

**ORDER CREATING AND ESTABLISHING NORTHWOODS ROAD DISTRICT NO. 1
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 19, 2011, the Commissioners Court ordered a public hearing be held on August 9, 2011 regarding the creation and establishment of Northwoods Road District No. 1 (the "District"); and

WHEREAS, notice of the public hearing was published in the *Williamson County Sun* on July 24, 2011 and was posted at the Courthouse door and three public places within the District; 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 the 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 inside and outside the boundaries of the District, and that the description in Exhibit "A" forms a legal closure; and

WHEREAS, the Commissioners Court of Williamson County, Texas hereby finds and determines that the construction, acquisition by purchase, maintenance and operation of roads inside and outside the boundaries of the District will benefit the residents of the District and all taxable property within the District, in addition to providing connectivity between county roads and state highways, in order to integrate the transportation system in Williamson County, Texas; 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 "**Northwoods Road District No. 1**," 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".

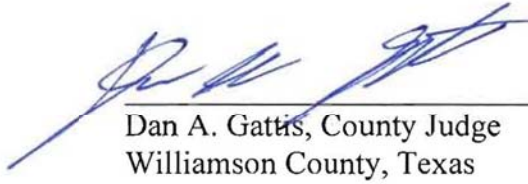
Section 2. The District shall be and is hereby declared to be a body corporate having such authority and powers conferred by the Constitution and laws of the State of Texas, particularly Section 52 of Article III of the Constitution and Subchapter B of Chapter 257 of the Transportation Code, as amended, 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 9th day of August, 2011.

(SEAL)



ATTEST:


Dan A. Gattis, County Judge
Williamson County, Texas

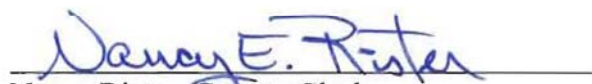

Nancy Rister, County Clerk
Williamson County, Texas

EXHIBIT "A"
BOUNDARIES

181.954 ACRES
AVERY STATION

FN. NO. 10-251(KWA)
DECEMBER 21, 2010
BPI JOB NO. 1713-05.91

DESCRIPTION

OF A 181.954 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 177.63 ACRE TRACT CONVEYED TO NORTHWOODS AVERY RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2009049201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN REMAINDER OF TRACT 1 - 104.79 ACRES OF LAND CONVEYED TO FLEUR LAND, LTD., BY DEED OF RECORD IN DOCUMENT NO. 9815649 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 181.954 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap found in the northerly right-of-way line of Lakeline Boulevard (R.O.W. varies), being in the westerly line of that certain tract of land conveyed to Capital Metropolitan Transportation Authority (100' Railroad R.O.W.), by Deed of record in Document No. 2000020773 of said Official Public Records, for the southeasterly corner of said 177.63 acre tract and hereof;

THENCE, along said northerly right-of-way line of Lakeline Boulevard, for the southerly line of said 177.63 acre tract and hereof, the following seven (7) courses and distances:

- 1) S71°07'49"W, a distance of 620.38 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;
- 2) Along said curve, having a radius of 25.00 feet, a central angle of 87°38'53", an arc length of 38.24 feet, and a chord of which bears N64°54'00"W, a distance of 34.62 feet to a 1/2 inch iron rod found at the end of said curve;
- 3) N21°15'30"W, a distance of 28.27 feet to a 1/2 inch iron rod found for an angle point;
- 4) S68°59'00"W, a distance of 105.00 feet to a 1/2 inch iron rod found for an angle point;
- 5) S20°57'18"E, a distance of 29.94 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;
- 6) Along said curve, having a radius of 25.07 feet, a central angle of 91°43'59", an arc length of 40.15 feet, and a chord of which bears S24°54'41"W, a distance of 35.99 feet to a 1/2 inch iron rod found at the end of said curve;

- 7) S71°07'27"W, a distance of 662.76 feet to a 1/2 inch iron rod found at the southwesterly corner of said 177.63 acre tract, being the southeasterly corner of said Remainder of Tract 1 - 104.79 acres, for the southwesterly corner hereof;

THENCE, leaving said northerly right-of-way line of Lakeline Boulevard, in part along the westerly line of said 177.63 acre tract and in part over and across said Remainder of Tract 1 - 104.79 acres, with the westerly lines hereof, the following nine (9) courses and distances:

- 1) N18°33'57"W, a distance of 266.61 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N18°57'45"W, a distance of 847.69 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S72°06'17"W, a distance of 151.64 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S31°14'40"W, a distance of 124.24 feet to a 1/2 inch iron rod with cap set for an angle point;
- 5) S60°34'23"W, a distance of 113.65 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) S62°44'03"W, a distance of 133.31 feet to a 1/2 inch iron rod with cap set for an angle point;
- 7) S64°37'57"W, a distance of 79.68 feet to a 1/2 inch iron rod with cap set for an angle point;
- 8) S64°06'24"W, a distance of 172.78 feet to a 1/2 inch iron rod with cap set for an angle point;
- 9) S69°14'22"W, a distance of 43.54 feet to a 1/2 inch iron rod with cap set in the easterly line of that certain tract of land conveyed to the State of Texas, by Deed of record in Volume 1723, Page 855 of said Official Records, being the westerly line of said Remainder of Tract 1 - 104.79 acres, for an angle point hereof, from which a 1/2 inch iron rod found in the northerly right-of-way line of Lakeline Boulevard (R.O.W. width varies), being the southeasterly corner of Lot 1, Block "B", Parkline Section II, a subdivision of record in Cabinet "K", Slides 11-14 of the Plat Records of Williamson County, Texas, also being the southwesterly corner of said Remainder of Tract 1 - 104.79 acres bears S20°45'38"E, a distance of 983.84 feet;

THENCE, N20°45'38"W, along the easterly line of said State of Texas tract, for the westerly line of said Remainder of Tract 1 - 104.79 acres, said 177.63 acre tract and hereof, a distance of 2204.87 feet to a 1/2 inch iron rod found in the southerly line of that certain Remainder of Tract 2 - 92.657 acres of land conveyed to Continental Homes of Texas, L.P., by Deed of record in Document No. 2004043865 of said Official Public Records, for the northwesterly corner of said 177.63 acre tract and hereof;

THENCE, N69°01'07"E, along the southerly line of said 92.657 acre tract, the southerly line of Avery Ranch Far West, Phase Two, Section Four, a subdivision of record in Cabinet DD, Slides 265-267 of the Plat Records of Williamson County, Texas, the southerly line of Avery Ranch Far West, Phase Two, Section Three, a subdivision of record in Cabinet DD, Slides 87-90 of said Plat Records, and the southerly terminus of Staked Plains Drive (90' R.O.W.), a distance of 2790.81 feet to a 1/2 inch iron rod at the northwesterly corner of that certain tract of land conveyed to LCRA Transmissions Services Corporation, by Deed of record in Document No. 2003022895 of said official Public Records, for the northeasterly corner of said 177.63 acre tract and hereof;

THENCE, leaving the southerly line of Avery Ranch Far West, Phase Two, Section Three, along the westerly and southerly lines of said LCRA Transmissions Services Corporation tract, for a portion of the easterly line of said 177.63 acre tract and hereof, the following three (3) courses and distances:

- 1) S20°59'16"E, a distance of 115.13 feet to a 1/2 inch iron rod found for an angle point;
- 2) S57°10'21"E, a distance of 575.73 feet to a 1/2 inch iron rod found for an angle point;
- 3) S88°56'19"E, a distance of 129.95 feet to a 1/2 inch iron rod found in the westerly line of said Capital Metropolitan Transportation Authority (100' Railroad R.O.W.) tract, being the beginning of a non-tangent curve to the right, for an angle point hereof;

THENCE, leaving said LCRA Transmissions Services Corporation tract, along said Capital Metropolitan Transportation Authority (100' Railroad R.O.W.) tract, for a portion of the easterly line of said 177.63 acre tract and hereof, the following three (3) courses and distances:

- 1) Along said curve, having a radius of 4575.32 feet, a central angle of 05°33'25", an arc length of 443.75 feet, and a chord of which bears S03°50'25",W, a distance of 443.58 feet to, a 1/2 inch iron rod found at the end of said curve;

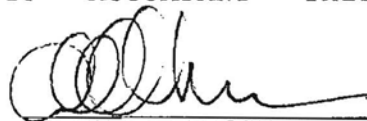
FN NO. 10-251(KWA)
DECEMBER 21, 2010
PAGE 4 OF 4

- 2) S04°33'22"W, a distance of 1523.99 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the left;
- 3) Along said curve, having a radius of 2020.25 feet, a central angle of 24°49'56", an arc length of 875.58 feet and a chord of which bears S 05°35'04" E a distance of 868.74 feet to the **POINT OF BEGINNING**, containing an area of 181.954 acres (7,925,936 square feet of land, more or less, within these metes and bounds.

BEARING BASIS: IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING THE LCRA GPS SURVEY CONTROL NETWORK.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

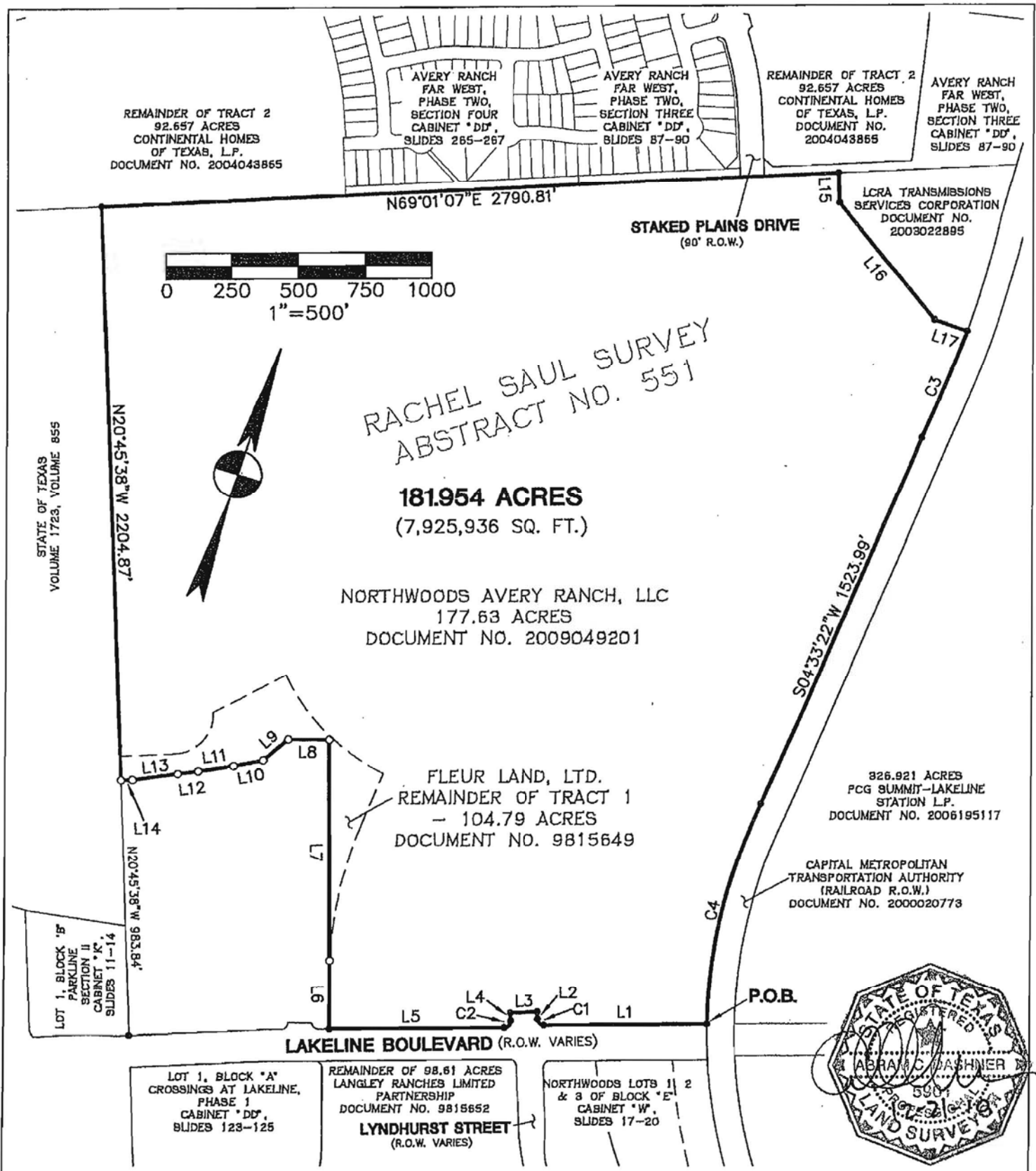
BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER
R.P.L.S. NO. 5901
STATE OF TEXAS

12-21-10
DATE





Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2010

SKETCH TO ACCOMPANY DESCRIPTION

OF A 181.954 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 177.63 ACRE TRACT CONVEYED TO NORTHWOODS AVERY RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2009049201 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN REMAINDER OF TRACT 1 - 104.79 ACRES OF LAND CONVEYED TO FLEUR LAND, LTD., BY DEED OF RECORD IN DOCUMENT NO. 9815649 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS.

**NORTHWOODS
AVERY RANCH,
LLC**

DATE: 12/21/10

FILE: H:\1713\05\171305EX1.DWG

FN No.: 10-251(KWA)

DRAWN BY: KWA

PROJ. No: 1713-05.91

LINE TABLE

LINE	BEARING	LENGTH
L1	S71°07'49"W	620.38
L2	N21°15'30"W	28.27
L3	S68°59'00"W	105.00
L4	S20°57'18"E	29.94
L5	S71°07'27"W	662.76
L6	N18°33'57"W	266.61
L7	N18°57'45"W	847.69
L8	S72°06'17"W	151.64
L9	S31°14'40"W	124.24
L10	S60°34'23"W	113.65
L11	S62°44'03"W	133.31
L12	S64°37'57"W	79.68
L13	S64°06'24"W	172.78
L14	S69°14'22"W	43.54
L15	S20°59'16"E	115.13
L16	S57°10'21"E	575.73
L17	S88°56'19"E	129.95

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	87°38'53"	25.00	38.24	34.62	N64°54'00"W
C2	91°43'58"	25.07	40.15	35.99	S24°54'41"W
C3	5°33'25"	4575.32	443.75	443.58	S03°50'25"W
C4	24°49'56"	2020.25	875.58	868.74	S05°35'04"E



Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2010

SKETCH TO ACCOMPANY DESCRIPTION

OF A 181.954 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 177.63 ACRE TRACT CONVEYED TO NORTHWOODS AVERY RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2009049201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN REMAINDER OF TRACT 1 - 104.79 ACRES OF LAND CONVEYED TO FLEUR LAND, LTD., BY DEED OF RECORD IN DOCUMENT NO. 9815649 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

**NORTHWOODS
AVERY RANCH,
LLC**

DATE: 12/21/10

FILE: H:\1713\05\171305EX1.DWG

FN No.: 10-251(KWA)

DRAWN BY: KWA

PROJ. No: 1713-05.91

EXHIBIT "B"

PETITION

**PETITION FOR BOND ELECTION IN
NORTHWOODS ROAD DISTRICT NO. 1**

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

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

THE UNDERSIGNED, the duly authorized representative of Northwoods Avery Ranch, LLC, the sole landowner within the proposed Northwoods Road District No. 1 (the "District"), respectfully prays and petitions 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 Northwoods Road District No. 1 be issued in an amount not to exceed \$12,000,000, 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?"

I 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 within the District.

DATED this the 9th day of August, 2011.

NORTHWOODS AVERY RANCH, LLC

By: [Signature]
Title: Authorized Agent

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 27 day of July, 2011, by
Todd Janssen.

[Signature]
Notary Public, State of Texas

(SEAL)

