

**ORDER CREATING AND ESTABLISHING AVERY CENTRE ROAD DISTRICT NO. 2  
AND ORDERING OTHER MATTERS INCIDENT AND RELATED TO THE  
CREATION AND ESTABLISHMENT OF SUCH ROAD DISTRICT**

STATE OF TEXAS	§
	§
COUNTY OF WILLIAMSON	§

**WHEREAS**, on July 8, 2008, the Commissioners Court ordered a public hearing be held on July 29, 2008 regarding the creation and establishment of Avery Centre Road District No. 2 (the "District"); and

**WHEREAS**, notice of the public hearing was published in the *Williamson County Sun* on July 16, 2008 and was posted at the Courthouse door and three public places within the District on July 8, 2008; and

**WHEREAS**, it is hereby found and determined that all persons desiring to appear and be heard on the question of creating the District have been heard and their testimony duly considered; and

**WHEREAS**, pursuant to the authority conferred by Article III, Section 52 of the Constitution of Texas and Section 257.021 of Subchapter B of Chapter 257 of the Transportation Code, as amended, the Commissioners Court of a county is authorized and empowered to create and establish one or more road districts of the County after holding a public hearing, which district may include all or part of a municipality within the boundaries and limits of such district, by entering an order declaring such road district established and defining the boundaries thereof; and

**WHEREAS**, the Commissioners Court of Williamson County, Texas, hereby finds and determines that the creation and establishment of the District to include all territory within and having boundaries as described in Exhibit "A" attached hereto and incorporated by reference and made a part hereof for all purposes will serve the public good and enable the residents thereof to provide for the construction, acquisition by purchase, maintenance and operation of roads in such area, and that the description in Exhibit "A" forms a legal closure; and

**WHEREAS**, the Commissioners Court further finds and determines that no fractional part of a previously created and existing road district is included within the limits of the District.

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

**Section 1.** Under and pursuant to authority conferred by Article III, Section 52 of the Constitution of Texas and Subchapter B of Chapter 257 of the Transportation Code, as amended, there shall be and there is hereby created and established a road district in Williamson County, Texas, to be known as "**Avery Centre Road District No. 2**," (the "District") for the purposes as set forth

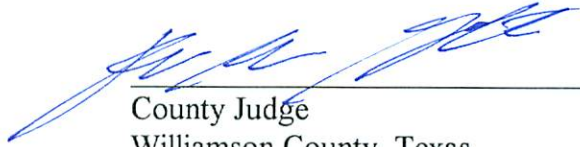
in the Petition attached hereto as Exhibit "B" and the boundaries of the District shall be and are hereby defined and established to be as set forth and described in Exhibit "A".

**Section 2.** The District shall be and is hereby declared to be a body corporate having such authority and powers conferred by the Constitution and laws of the State of Texas, particularly Section 52 of Article III of the Constitution and Subchapter B of Chapter 257 of the Transportation Code, as amended, as now or hereinafter amended. Notice of the District shall be provided as set forth in Chapter 257 of the Transportation Code.

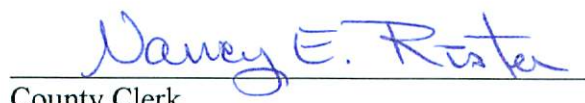
**PASSED AND ADOPTED**, this the 29th day of July, 2008.

(SEAL)



  
County Judge  
Williamson County, Texas

ATTEST:

  
County Clerk  
Williamson County, Texas

## **EXHIBIT "A"**

## DESCRIPTION

FOR A 355.342 ACRE TRACT OF LAND SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT 624, THOMAS TOBY SURVEY, ABSTRACT 625, WILLIS DONAHOE SURVEY, ABSTRACT 173, THOMAS GLASSCOCK SURVEY, ABSTRACT 255, AND GEORGE GLASSCOCK SURVEY, ABSTRACT NO. 267 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD 112 (RIGHT-OF-WAY WIDTH VARIES), A PORTION OF FARM TO MARKET ROAD 1460, (80' RIGHT-OF-WAY) AND A PORTION OF A REMNANT PORTION OF A CALLED 1200.19 ACRE TRACT IN DEED TO AVERY RANCH COMPANY, LTD, OF RECORD IN DOCUMENT NUMBER 2002071336, O.P.R.W.C. TX., SAID 355.342 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

---

**BEGINNING** at a fence post found for the southwest corner of a Remnant Portion of said 1200.19 acre tract, same being the southeast corner of a called 43.524 acre tract of land as described in that deed to the City of Round Rock and recorded in Document No. 9730900 of the Official Records of said County, for the southwest corner and **POINT OF BEGINNING** hereof,

**THENCE** with the west line of a Remnant Portion of said 1200.19 acre tract, same being the east line of said 43.524 acre tract, the following six (6) courses and distances:

- 1) **N 10° 39' 34" W** for a distance of **174.08** feet to a ½" iron rod with "Baker-Aicklen" cap found for an angle point hereof,
- 2) **N 18° 26' 59" W** for a distance of **108.08** feet to a ½" iron rod with "Baker-Aicklen" cap found for an angle point hereof,
- 3) **N 30° 26' 56" W** for a distance of **86.47** feet to a ½" iron rod with "Baker-Aicklen" cap found for an angle point hereof,
- 4) **N 36° 12' 01" W** for a distance of **170.18** feet to a ½" iron rod with "Baker-Aicklen" cap found for an angle point hereof,

- 5) N 78° 26' 31" W for a distance of 340.75 feet to a fence post found for an angle point hereof; and
- 6) N 12° 44' 54" W for a distance of 423.52 feet to a ½" iron rod found for an angle point hereof;

**THENCE** with the north line of a Remnant Portion of said 1200.19 acre tract, N 68° 55' 30" E for a distance of 1558.72 feet to a ½" iron rod found for an angle point of a Remnant Portion of said 1200.19 acre tract, same being the southeast corner of Lot 1, Lakeside Subdivision Section Three, a subdivision recorded in Cabinet V, Slides 22 – 24 of the Plat Records of said County, for an angle point hereof;

**THENCE** with the west line of a Remnant Portion of said 1200.19 acre tract, same being with the east line of said Lot 1, the following five (5) courses and distances:

- 
- ~~1) N 22° 21' 13" W for a distance of 146.26 feet to a ½" iron rod found for an angle point hereof,~~
  - 2) N 19° 58' 40" W for a distance of 274.69 feet to a ½" iron rod found for an angle point hereof,
  - 3) N 32° 19' 26" W for a distance of 417.14 feet to a railroad spike found for an angle point hereof,
  - 4) N 30° 39' 24" W for a distance of 200.21 feet to a railroad spike found for an angle point hereof, and
  - 5) N 26° 03' 59" W for a distance of 196.83 feet to a calculated point of curvature hereof;

**THENCE** through the interior of a Remnant Portion of said 1200.19 acre tract, the following thirty-three (33) courses and distances:

- 1) with the arc of a curve to the left, having a radius of 520.00 feet, an arc length of 51.71 feet, a central angle of  $05^{\circ} 41' 52''$  and a chord which bears  $N 66^{\circ} 04' 37'' E$  for a distance of 51.69 feet to a calculated point of tangency hereof,
  - 2)  $N 63^{\circ} 13' 41'' E$  for a distance of 157.12 feet to a calculated angle point hereof,
  - 3)  $N 26^{\circ} 46' 19'' W$  for a distance of 347.20 feet to a calculated angle point hereof,
  - 4)  $N 66^{\circ} 05' 15'' E$  for a distance of 682.77 feet to a calculated angle point hereof,
  - 5)  $N 69^{\circ} 04' 34'' E$  for a distance of 434.40 feet to a calculated angle point hereof,
  - 6)  $N 82^{\circ} 45' 21'' E$  for a distance of 172.19 feet to a calculated angle point hereof,
  - 7)  $S 04^{\circ} 32' 58'' E$  for a distance of 377.14 feet to a calculated angle point hereof,
  - 8)  $S 82^{\circ} 44' 50'' E$  for a distance of 410.03 feet to a calculated point of curvature hereof.
- 
- 9) with the arc of a curve to the left, having a radius of 1060.00 feet, an arc length of 373.72 feet, a central angle of  $20^{\circ} 12' 01''$  and a chord which bears  $S 04^{\circ} 12' 44'' W$  for a distance of 371.78 feet to a calculated point of tangency hereof,
  - 10)  $S 05^{\circ} 53' 17'' E$  for a distance of 378.29 feet to a calculated point of curvature hereof,
  - 11) with the arc of a curve to the right, having a radius of 940.00 feet, an arc length of 502.84 feet, a central angle of  $30^{\circ} 38' 57''$  and a chord which bears  $S 09^{\circ} 26' 12'' W$  for a distance of 496.86 feet to a calculated point of non-tangency hereof,
  - 12)  $S 89^{\circ} 53' 07'' E$  for a distance of 879.31 feet to a calculated angle point hereof,
  - 13)  $S 02^{\circ} 14' 16'' W$  for a distance of 462.83 feet to a calculated angle point hereof,
  - 14)  $S 29^{\circ} 16' 35'' W$  for a distance of 590.44 feet to a calculated angle point hereof,
  - 15)  $N 68^{\circ} 23' 29'' E$  for a distance of 1038.49 feet to a calculated angle point hereof,
  - 16)  $N 72^{\circ} 52' 01'' E$  for a distance of 92.02 feet to a calculated angle point hereof,
  - 17)  $N 68^{\circ} 40' 10'' E$  for a distance of 1750.88 feet to a calculated angle point hereof,

- 18) S 21° 44' 50" E for a distance of 239.47 feet to a calculated angle point hereof,
  - 19) N 68° 51' 29" E for a distance of 235.47 feet to a calculated angle point hereof,
  - 20) S 21° 41' 12" E for a distance of 29.80 feet to a calculated angle point hereof,
  - 21) N 68° 51' 52" E for a distance of 600.15 feet to a calculated angle point hereof,
  - 22) N 68° 50' 49" E for a distance of 630.00 feet to a calculated angle point hereof,
  - 23) N 68° 53' 47" E for a distance of 331.47 feet to a calculated angle point hereof,
  - 24) N 22° 42' 29" W for a distance of 809.15 feet to a calculated angle point hereof,
  - 25) N 67° 31' 03" E for a distance of 160.63 feet to a calculated angle point hereof,
  - 26) N 49° 44' 22" E for a distance of 1044.57 feet to a calculated angle point hereof,
- 
- 27) S 52° 55' 49" E for a distance of 48.70 feet to a calculated angle point hereof,
  - 28) N 44° 44' 33" E for a distance of 279.50 feet to a calculated angle point hereof,
  - 29) N 21° 57' 27" W for a distance of 1299.81 feet to a calculated angle point hereof,
  - 30) S 69° 04' 41" W for a distance of 833.03 feet to a calculated angle point hereof,
  - 31) N 20° 55' 19" W for a distance of 317.13 feet to a calculated point of curvature hereof,
  - 32) with the arc of a curve to the right, having a radius of 1000.00 feet, an arc length of 556.10 feet, a central angle of 31° 51' 44" and a chord which bears N 04° 59' 27" W for a distance of 548.96 feet to a calculated point of non-tangency hereof. and
  - 33) N 78° 28' 00" W for a distance of 600.08 feet to a calculated angle point on the north boundary line of a Remnant Portion of said 1200.19 acre tract, same being the south boundary line of a called 1629.95 acre tract described in deed to Nelson Homestead Family Partnership, Ltd., of record in Document No. 9824078 of the Official Public Records of said County, for an angle point hereof;



**THENCE** with the north boundary line of a Remnant Portion of said 1200.19 acre tract, same being the south boundary line of said 1629.95 acre tract following four (4) courses and distances:

- 1) **N 05° 53' 55" E** for a distance of **671.97** feet to a ½" iron rod found for an angle point hereof;
- 2) **N 64°53'24" E** for a distance of **463.84** feet to a fence post found for an angle point hereof;
- 3) **N 72°11'45" E** for a distance of **721.67** feet to a fence post found for an angle point hereof; and
- 4) **N 76°33'02" E** for a distance of **367.77** feet to a fence post found for the northwest corner of a called 868.54 acre tract of land described in deed to Nelson Homestead Family Partnership, Ltd., of record in Document No. 9824076 of the Official Records of said County, for the northeast corner hereof;

---

**THENCE** with the northerly and westerly boundary line of said 868.54 acre tract, same being the easterly boundary line of a Remnant Portion of said 1200.19 acre tract the following three (3) courses and distances:

- 1) **S 21°33'28" E** for a distance of **1403.90** feet to a fence post found for an angle point hereof;
- 2) **S 69°08'32" W** for a distance of **527.14** feet to a fence post found for an angle point hereof; and
- 3) **S 08°04'56" E** for a distance of **308.60** feet to a cotton gin spindle with "Baker-Aicklen" washer found on a point in the centerline of County Road 112, (right-of-way width varies) for an angle point hereof;

**THENCE** with the centerline of said County Road 112, same being the southerly boundary line of said 868.54 acre tract, **N 70°06'20" E** for a distance of **1419.94** feet to a cotton gin spindle with "Baker-Aicklen" washer found for an angle point hereof;

**THENCE** crossing said County Road 112, **S 21°41'55" E** for a distance of **42.51** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap found on a point in the south right-of-way line of said County Road 112, for an angle point hereof;

**THENCE** with the south right-of-way line of said County Road 112, as fenced on the ground, **N 69°54'57" E** for a distance of **789.16** feet to a fence post at the intersection of the south right-of-way line of said County Road 112, and the west right-of-way line of County Road 117, (right-of-way width varies) for an angle point hereof;

**THENCE** with the west right-of-way line of said County Road 117, as fenced on the ground, **S 21°06'17" E** for a distance of **2389.51** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap found for an angle point hereof;

**THENCE** crossing said County Road 117, the following three (3) courses and distances:

- 1) **N 68°09'05" E** for a distance of **150.03** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap found for an angle point hereof.

---

- 2) **S 23°01'55" E** for a distance of **56.67** feet to a cotton gin spindle with "Baker-Aicklen" washer found for the southeast corner hereof, and
- 3) **S 69°19'05" W** for a distance of **8.61** feet to a  $\frac{1}{2}$ " iron rod found on a point in the west right-of-way line of said County Road 117, for an angle point hereof;

**THENCE** with the south boundary line of a Remnant Portion of said 1200.19 acre tract the following twelve (12) courses and distances:

- 1) **S 68°15'17" W** for a distance of **737.14** feet to a  $\frac{1}{2}$ " iron rod found for an angle point hereof,
- 2) **S 68°25'01" W** for a distance of **184.97** feet to a  $\frac{1}{2}$ " iron rod found for an angle point hereof,
- 3) **S 68°12'15" W** for a distance of **209.84** feet to a  $\frac{1}{2}$ " iron rod found for an angle point hereof,

- 4) S 68°21'40" W for a distance of 531.50 feet to a ½" iron rod found for an angle point hereof,
  - 5) S 68°55'37" W for a distance of 1260.21 feet to a ½" iron rod found for an angle point hereof,
  - 6) S 68°53'46" W for a distance of 1228.56 feet to a ½" iron rod with "Baker-Aicklen" cap found for an angle point hereof,
  - 7) S 68°50'49" W for a distance of 630.00 feet to a ½" iron rod found for an angle point hereof,
  - 8) S 68°51'53" W for a distance of 610.06 feet to a ½" iron rod found for an angle point hereof,
  - 9) N 21°41'12" W for a distance of 29.80 feet to a ¾" iron rod found for an angle point hereof,
- 

- 10) S 68°51'29" W for a distance of 235.46 feet to a ½" iron rod with "Baker-Aicklen" cap found for an angle point hereof,
- 11) N 21°44'50" W for a distance of 239.44 feet to a ½" iron rod with "Baker-Aicklen" cap found for an angle point hereof, and
- 12) S 68°40'10" W for a distance of 1741.32 feet to a ½" iron rod with "Baker-Aicklen" cap found for a point on the east right-of-way line of said Farm to Market 1460, same being the southwest corner of a Remnant Portion of said 1200.19 acre tract;

THENCE leaving the east right-of-way line of said F. M. 1460, S 72° 52' 01" W for a distance of 92.00 feet to a ½" iron rod with "Baker-Aicklen" cap found on the west right-of-way line of said F. M. 1460, same being the southeast corner of a Remnant Portion of said 1200.19 acre tract, for an angle point hereof;

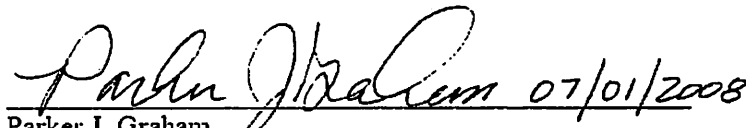
THENCE with the south boundary line of a Remnant Portion of said 1200.19 acre tract the following five (5) courses and distances:

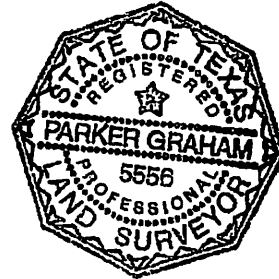
- 1) S 68° 23' 29" W for a distance of 1387.54 feet to a 6"x6" concrete monument found for an angle point hereof,
- 2) N 23° 08' 00" W for a distance of 111.05 feet to a 6"x6" concrete monument found for an angle point hereof,
- 3) S 69° 26' 04" W for a distance of 219.14 feet to a ½" iron rod found for an angle point hereof,
- 4) S 69° 19' 30" W for a distance of 213.10 feet to a 6"x6" concrete monument found for an angle point hereof, and
- 5) S 68° 43' 16" W for a distance of 1778.25 feet to the POINT OF BEGINNING hereof and containing 355.342 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System. Central Zone NAD 83.

---

Surveyed under the direct supervision of the undersigned during June, 2008:

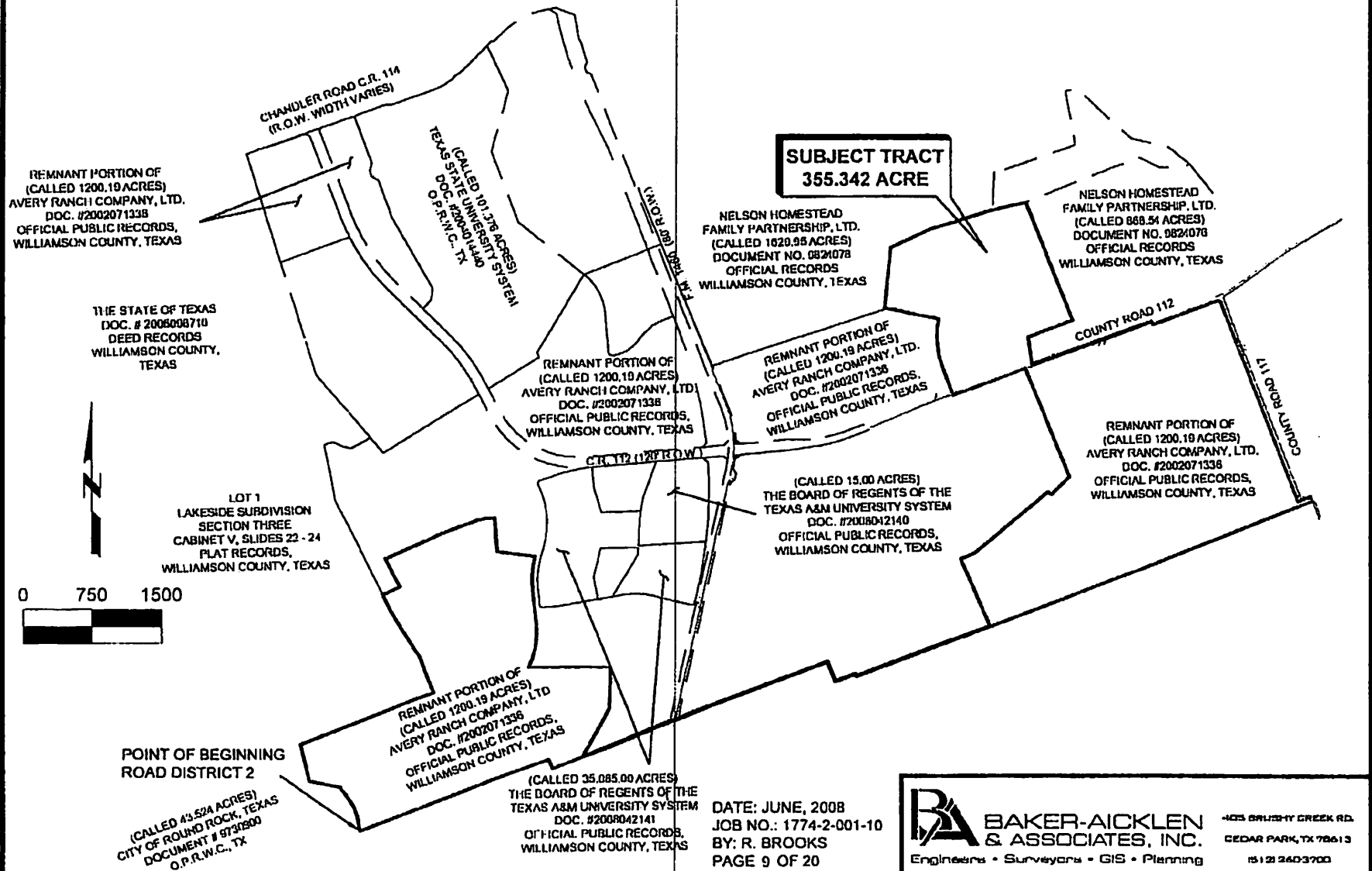
  
Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700



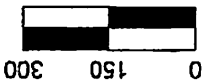
Job No.: 1774-2-001-10

Filename: W:\PROJECTS\AVERY-ROAD DISTRICT\METES AND BOUNDS\ROAD DISTRICT-2.DOC

# SKETCH TO ACCOMPANY DESCRIPTION



# SKETCH TO ACCOMPANY DESCRIPTION



SUBJECT TRACT  
355.342 ACRE

REMNANT PORTION OF  
(CALLED 1200.19 ACRES)  
AVERY RANCH COMPANY, LTD.  
DOC. #2002071336  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

THOMAS TOBY SURVEY  
ABSTRACT NO. 625

L79  
086 L  
L81  
L82

GEORGE GLASSCOCK SURVEY  
ABSTRACT NO. 267

APPROXIMATE LOCATION OF SURVEY LINE  
L83

- 1/2" IRON ROD FOUND
- ⊗ 5/8" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND
- △ CALCULATED POINT
- COTTON GIN SPINDLE WITH "BAKER-AICKLEN" WASHER FOUND
- 6"X6" CONCRETE MONUMENT FOUND
- ⋈ RAILROAD SPIKE FOUND
- ⊗ FENCE POST FOUND

## LEGEND

LOT 1  
LAKEVIEW SUBDIVISION  
SECTION THREE  
CABINET V, SLIDES 22 - 24  
PLAT RECORDS, WILLIAMSON  
COUNTY, TEXAS

THOMAS TOBY SURVEY  
ABSTRACT NO. 624

REMNANT PORTION OF  
(CALLED 1200.19 ACRES)  
AVERY RANCH COMPANY, LTD.  
DOC. #2002071336  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

POINT OF BEGINNING  
ROAD DISTRICT 2

(CALLED 43.524 ACRES)  
CITY OF ROUND ROCK, TEXAS  
DOCUMENT # 9730900  
O.P.R.W.C., TX

L5  
L4  
L3  
L2  
L1

DATE: JUNE, 2008  
JOB NO.: 1774-2-001-10  
BY: R. BROOKS  
PAGE 10 OF 20

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planners  
405 GRUBBS CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-9700

# SKETCH TO ACCOMPANY DESCRIPTION

REMNANT PORTION OF  
1200.19 ACRES)  
(CALLED RANCH COMPANY, LTD.  
AVERY RANCH COMPANY, LTD.  
DOC. #2002071336  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

(CALLED 35.085.00 ACRES)  
THE BOARD OF REGENTS OF THE  
TEXAS A&M UNIVERSITY SYSTEM  
DOC. #2008042141  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

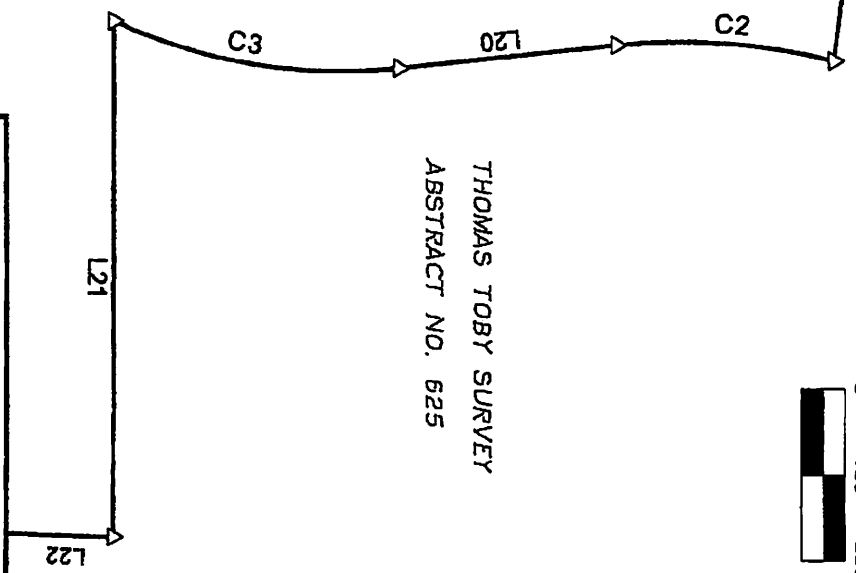
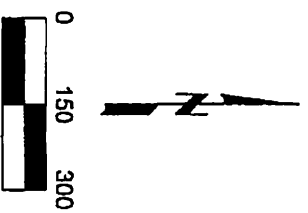
THOMAS TOBY SURVEY  
ABSTRACT NO. 625

REMNANT PORTION OF  
1200.19 ACRES)  
(CALLED RANCH COMPANY, LTD.  
AVERY RANCH COMPANY, LTD.  
DOC. #2002071336  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

LAKEVIEW SUBDIVISION  
SECTION THREE  
CABINET V. SLIDES 22-24  
PLAT RECORDS, WILLIAMSON  
COUNTY, TEXAS

THOMAS TOBY SURVEY  
ABSTRACT NO. 624

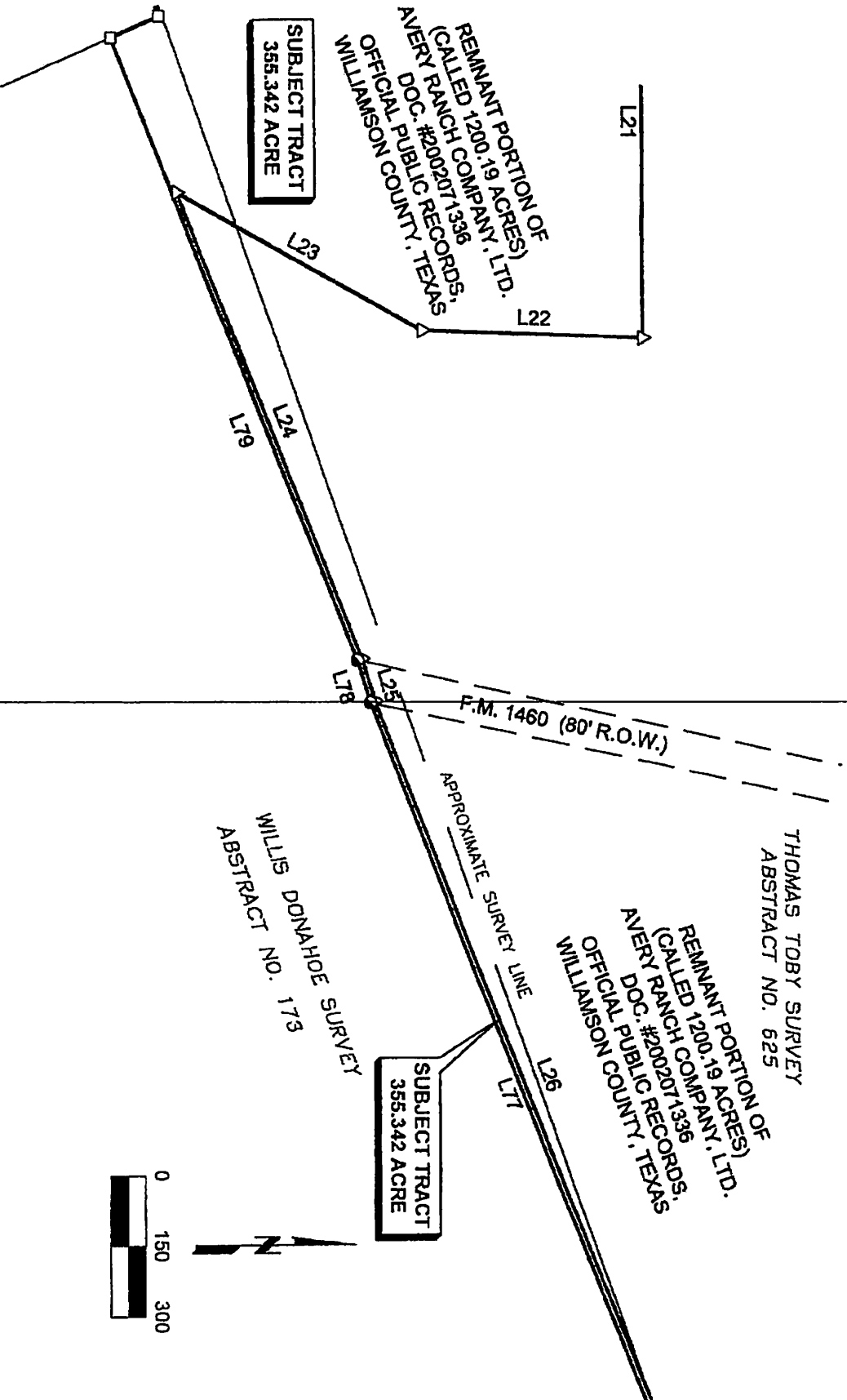
SUBJECT TRACT  
355.342 ACRE



DATE: JUNE, 2008  
JOB NO.: 1774-2-001-10  
BY: R. BROOKS  
PAGE 11 OF 20

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning  
405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 240-3700

# SKETCH TO ACCOMPANY DESCRIPTION

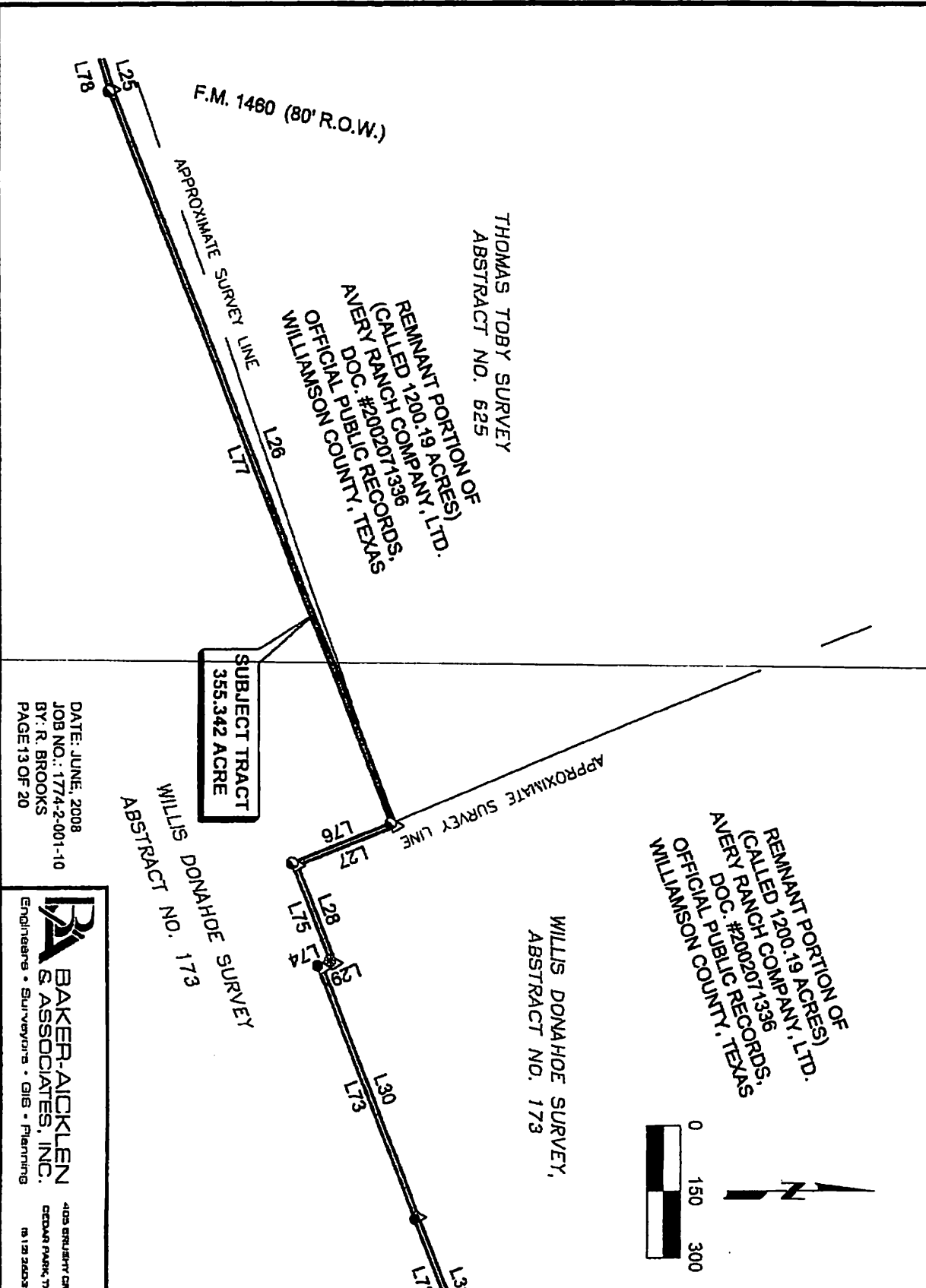


DATE: JUNE, 2008  
JOB NO.: 1774-2-001-10  
BY: R. BROOKS  
PAGE 12 OF 20

**BAKER-AICKLEN & ASSOCIATES, INC.**  
4025 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-0700



# SKETCH TO ACCOMPANY DESCRIPTION



DATE: JUNE, 2008  
 JOB NO.: 1774-2-001-10  
 BY: R. BROOKS  
 PAGE 13 OF 20

**BAKER-AICKLEN & ASSOCIATES, INC.**

Engineers • Surveyors • GIS • Planning

4105 EMBURY CREEK RD.  
 CEDAR PARK, TX 78613  
 (817) 265-3700

# SKETCH TO ACCOMPANY DESCRIPTION

REMNANT PORTION OF  
WILLIAMS DONAHOE SURVEY  
(CALLED 1200.19 ACRES)  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS  
AVERY DOC. #2002071336

WILLIS DONAHOE SURVEY  
ABSTRACT NO. 173

REMNANT PORTION OF  
WILLIAMS DONAHOE SURVEY  
(CALLED 1200.19 ACRES)  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS  
AVERY DOC. #2002071336

SUBJECT TRACT  
355.342 ACRE



L31  
L72

L32

SUBJECT TRACT  
355.342 ACRE

L71

WILLIS DONAHOE SURVEY  
ABSTRACT NO. 173

L87

L85

L88

L87

L36

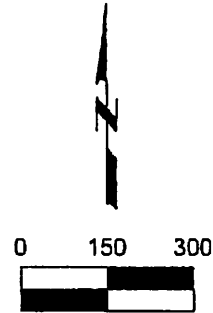
L37

L70

L69

# SKETCH TO ACCOMPANY DESCRIPTION

REMNAANT PORTION OF  
(CALLED 1200.19 ACRES)  
AVERY RANCH COMPANY, LTD.  
DOC. #2002071336  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS



THOMAS GLASSCOCK SURVEY  
ABSTRACT NO. 255

**SUBJECT TRACT**  
**355.342 ACRE**

C.R. 112 R.O.W. WIDTH VARIES

APPROXIMATE LOCATION OF SURVEY LINE

WILLIS DONAHOE SURVEY  
ABSTRACT NO. 173

REMNAANT PORTION OF  
(CALLED 1200.19 ACRES)  
AVERY RANCH COMPANY, LTD.  
DOC. #2002071336  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

DATE: JUNE, 2008  
JOB NO.: 1774-2-001-10  
BY: R. BROOKS  
PAGE 15 OF 20



**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-3700

NELSON HOMESTEAD D.  
NELSON PARTNERSHIP, P.L.T.D.  
FAMILY PARTNERSHIP NO. 982A078  
(CALLED NO. 982A078)  
DOCUMENT RECORDS  
OFFICIAL COUNTY, TEXAS  
NELSON COUNTY, TEXAS

REMNANT PORTION OF  
RANCHED 1200.18 ACRES)  
(CALLED COMPANY, LTD.  
AVERY RANCH COMPANY,  
DOC. #200201386  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

**SUBJECT TRACT  
355.342 ACRE**

THOMAS GLASSCOCK SURVEY  
ABSTRACT NO. 255  
156

DATE: JUNE, 2008  
JOB NO.: 1774-2-001-10  
BY: R. BROOKS  
PAGE 16 OF 20

**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
400 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 263-9700

Engineering • Surveying • GIS • Planning

NELSON HOMESTEAD  
FAMILY PARTNERSHIP, L.T.D.  
(CALLED 868.54 ACRES)  
DOCUMENT NO. 962A076  
OFFICIAL COUNTY, TEXAS

NELSON HOMESTEAD  
PARTNERSHIP, LTD.  
54 ACRES)  
29076

FAMILY NO. 982  
CALLED NO. CORDS

CALLER NO. 90  
(CALLED RECORDS  
DOCUMENT RECORDS, TEXAS  
OFFICIAL COUNTY, TEXAS

DOCK  
OFFICIAL COUNTY  
WILLIAMSON COUNTY  
SURREY  
COCK 255  
N. WIDITH VARIES

WILLIAMS 50  
GLASSCOCK 255  
NO. 112 R.O.N.  
THOMAS ABSTRACT C.R. 112 R.O.N.  
88

097

161

JOHN L. JUSTICE SURVEY  
ABSTRACT NO. 356

797  
R.O.W. WIDTH VARIES  
0  
15

0	150	300
		
		
		
		

**SUBJECT TRACT  
355.342 ACBE**

WILLIS DONAHOE SURVEY  
ABSTRACT NO. 173

REMNANT PORTION OF  
(CALLED 1200.19 ACRES)  
BY CATTLE COMPANY, LTD.  
(CATTLE COMPANY, LTD.)  
AVERY DOG #2002071338  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

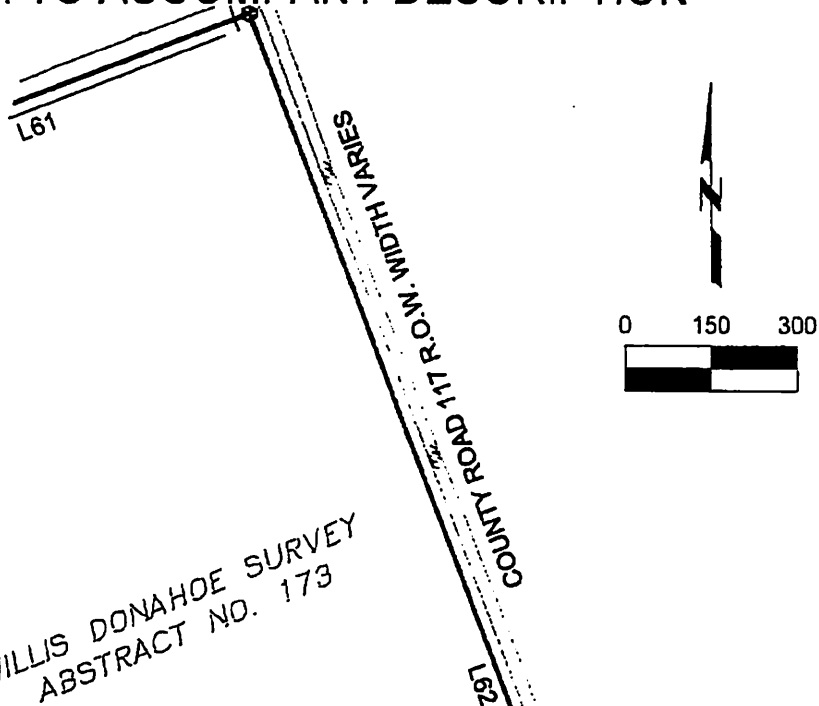
APPROXIMATE LOCATION OF SURVEY LINE

DATE: JUNE, 2008  
JOB NO.: 1774-2-001-10  
BY: R. BROOKS  
PAGE 17 OF 20

**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning  
405 BRUSHY CREEK ROAD  
CEDAR PARK, TX 78613  
512/260-3700

WV PROJECTS/WEAVER ROAD DISTRICTS-2.dwg 11/11/01, 2008-1 23pm

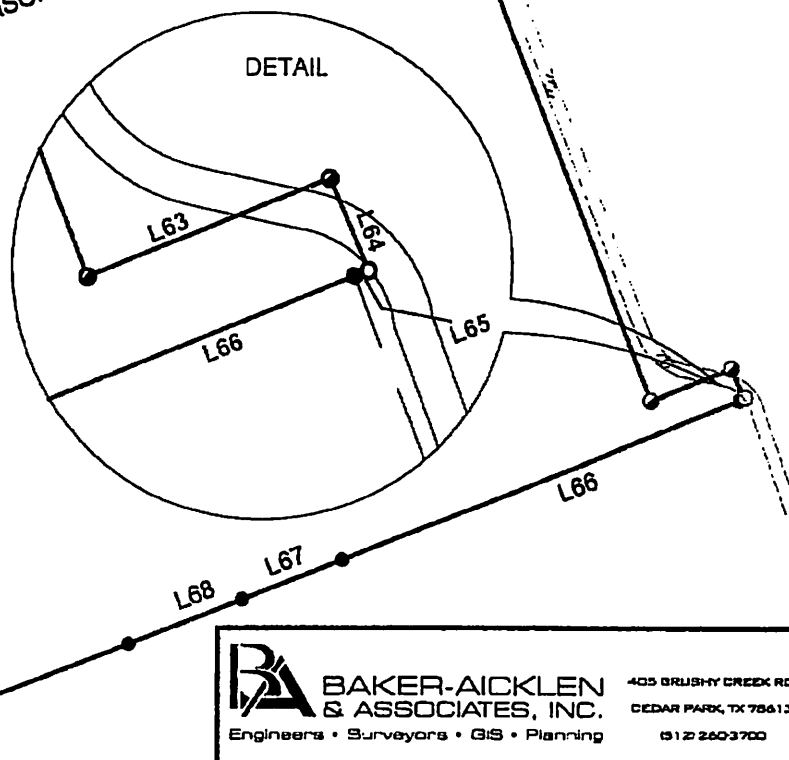
# SKETCH TO ACCOMPANY DESCRIPTION



WILLIS DONAHOE SURVEY  
ABSTRACT NO. 173

REMNAINT PORTION OF  
(CALLED 1200.19 ACRES)  
AVERY RANCH COMPANY, LTD.  
DOC. #2002071336  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

**SUBJECT TRACT**  
**355.342 ACRE**



DATE: JUNE, 2008  
JOB NO.: 1774-2-001-10  
BY: R. BROOKS  
PAGE 18 OF 20

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-3700

# SKETCH TO ACCOMPANY DESCRIPTION

NUMBER	BEARING	DISTANCE
L1	N 10°39'34" W	174.08'
L2	N 18°26'59" W	108.08'
L3	N 30°26'56" W	86.47'
L4	N 36°12'01" W	170.16'
L5	N 78°26'31" W	340.75'
L6	N 12°44'54" W	423.52'
L7	N 68°55'30" E	1558.72'
L8	N 22°21'13" W	148.26'
L9	N 19°58'40" W	274.69'
L10	N 32°19'26" W	417.14'
L11	N 30°39'24" W	200.21'
L12	N 26°03'59" W	196.83'
L13	N 63°13'41" E	157.12'
L14	N 26°46'18" W	347.20'
L15	N 66°05'15" E	682.77'
L16	N 69°04'34" E	434.40'
L17	N 82°45'21" E	172.19'
L18	S 04°32'58" E	377.14'
L19	S 82°44'50" E	410.03'
L20	S 05°53'17" E	378.29'
L21	S 88°53'07" E	879.31'
L22	S 02°14'16" W	462.83'
L23	S 29°16'35" W	590.44'
L24	N 68°23'29" E	1038.49'
L25	N 72°52'01" E	92.02'
L26	N 68°40'10" E	1750.88'
L27	S 21°44'50" E	239.47'
L28	N 68°51'29" E	235.47'
L29	S 21°41'12" E	29.80'
L30	N 68°51'52" E	600.15'
L31	N 68°50'49" E	630.00'
L32	N 68°53'47" E	331.47'
L36	N 44°44'33" E	279.50'
L37	N 21°57'27" W	1299.81'
L38	S 69°04'41" W	633.03'
L39	N 20°55'19" W	317.13'
L40	N 78°28'00" W	600.08'
L41	N 05°53'55" E	671.97'
L42	N 64°53'24" E	463.84'
L43	N 72°11'45" E	721.67'
L44	N 76°33'02" E	367.77'

NUMBER	BEARING	DISTANCE
L56	S 21°33'28" E	1403.90'
L57	S 69°08'32" W	527.14'
L58	S 08°04'56" E	308.60'
L59	N 70°06'20" E	1419.94'
L60	S 21°41'55" E	42.51'
L61	N 69°54'57" E	789.16'
L62	S 21°06'17" E	2389.51'
L63	N 68°09'05" E	150.03'
L64	S 23°01'55" E	56.87'
L65	S 69°19'05" W	8.61'
L66	S 88°15'17" W	737.14'
L67	S 68°25'01" W	184.97'
L68	S 68°12'15" W	209.84'
L69	S 68°21'40" W	631.50'
L70	S 68°55'37" W	1260.21'
L71	S 68°53'46" W	1228.56'
L72	S 68°50'49" W	630.00'
L73	S 68°51'53" W	610.06'
L74	N 21°41'12" W	29.80'
L75	S 68°51'29" W	235.46'
L76	N 21°44'50" W	239.44'
L77	S 68°40'10" W	1741.32'
L78	S 72°52'01" W	92.00'
L79	S 68°23'29" W	1387.54'
L80	N 23°08'00" W	111.05'
L81	S 69°26'04" W	219.14'
L82	S 69°19'30" W	213.10'
L83	S 68°43'16" W	1778.25'
L84	N 22°42'29" W	809.15'
L85	N 67°31'03" E	160.63'
L86	N 49°44'22" E	1044.57'
L87	S 52°55'49" E	48.70'

DATE: JUNE, 2008  
 JOB NO.: 1774-2-001-10  
 BY: R. BROOKS  
 PAGE 19 OF 20

## SKETCH TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	520.00'	51.71'	05°41'52"	N 66°04'37" E	51.69'
C2	1060.00'	373.72'	20°12'01"	S 04°12'44" W	371.78'
C3	940.00'	502.84'	30°38'57"	S 09°26'12" W	496.86'
C4	1000.00'	556.10'	31°51'44"	N 04°59'27" W	548.96'

DATE: JUNE, 2008  
JOB NO.: 1774-2-001-10  
BY: R. BROOKS  
PAGE 20 OF 20



**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-3700



## **EXHIBIT "B"**

**PETITION FOR BOND ELECTION IN  
AVERY CENTRE ROAD DISTRICT NO. 2**

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

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

**THE UNDERSIGNED**, the majority of registered voters within the proposed Avery Centre Road District No. 2 (the "District"), respectfully pray and petition the Court to order an election to be held in said District for the purpose of submitting the following proposition:

"Shall the bonds of the Avery Centre Road District No. 2 be issued in an amount not to exceed \$20,000,000, 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, improving, acquiring, or reimbursing for the costs of constructing, improving or acquiring, maintaining, financing and operating macadamized, graveled or paved roads and turnpikes and related bridges, trails, drainage works and other similar improvements and carrying out other improvements that are necessary, convenient, related or in aid 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 the District sufficient to pay the annual interest on the 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?"

**WE FURTHER REPRESENT** that the proposed improvements will be for the benefit of all taxable property situated in the District and that this petition is signed by a majority of the registered voters within the District.

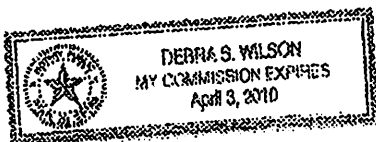
DATED this the 28<sup>th</sup> day of July, 2008.

Kody L. Talley  
Kody L. Talley, Registered Voter of the District

STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on the 28 day of July, 2008, by  
Kody L. Talley.



(SEAL)

Derra S. Wilson  
Notary Public, State of Texas

**PETITION FOR BOND ELECTION IN  
AVERY CENTRE ROAD DISTRICT NO. 2**

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

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

**THE UNDERSIGNED**, the duly authorized representatives of Avery Ranch Company, Ltd., and CHARLES N. AVERY, III, JOHN S. AVERY, A. NELSON AVERY, and LUCILLE CHRISTINA AVERY FELL, TRUSTEES of the Children of LUCILLE SHARP AVERY EXEMPT TRUSTS, as tenants in common, the sole landowners within the proposed Avery Centre Road District No. 2 (the "District"), respectfully pray and petition the Court to order an election to be held in said District for the purpose of submitting the following proposition::

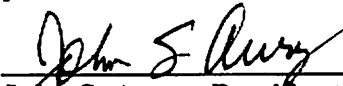
“Shall the bonds of the Avery Centre Road District No. 2 be issued in an amount not to exceed \$20,000,000, in conformity with the Constitution and laws of the State of Texas, particularly Section 52 of Article III of the Constitution and laws enacted pursuant thereto, for the purpose of constructing, improving, acquiring, or reimbursing for the costs of constructing, improving or acquiring, maintaining, financing and operating macadamized, graveled or paved roads and turnpikes and related bridges, trails, drainage works and other similar improvements and carrying out other improvements that are necessary, convenient, related or in aid 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 the District sufficient to pay the annual interest on the 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?”

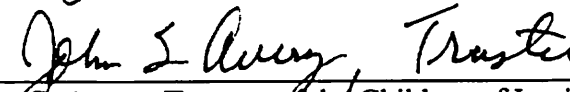
**WE FURTHER REPRESENT** that the proposed improvements will be for the benefit of all taxable property situated in the District and that this petition is signed by the sole landowner and a majority of the registered voters within the District.

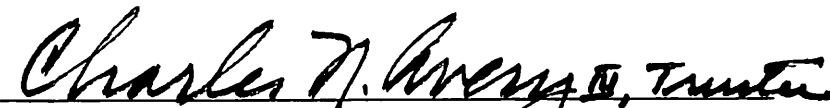
DATED this the 29<sup>th</sup> day of July, 2008


**AVERY RANCH COMPANY, LTD., a Texas limited partnership**


**By: CJAC, Inc., a Texas corporation, its general partner**

**By:**   
**John S. Avery, President**

  
**John S. Avery, Trustee of the Children of Lucille Sharp Avery Trusts, the Charles N. Avery, III Exempt Trust, the John S. Avery Exempt Trust, the A. Nelson Avery Exempt Trust, and the Lucille Christina Avery Fell Exempt Trust**

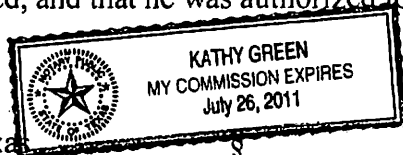
  
**Charles N. Avery, III, Trustee of the Children of Lucille Sharp Avery Trusts, the Charles N. Avery, III Exempt Trust, the John S. Avery Exempt Trust, the A. Nelson Avery Exempt Trust, and the Lucille Christina Avery Fell Exempt Trust**

  
**A. Nelson Avery, Trustee of the Children of Lucille Sharp Avery Trusts, the Charles N. Avery, III Exempt Trust, the John S. Avery Exempt Trust, the A. Nelson Avery Exempt Trust, and the Lucille Christina Avery Fell Exempt Trust**

  
**Lucille Christina Avery Fell, Trustee of the Children of Lucille Sharp Avery Trusts, the Charles N. Avery, III Exempt Trust, the John S. Avery Exempt Trust, the A. Nelson Avery Exempt Trust, and the Lucille Christina Avery Fell Exempt Trust**

State of Texas                   §  
   §  
County of Williamson       §

This instrument was acknowledged before me on this 11th day of July, 2008, by John S. Avery, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of Avery Ranch Company, Ltd., a Texas limited partnership, as the President of CJAC, Inc., its General Partner, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.



Kathy Green  
Notary Public – State of Texas

State of Texas                   §  
   §  
County of Williamson       §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **Charles N. Avery, III**, Trustee of the Children of Lucille Sharp Avery Trusts, the Charles N. Avery, III Exempt Trust, the John S. Avery Exempt Trust, the A. Nelson Avery Exempt Trust, and the Lucille Christina Avery Fell Exempt Trust.

\_\_\_\_\_  
Notary Public – State of Texas

State of Texas                   §  
   §  
County of Williamson       §

This instrument was acknowledged before me on this 11th day of July, 2008, by **John S. Avery**, Trustee of the Children of Lucille Sharp Avery Trusts, the Charles N. Avery, III Exempt Trust, the John S. Avery Exempt Trust, the A. Nelson Avery Exempt Trust, and the Lucille Christina Avery Fell Exempt Trust.



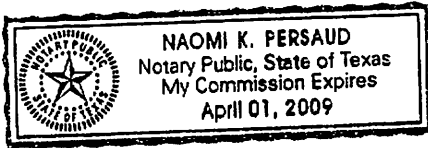
Kathy Green  
Notary Public – State of Texas

## ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this 3<sup>rd</sup> day of July, 2008, by **Charles N. Avery, III**, Trustee of the Children of Lucille Sharp Avery Trusts, the Charles N. Avery, III Exempt Trust, the John S. Avery Exempt Trust, the A. Nelson Avery Exempt Trust, and the Lucille Christina Avery Fell Exempt Trust.



Naomi K. Persaud  
Notary Public, State of Texas

STATE OF TEXAS

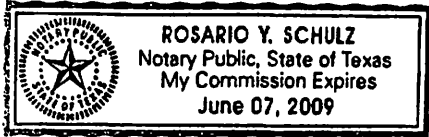
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **John S. Avery**, Trustee of the Children of Lucille Sharp Avery Trusts, the Charles N. Avery, III Exempt Trust, the John S. Avery Exempt Trust, the A. Nelson Avery Exempt Trust, and the Lucille Christina Avery Fell Exempt Trust.

\_\_\_\_\_  
Notary Public, State of Texas

State of Texas §  
County of Galveston §

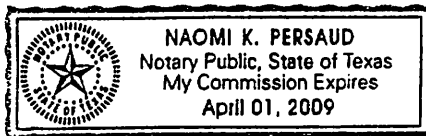
This instrument was acknowledged before me on this 1 day of July, 2008, by **A. Nelson Avery**, Trustee of the Children of Lucille Sharp Avery Trusts, the ~~Charles~~ **Charles N. Avery, III Exempt Trust**, the **John S. Avery Exempt Trust**, the **A. Nelson Avery Exempt Trust**, and the **Lucille Christina Avery Fell Exempt Trust**.



Rosario Y. Schulz  
Notary Public – State of Texas

State of Texas §  
County of Williamson §

This instrument was acknowledged before me on this 3<sup>rd</sup> day of July, 2008, by **Lucille Christina Avery Fell**, Trustee of the Children of Lucille Sharp Avery Trusts, the **Charles N. Avery, III Exempt Trust**, the **John S. Avery Exempt Trust**, the **A. Nelson Avery Exempt Trust**, and the **Lucille Christina Avery Fell Exempt Trust**.



Naomi K. Persaud  
Notary Public – State of Texas