acre tract the following two (2) courses:

1. South 68°09'05" West a distance of 907.84 feet to a 60d nail found;
2. South 21°10'13" East a distance of 704.48 feet to a 1/2" rebar found for the southwest corner of the 15.00 acre tract and being in the south line of the remainder of 1304.52 acre tract and the north line of a 335 acre tract of land conveyed to William A. Savage, Jr. by deed of record in Document No. 9666531 of the Official Records of Williamson County, Texas;

THENCE with the south line of the remainder of 1304.52 acre tract and the north line of said 335 acre tract the following two (2) courses:

1. South 68°49'57" West a distance of 1847.90 feet to a 60d nail found in a fence post;
2. South 68°31'33" West a distance of 1175.70 feet to a 1/2" rebar with plastic cap found for the southwest corner of the remainder of a 1304.52 acre tract and the northwest corner of the 335 acre tract, in the east line of the 100 foot wide railroad right-of-way;

THENCE South 68°57'14" West, crossing through the 100 foot wide railroad right-of-way, a distance of 105.67 feet to a 1/2" rebar found for the southeast corner of the 591.144 acre tract and the northeast corner of the 39.852 acre tract and the northeast corner of a 104.95 acre tract of land conveyed to Fleur Land Ltd. by deed of record in Document No. 9815649 of the Official Records of Williamson County, Texas, in the west line of the 100 foot wide railroad right-of-way;

THENCE South 69°01'20" West, along the south line of the 591.144 acre tract, and the northerly line of the 39.852 acre tract and the north line of said 104.95 acre tract and the north line of a 104.79 acre tract of land conveyed to Fleur Land Ltd. by deed of record in Document No. 9815649 of the Official Records of Williamson County, Texas, a distance of 3467.94 feet to a 1/2" rebar found for the northwest corner of said 104.79 acre tract and the northeast corner of the 789.508 acre tract;

THENCE South 69°15'50" West, with the northerly line of the 789.508 acre tract, the northerly line of the 39.852 acre tract and the south line of the 591.144 acre tract a distance of 938.86 feet to the POINT OF BEGINNING.

Descriptions prepared from an on-the-ground survey made during February 2001.

Bearing Basis: All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum.

Ron C. Wallace 8 Feb. 2001
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



Job Number: 538-03
Attachments: Survey Drawing L:\AVERYOWN\53803001.DWG
File: L:\AVERYOWN\FNOTES\53803001.FN

EXHIBIT B

**NOTICE OF PUBLIC HEARING ON PETITION FOR CALLING
A BOND ELECTION FOR AVERY RANCH ROAD DISTRICT NO. 1**

**STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §**

TAKE NOTICE, that a petition, signed by all the registered voters of Avery Ranch Road District No. 1 (the "District"), a body corporate of Williamson County, Texas, has been submitted to the Commissioners Court of the County, petitioning and requesting the Court to order an election to be held in the District for the purpose of submitting a proposition substantially as follows:

"Shall the bonds for the Avery Ranch Road District No. 1 be issued in an amount not to exceed \$17,000,000, in conformity with the Constitution and laws of the State of Texas, particularly Section 52 of Article III of the Constitution and laws enacted pursuant thereto, for the purpose of constructing, acquiring by purchase, reimbursing for the costs of construction, maintaining and operating macadamized, graveled or paved roads and turnpikes and related bridges, drainage works and other similar facilities and carrying out other improvements that are necessary, convenient or related thereto or that are otherwise permitted to be done under applicable laws at the time of issuance of such bonds, both within and outside the boundaries of said District, or in aid of those purposes, and to refund any bonds or other evidences of indebtedness issued for any of the foregoing purposes in an amount not to exceed one and one-half times the amount of bonds or other evidences of indebtedness issued, such bonds to be issued in one or more series or issues, to mature serially or otherwise not more than thirty (30) years from their date and to bear interest at such rate or rates (not to exceed the maximum rate permitted by law at the time of issuance of the bonds) as in its discretion the Commissioners Court of Williamson County, Texas shall determine and shall the Commissioners Court be authorized to levy and pledge and cause to be assessed and collected annual ad valorem taxes on all taxable property in said District sufficient to pay the annual interest on said bonds and to provide a sinking fund to pay the bonds at maturity or redemption all as now or hereafter authorized by the Constitution and laws of the State of Texas?"

A PUBLIC HEARING on the petition is to be held before the Commissioners Court of Williamson County, Texas on February 27, 2001 at 10:00 a.m. CST at the Williamson County Courthouse, 710 Main Street, 2nd Floor, Georgetown, TX 78626.

ALL INTERESTED PERSONS may appear before the Court at the time and place herein mentioned to contend for or protest the ordering of such proposed bond election, as prayed for in the petition.

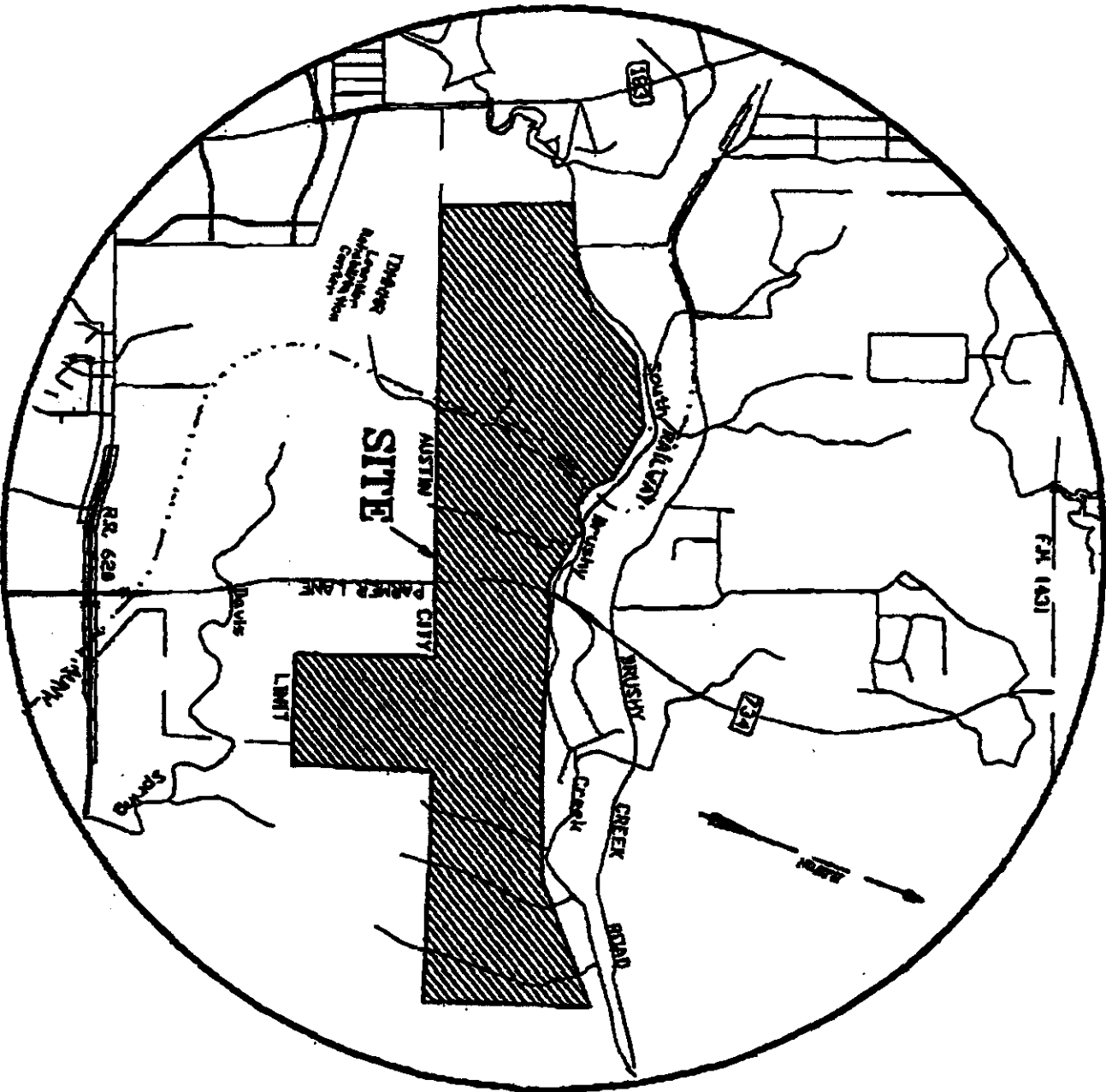
A map illustrating the boundaries of the District is attached hereto for informational purposes. The District is generally comprised of 1580 acres, more or less, in the vicinity generally north of FM 620, south of Brushy Creek and Sam Bass road and between the cities of Cedar Park, Texas and Round Rock, Texas. A metes and bounds description of the District is defined in the Order creating the District which is on file with the County. For further information regarding the public hearing contact Jane Tableriou at the County Judge's office, 710 Main Street, 2nd Floor, Georgetown, TX 78626, (512) 943-7550.



(SEAL)

John C. Doerfler 2-6-01
John Doerfler, County Judge
Williamson County, Texas

VICINITY MAP
(NOT TO SCALE)



CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
 COUNTY OF WILLIAMSON §

We, the undersigned Elected Officials of Williamson County, Texas (the "County"), hereby certify as follows:

1. The Commissioners Court of the County convened in a REGULARLY SCHEDULED MEETING ON THE 6TH DAY OF FEBRUARY, 2001, at the County Courthouse (the "Meeting"), and the roll was called of the duly constituted Commissioners Court of the County, to-wit:

John C. Doerfler, County Judge
 Michael Heiligenstein, Commissioner, Precinct 1
 Greg Boatright, Commissioner, Precinct 2
 David Hays, Commissioner, Precinct 3
 Frankie Limmer, Commissioner, Precinct 4

and all of the persons were present, except the following absentees: David Hays, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

**AN ORDER ESTABLISHING A PUBLIC HEARING ON A PETITION
 CALLING A BOND ELECTION FOR AVERY RANCH ROAD DISTRICT NO. 1**

was duly introduced for the consideration of the Commissioners Court. It was then duly moved and seconded that the Order be passed; and, after due discussion, said motion carrying with it the passage of the Order, prevailed and carried by the following vote:

AYES: 4

NOES: 0

2. A true, full and correct copy of the Order passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Order has been duly recorded in the Commissioners Court's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the Commissioners Court's minutes of the Meeting pertaining to the passage of the Order; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting city officials of the Commissioners Court as indicated therein; that each of the elected officials and members of the Commissioners Court was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the Meeting, and that the Order would be introduced and considered for passage at the Meeting, and each of the elected officials and members consented, in advance, to the holding of the Meeting for such purpose, and that the Meeting was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Government Code, as amended.

3. The County Judge of the County has approved and hereby approves the Order; that the County Judge and the County Clerk of the County have duly signed the Order; and that the County Judge and the County Clerk of the County hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of the Order for all purposes.

SIGNED AND SEALED the 6th day of February, 2001.

Dancy E. Renter
County Clerk

John C. Doerflinger 2-6-01
County Judge

[COUNTY SEAL]



**AN ORDER ESTABLISHING A PUBLIC HEARING ON A PETITION
CALLING A BOND ELECTION FOR AVERY RANCH ROAD DISTRICT NO. 1**

**THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §**

WHEREAS, the Commissioners Court of Williamson County, Texas (the "County") hereby acknowledges receipt of a "Petition for Bond Election in Avery Ranch Road District No. 1" attached hereto as Exhibit "A" signed by all registered voters of Avery Ranch Road District No. 1 (the "District") petitioning that this Court order an election to be held in the District, to determine whether or not the bonds of such District shall be issued in an amount not to exceed \$17,000,000 as further set forth in the Petition; and

WHEREAS, it appears to this Court and it is so found and adjudged that the Petition is signed by all registered voters of the District, and that the Petition conforms to law in all respects; and

WHEREAS, this Court will also consider the creation of the District at a public hearing on February 27, 2001.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS:

Section 1. If the District is created on February 27, 2001, a hearing on the Petition shall also be held by the Court at the County Courthouse in the City of Georgetown, Texas, at 10:00 o'clock, A.M., on the 27th day of February, 2001, which date is not less than fifteen (15) days nor more than thirty (30) days from the date of this Order.

Section 2. The proposition to be submitted to a vote of the electorate of the District, if the hearing is successful, shall be substantially as set forth in the Petition attached hereto.

Section 3. Notice of the public hearing in substantially the form attached hereto as Exhibit "B" shall be (i) published in a newspaper of general circulation in the District and County not less than 10 nor more than 30 days prior to the date of the public hearing, (ii) mailed to each registered voter in the District and (iii) posted at the County Courthouse door and at least three public places in the District.

Section 4. The agents, employees and consultants of the County are authorized and directed to do any and all things necessary or convenient to carry out the terms of this Resolution.

PASSED AND ADOPTED, this 6th day of February, 2001.

(SEAL)



John C. Doerfler 2-6-01
John Doerfler, County Judge
Williamson County, Texas

ATTEST:

Nancy E. Rister
Nancy Rister, County Clerk
Williamson County, Texas

COMMISSIONERS COURT ADJOURNED TO EXECUTIVE SESSION AT 10:24 A.M. ON TUESDAY, FEBRUARY 6, 2001.

AGENDA ITEM 34

Discuss proposed right of way for SH 45: (EXECUTIVE SESSION REQUESTED as per VTCA Govt Code 551.072 pertaining to real property.)

No action was taken in executive session.

AGENDA ITEM 35

Discuss pending litigation: Perez v. Dickerson, et al (EXECUTIVE SESSION REQUESTED as per VTCA Govt Code 551.071 consultation with attorney.)

No action was taken in executive session.

AGENDA ITEM 36

Discuss parkland/trails land acquisition: (EXECUTIVE SESSION REQUESTED as per VTCA Govt Code 551.072 pertaining to real property.)

No action was taken in executive session.

AGENDA ITEM 37

Discuss personnel: (EXECUTIVE SESSION REQUESTED as per VTCA Govt Code 551.074 pertaining to personnel.)

No action was taken in executive session.

COMMISSIONERS COURT RECONVENED FROM EXECUTIVE SESSION AT 11:45 A.M. ON TUESDAY, FEBRUARY 6, 2001.

AGENDA ITEM 38

Discuss and take appropriate action on proposed right of way for SH 45.

No action was taken on this item.

AGENDA ITEM 39

Discuss and take appropriate action on parkland acquisition.

No action was taken on this item.

AGENDA ITEM 40

Discuss and take any appropriate action on pending litigation: Perez v. Dickerson.

No action was taken on this item.

AGENDA ITEM 41

Discuss and take any appropriate action on personnel matters.

No action was taken on this item.

AGENDA ITEM 42

Discuss and take any appropriate action on road bond projects.

Commissioner Limmer discussed the need for 60-day deadlines for surveying and engineering.

Commissioner Heiligenstein stated that the commissioners ranked their priority projects as: 1) North Loop and SH 45, 2) major county projects on farm to market roads and county roads, and 3) SH 130.

AGENDA ITEM 43

Discuss and take any appropriate action on jail/courthouse annex expansion.

Commissioner Boatright discussed the need to decide whether to accept the Croslin report or the Durant report on space needs, and stated that parking is a critical issue. He stated that cost savings would come from creating a jail shell for future expansion.

Commissioner Limmer stated that the parking garage is to be built first.

Commissioner Heiligenstein stated that he would not support Joe Santopetro as lead architect for the project.

AGENDA ITEM 44

Comments from commissioners.

County Attorney Gene Taylor commented that he is very impressed with the work that Broaddus & Associates has done so far.

Commissioner Heiligenstein inquired about progress on the Montgomery tract.

County Attorney Gene Taylor discussed possible condemnation of the Montgomery tract if negotiations for the property fail.

County Clerk Nancy Rister inquired if the court has given further consideration to consolidating her office.

COMMISSIONERS' COURT ADJOURNED AT 11:58 A.M. ON TUESDAY, FEBRUARY 6, 2001.

THE FOREGOING MINUTES recorded on Minutes Pages 1 through 191, inclusive had at a Special Session of Commissioners' Court of Williamson County, Texas, having been read are hereby approved this 13th day of February, 2001.


John C. Doerfler, County Judge

ATTEST: Nancy E. Rister, Clerk County Court & Ex-officio Clerk,
Commissioners' Court, Williamson County, Texas

By: 
Deputy Clerk

