

**Bastrop, TX City Council Meeting Agenda**  
Bastrop City Hall City Council Chambers  
1311 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8800



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**January 16, 2025**

**Joint Workshop of the Bastrop City Council and the Planning and Zoning Commission at 6:00 PM**

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*City of Bastrop City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

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The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**PLEASE NOTE: ANYONE IN ATTENDANCE WISHING TO ADDRESS THE COUNCIL MUST COMPLETE A CITIZEN COMMENT FORM AND GIVE THE COMPLETED FORM TO THE CITY SECRETARY PRIOR TO THE START OF THE CITY COUNCIL MEETING. ALTERNATELY, IF YOU ARE UNABLE TO ATTEND THE COUNCIL MEETING, YOU MAY COMPLETE A CITIZEN COMMENT FORM WITH YOUR COMMENTS AT CITYOFBASTROP.ORG/CITIZENCOMMENT AT LEAST TWO HOURS BEFORE THE MEETING STARTS ON THE REQUESTED DATE. COMMENTS SUBMITTED BY THIS TIME WILL BE GIVEN TO THE CITY COUNCIL DURING THE MEETING AND INCLUDED IN THE PUBLIC RECORD, BUT NOT READ ALOUD. COMMENTS FROM EACH INDIVIDUAL IN ATTENDANCE WILL BE LIMITED TO THREE (3) MINUTES.**

**1. CALL TO ORDER**

- 1A. Call to Order - Bastrop City Council
- 1B. Call to Order - Planning and Zoning Commission

**2. CITIZEN COMMENTS**

*At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Council must complete a citizen comment form and give the completed form to the City Secretary prior to the start of the City Council meeting. Alternately, if you are unable to attend the council meeting, you may complete a citizen comment form with your comments at [www.cityofbastrop.org/citizencommentform](http://www.cityofbastrop.org/citizencommentform)*

*at least two hours before the meeting starts on the requested date. Comments submitted by this time will be given to the City Council during the meeting and included in the public record, but not read aloud. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, City Council cannot discuss issues raised or make any decision at this time. Instead, City Council is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.*

*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Council to allow a member of the public to slur the performance, honesty and/or integrity of the Council, as a body, or any member or members of the Council individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Council and/or any person in the Council's presence will not be tolerated.*

### **3. WORK SESSIONS/BRIEFINGS**

3A. Presentation update for Chapters 2 and 5 of the 2016 Comprehensive Plan developed by Halff & Associates.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

### **4. ITEMS FOR INDIVIDUAL CONSIDERATION**

4A. Planning and Zoning Commission

Conduct a public hearing, consider, and act on a recommendation to the City Council for consenting to the addition of 60.72 acres, as shown in Exhibit B and described in Exhibit C, Exhibit D, and Exhibit E; into the existing Wildwood Municipal Utility District.

Submitted by: Andres Rosales, Assistant City Manager

4B. City Council

Conduct a public hearing, consider and act on Resolution No. R-2025-14, consenting to the addition of 60.72 acres, as shown in Exhibit B and described in Exhibit C, Exhibit D, and Exhibit E; into the existing Wildwood Municipal Utility District; providing for an open meetings clause; and providing for an effective date.

Submitted by: Andres Rosales, Assistant City Manager

### **5. ADJOURNMENT**

5A. Adjournment - Bastrop City Council

5B. Adjournment - Planning and Zoning Commission

***All items on the agenda are eligible for discussion and action unless specifically stated otherwise.***

***The Bastrop City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072***

**(Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development), and §551.086 (Competitive Matters regarding Electric Utility).**

\*\*\*\*\*

**Notice is hereby given of the possibility of a quorum of any of the City of Bastrop Boards and Commissions at this Joint Workshop Meeting with the City Council and Planning and Zoning Commission.**

**NO Board/Commission action will be taken; NO deliberations will be held; and NO Board/Commission business will be conducted. This does not apply to the Planning and Zoning Commission.**

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I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City’s website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: \_\_\_January 10, 2025\_\_\_\_\_ at 1:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins  
Kennedy Higgins, Senior Planner



# STAFF REPORT

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**MEETING DATE:** January 16, 2025

**TITLE:**

Visioning Workshop for updates to Chapters 2 and 5 of the 2016 Comprehensive Plan developed by Halff & Associates.

**AGENDA ITEM SUBMITTED BY:**

Kennedy Higgins, Senior Planner, Development Services Department

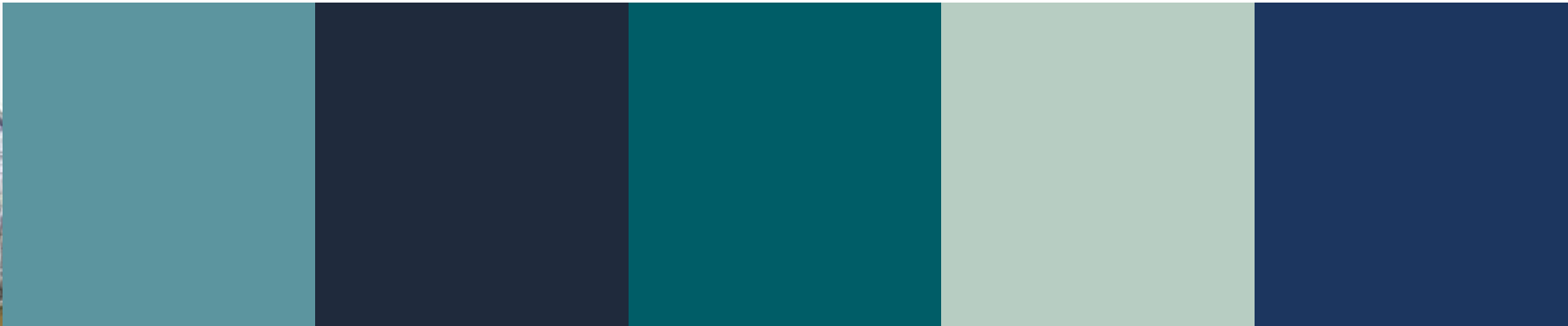
**BACKGROUND/HISTORY:**

The City of Bastrop has engaged Halff and Associates to update Chapters 2 and 5 of the 2016 Comprehensive Plan. This joint meeting with City Council and the Planning and Zoning Commission. This will be a visioning workshop, not just a presentation. Please read through the attached materials and be prepared to discuss. There are some included questions that will be discussed. The Goal of this Land Use Workshop and Issue Identification Session is to identify general goals for the process. The information collected will be used as a guide for where the City is heading currently, and how this aligns with Councils vision for the future.

**ATTACHMENTS:**

- Presentation





# Visioning Workshop

Joint City Council and P&Z Meeting

January 16, 2025



# Agenda

## **Project Overview**

- Project Scope
- Public Engagement

## **2016 Comprehensive Plan Review**

- Chapter 2: Community Growth
- Chapter 5: Land Use and Community Image
- Existing Plan Review
- What We've Heard

## **Land Use Planning Case Studies**

## **Visioning Discussion**

- SWOT Analysis
- Chapter 2 & 5 Goals

## **Next steps**

# OUTCOMES OF TODAY'S WORKSHOP

Explore Bastrop's growth, development patterns, and review goals that align with the city's vision for sustainable growth.

Learn and Share  
1

Affirm Vision and Goals  
2

Build Consensus  
3

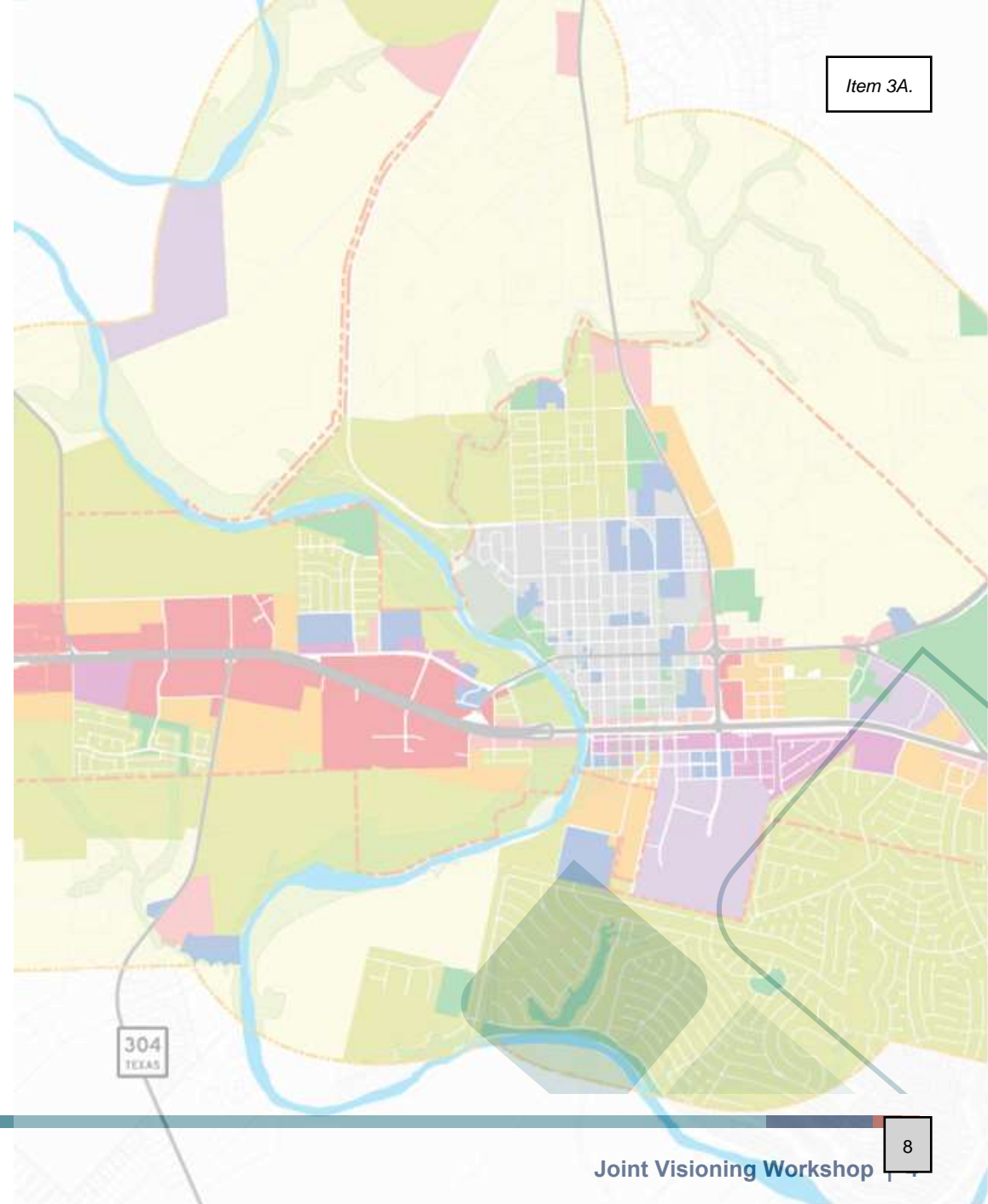


# PROJECT OVERVIEW

The primary purpose of the project is to prepare an update to the City's 2016 Comprehensive Plan to focus on growth and land use in the city.

**The project will provide updates only to Chapter 2: Community Growth and Chapter 5: Land Use and Community Image**

In this meeting, we will work to identify **goals** and **desired outcomes** for this process.





# WHO IS INVOLVED?

## City Council:

- Visioning workshop and joint P&Z meeting

## Planning & Zoning:

- Workshops and project updates

## Technical Committee:

- Two (2) meetings at different stages in the process
- Comprised of key staff from the city

## Stakeholders and Public:

- Listening sessions
- Community survey
- Public open house



# SCOPE OF PROJECT

1. INITIATION AND ADMINISTRATION
2. EXISTING CONDITIONS
3. COMMUNITY ENGAGEMENT
4. ANALYSIS
5. DRAFT RECOMMENDATIONS
6. FINAL PLAN

## OUTREACH EFFORTS



PROJECT SCHEDULE	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Item 3A.
<b>PHASE 1: INITIATION &amp; ADMINISTRATION</b>												
Project kick-off	8/20											
Plan and trend review												
<b>PHASE 2: EXISTING CONDITIONS</b>												
Data collection & mapping												
<b>PHASE 3: COMMUNITY ENGAGEMENT</b>												
Technical Committee meeting		9/24										
Community survey			10/7									
City Council Visioning			10/22									
Stakeholder listening sessions				11/21								
Joint City Council and P&Z workshop						01/16						
Community open house						01/23 & 01/29						
<b>PHASE 4: ANALYSIS</b>												
Gap analysis												
Technical Committee meeting												
P&Z meeting												
<b>PHASE 5: DRAFT RECOMMENDATIONS</b>												
Develop strategies and actions												
<b>PHASE 6: FINAL PLAN</b>												
Develop Growth Plan and FLUM												
Draft preparation												
Approval & adoption												

# 2016 Comprehensive Plan Review



# COMPREHENSIVE PLANNING IN TEXAS

- **Voluntary Planning:** Municipalities are not required but may choose to adopt a comprehensive plan under Section 213 of the Texas Local Government Code.
- **So Why Plan?** Plans promote sound development, public health, safety, and welfare by acting as a roadmap for future development, guiding land use decisions, infrastructure projects, and policy creation, essentially shaping a city's vision for growth while ensuring it aligns with community needs and priorities, protecting valuable natural resources, and promoting sustainable development.
- **Plan Flexibility:** Municipalities can define the content and design, typically including land use, transportation, and public facilities.
- **Common Topics:** Comprehensive plans often cover areas like population, housing, economic development, natural resources, and community facilities.

# 2016 COMPREHENSIVE PLAN ELEMENTS

1. **Planning Context and Vision:** Establishes the foundation for Bastrop's long-range growth and includes community participation and vision
2. **Growth, Annexation, and Infrastructure:** Identifies growth policies and evaluates infrastructure capacity with a focus on accommodating new development and redevelopment
3. **Public Facilities:** Anticipates facility space needs based on population projections and aligns City resources with community demands
4. **Housing and Neighborhoods:** Assesses local housing market and neighborhood conditions and evaluated impact of regulations on housing and land use
5. **Land Use and Urban Design:** Evaluated current land uses and proposes future development patterns and includes Future Land Use Program
6. **Transportation:** Integrates Bastrop Transportation Master Plan
7. **Parks and Recreation:** Assessed current facilities and identifies investment needs with a focus on short-term and long-term growth
8. **Cultural Arts and Tourism:** Suggests ways to diversify and enhance tourism economy with a focus on improving quality of life for residents
9. **Implementation:** Identified structure and methods for plan execution and defines how the plan will be maintained and updated

Item 3A.

## COMPREHENSIVE PLAN 2036 CITY OF BASTROP, TEXAS



# Chapter 2

## COMMUNITY GROWTH

## CHAPTER 2 HIGHLIGHTS

- **Growth Patterns:** Examines historical projected growth and development for Bastrop.
- **Guiding Tools & Policies:** Identifies methods to manage growth responsibly.
- **Utility Capacity Assessment:** Reviews water, wastewater, drainage, and electric needs.
- **Capital Improvement Framework:** Sets goals and strategies for prioritizing future projects.

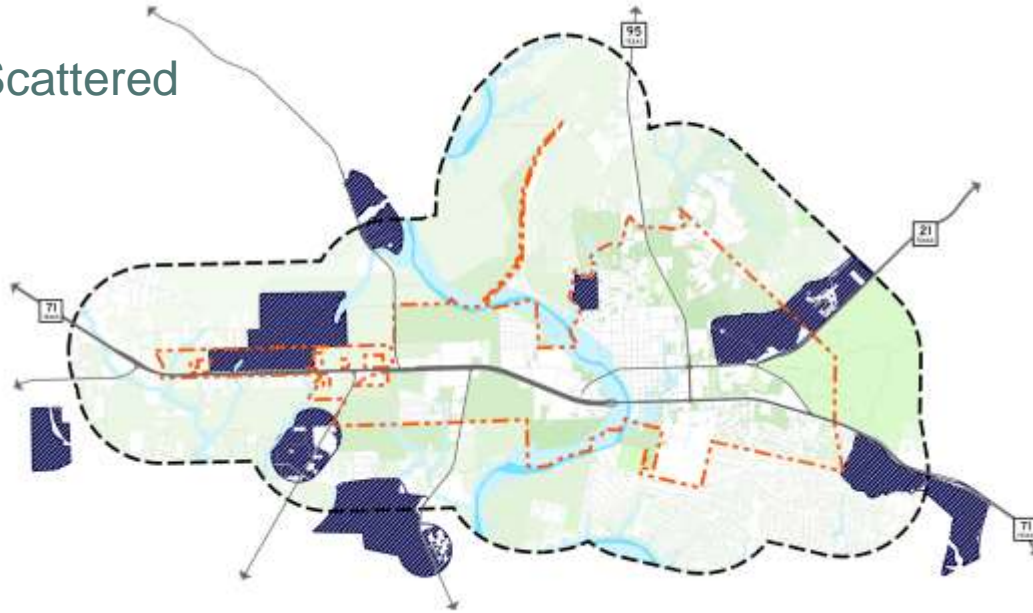
## ■ BASTROP GUIDING GROWTH PRINCIPLE

- The City of Bastrop will implement policies, programs, investments, and strategies that are fiscally sustainable by:
  - Facilitating infill and redevelopment activity;
  - Encouraging contiguous development; and
  - Managing targeted corridor development.

# BASTROP GROWTH POLICIES

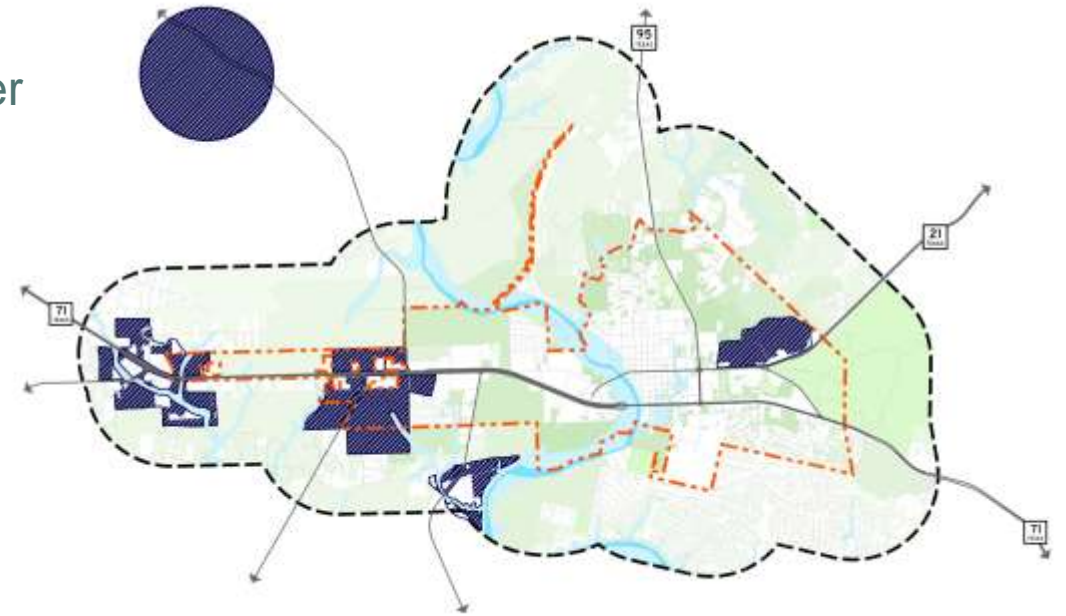
- Capital improvement projects will be **evaluated** based on the degree to which they **support reinvestment in existing districts and neighborhoods**.
- Annexation proposals will be considered based on the anticipated costs of providing immediate and long-term infrastructure and public services.
- Development within the municipal limits, and in **close proximity to existing infrastructure**, will be prioritized.
- Extensions of the City's infrastructure networks will be the minimum necessary to support as we determine the preferred growth patterns.
- Infrastructure enhancements will exhibit a benefit to Bastrop's existing utility customers.
- City investments will support development patterns that **promote the least possible disturbance of land** while maintaining orderly development and growth.
- Bastrop will exercise an annexation strategy that diminishes the creation of MUDs outside of the City limits that are located near critical infrastructure
- The City will utilize its statutory authority to mitigate the anticipated impacts of scattered private development that does not conform to the City's preferred growth patterns.
- The use of economic development tools such as 380 Agreements, PID, and TIRZ, are current options that are used to help manage properties within the City and other areas of preferred growth (these areas are to be determined).

## Scattered



- Single-family residential
- Expansion of W/WW infrastructure and related costs
- Construction and maintenance of new roads
- Low-density retail and commercial
- May lead to increases in traffic congestion

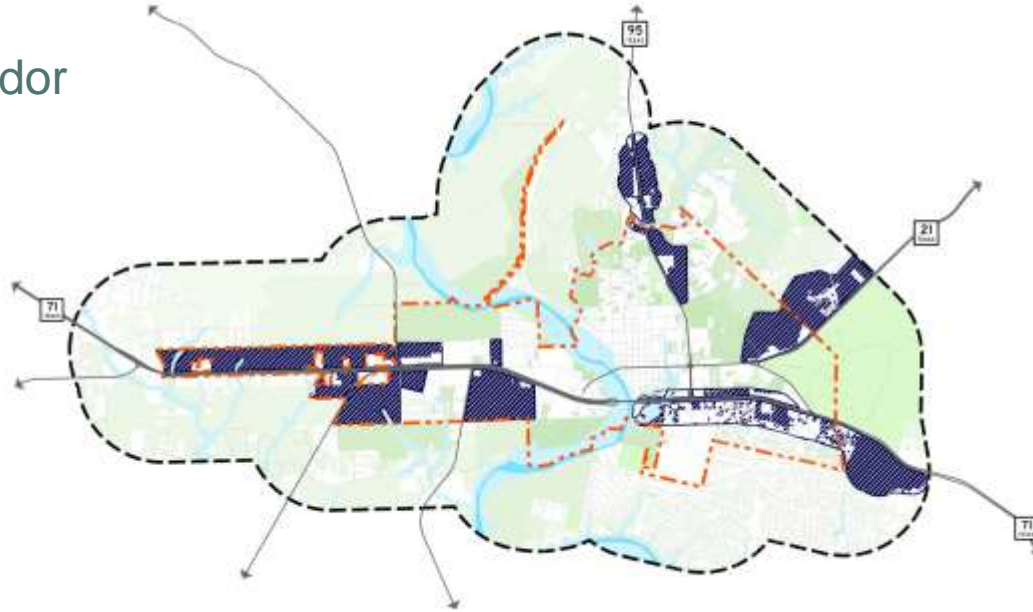
## Cluster



- Mix of single-family and multi-family residential, including duplex/triplex/townhomes
- Potential expansion of W/WW infrastructure and related costs
- Planned community green spaces and preservation of surrounding land

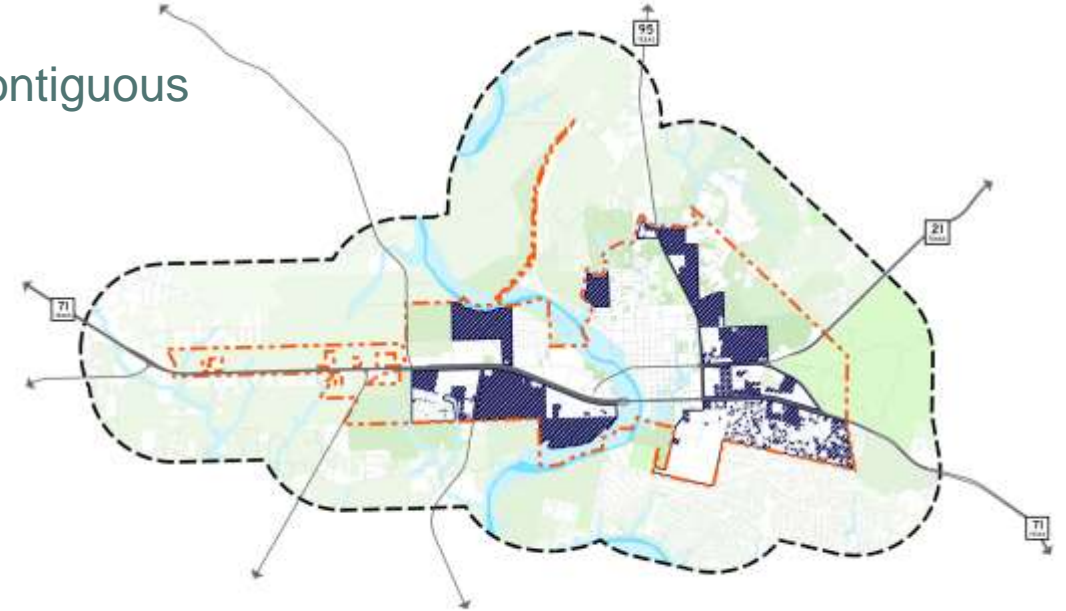


Corridor



- Mix of infill and new development
- Both single-family and multi-family residential
- Availability of existing W/WW infrastructure in many areas
- Mix of retail and commercial densities

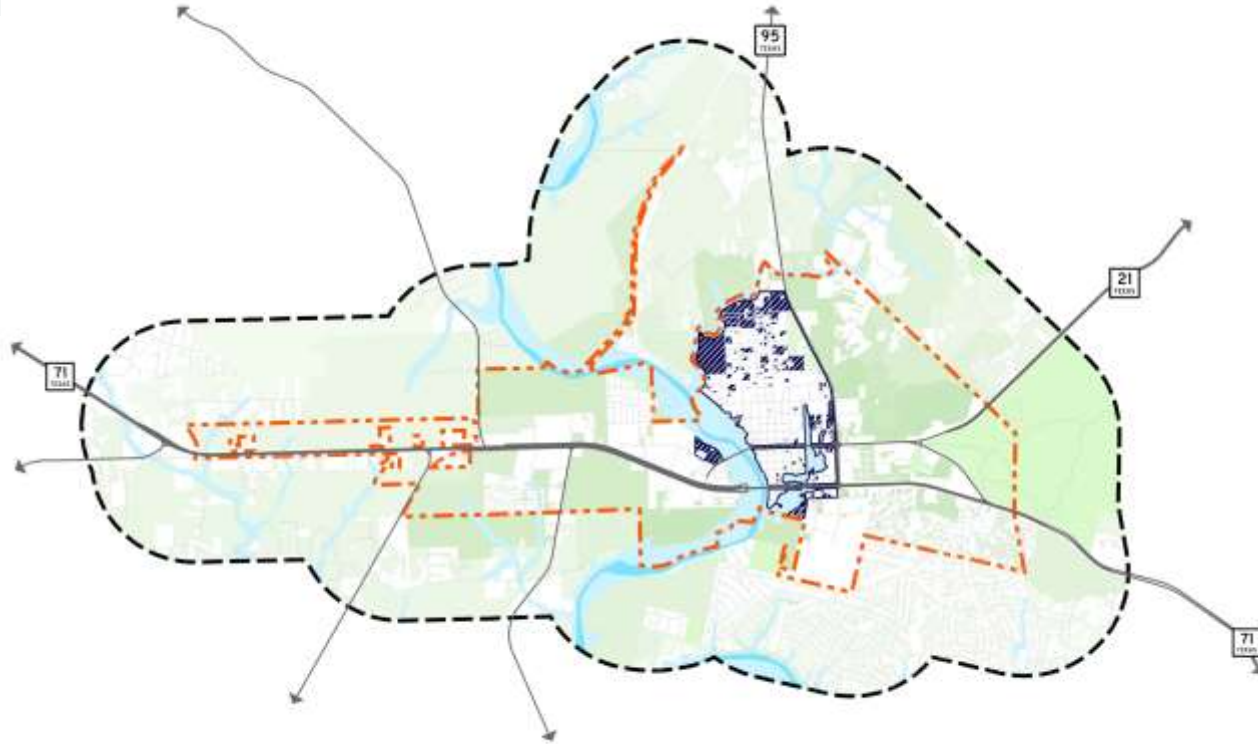
Contiguous



- Mix of infill and new development
- Mix of single-family and multi-family residential, including duplex/triplex/townhomes
- Availability of existing W/WW infrastructure



## Infill



- Greater range of housing types
- Availability of existing W/WW infrastructure
- Availability of existing roads
- Smaller scale retail or neighborhood commercial
- Adaptive reuse opportunities

# GROWTH SCENARIOS

1. **Concentrated/Infill Growth:** Focuses on developing within the existing city limits, prioritizing vacant or underused land. This scenario emphasizes efficient growth, potentially minimizing infrastructure costs and preserving open space.
2. **Contiguous Growth:** Expands the city's boundaries in an orderly manner, with new developments growing outward from the current urban edge. This approach maintains continuity and reduces sprawl while supporting nearby existing infrastructure.
3. **Corridor-Oriented Growth:** Encourages development along major transportation corridors or highways. This model leverages high-traffic areas for commercial and mixed-use developments, potentially stimulating economic growth along key routes.
4. **Node-Based or Clustered Growth:** Creates self-contained clusters or "nodes" of development at specific locations, such as intersections or major roadways. This scenario balances density and space by concentrating growth in designated areas while preserving surrounding land.
5. **Dispersed/Leapfrog Growth:** Involves scattered, non-contiguous development across available land, often where land or infrastructure costs are lower. This pattern may be driven by market forces but can lead to higher infrastructure costs and less efficient city services.

# THE EFFECTS OF SPRAWL

- **Sprawl:**
  - Inefficient expansion of a community's land area over time.
- **Key Characteristics:**
  - Large tracts of land devoted to single uses (single-use zoning).
  - Low-density zoning, where individual buildings occupy large land areas.
  - Auto-dependency as the primary means of navigating between areas.
- **Negative Impacts:**
  - Loss of rural land or community character
  - Decreased community efficiency and sustainability.

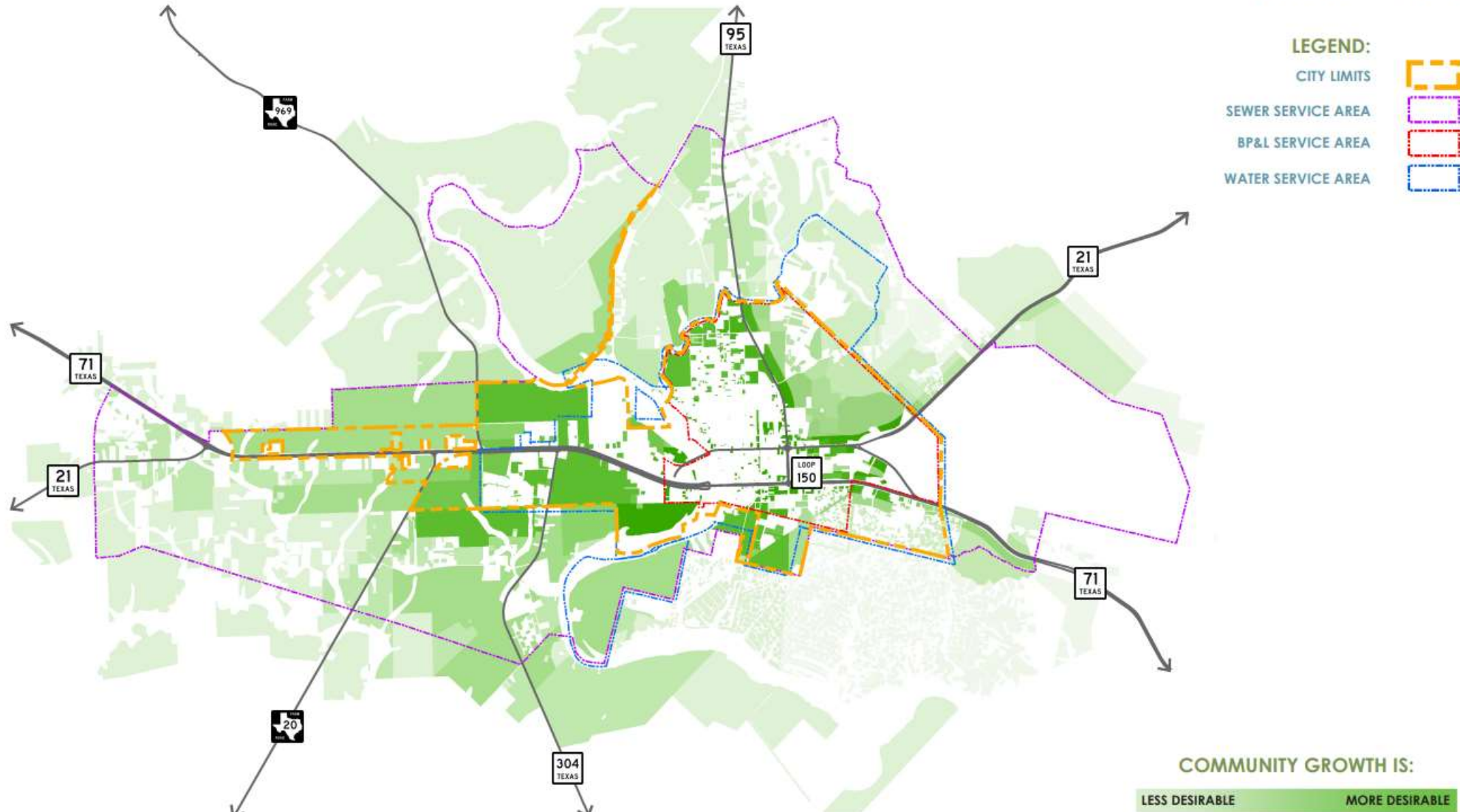
# ■ | CURBING THE EFFECTS OF SPRAWL

- **Land Use:** Prevent excessive single-use zoning and promote mixed-use development.
- **Density:** Encourage more efficient zoning to optimize land use.
- **Objective:** Preserve rural land, protect community character, and foster a sustainable growth pattern for Bastrop's long-term development.

# BASTROP GROWTH PROGRAM

## MAP 2-A:

Item 3A.



The darker a parcel the more likely that its development reflects Bastrop's likely future growth pattern

# Chapter 5

## LAND USE AND COMMUNITY IMAGE

# EXISTING LAND USES

FIGURE 5.1. BASTROP EXISTING LAND USE COMPOSITION (2016)

Land use	City limits (acres)	Percent of city total	ETJ (acres)	Percent of ETJ total	Combined (acres)	Percent of combined total
Single family residential	1073	17.9%	1,916	11.7%	2,989	13.4%
2 family residential	11	0.2%	13	0.1%	25	0.1%
Multiple family residential	52	0.9%	-	0.0%	52	0.2%
Manufactured homes	38	0.6%	597	3.6%	635	2.8%
Retail/office/commercial	432	7.2%	257	1.6%	689	3.1%
Light industrial	62	1.0%	9	0.1%	70	0.3%
Heavy industrial	-	0.0%	206	1.3%	206	0.9%
Semi-public	70	1.2%	114	0.7%	185	0.8%
Public	357	6.0%	259	1.6%	616	2.8%
Parks & open space	437	7.3%	1,103	6.7%	1,540	6.9%
Agriculture & rural Development	1,744	29.1%	9,004	55.0%	10,748	48.1%
Vacant	1,710	28.6%	2,985	17.7%	4,605	20.6%
<b>TOTAL</b>	<b>5,987</b>	<b>100.0%</b>	<b>13,812</b>	<b>100.0%</b>	<b>19,799</b>	<b>100.0%</b>



# 2016 BASTROP FUTURE LAND USE PLAN & MAP

- The Future Land Use Plan and Map classified different areas of the City based on recommended future development "character."
  - Future Land Use Map
  - Future Land Use Policies
  - Goals and Objectives



# CHARACTER AREAS

Attribute	Detail
Description	Briefly describes the preferred development type and intensity in the character area.
Representative Land Uses	A list of general land uses that – subject to conditions - may be appropriate within the character area. The list should not be viewed as all-inclusive; nor, does it imply that each listed land use is appropriate in all parts of the character area.
Representative Zoning Districts	A list of zoning districts that – subject to conditions - may be appropriate within a character area. The list includes zoning districts contained within the Bastrop Zoning Ordinance and DB-FBC existing on the date of adoption of this Plan. It should not be viewed as all-inclusive; nor, does it imply that each listed zoning district is appropriate in all parts of the character area. Other compatible zoning districts may be created by the City, following Plan adoption, that are also appropriate in each applicable character area.
Recommended Development Patterns	Includes a bullet-point list of preferred growth and development characteristics within each character area. The listed development patterns should be viewed as initial “core” recommendations which may continually be added to, or otherwise modified. May also include recommended code provisions, or other actions or initiatives, that should be taken to more effectively implement the policy recommendations.

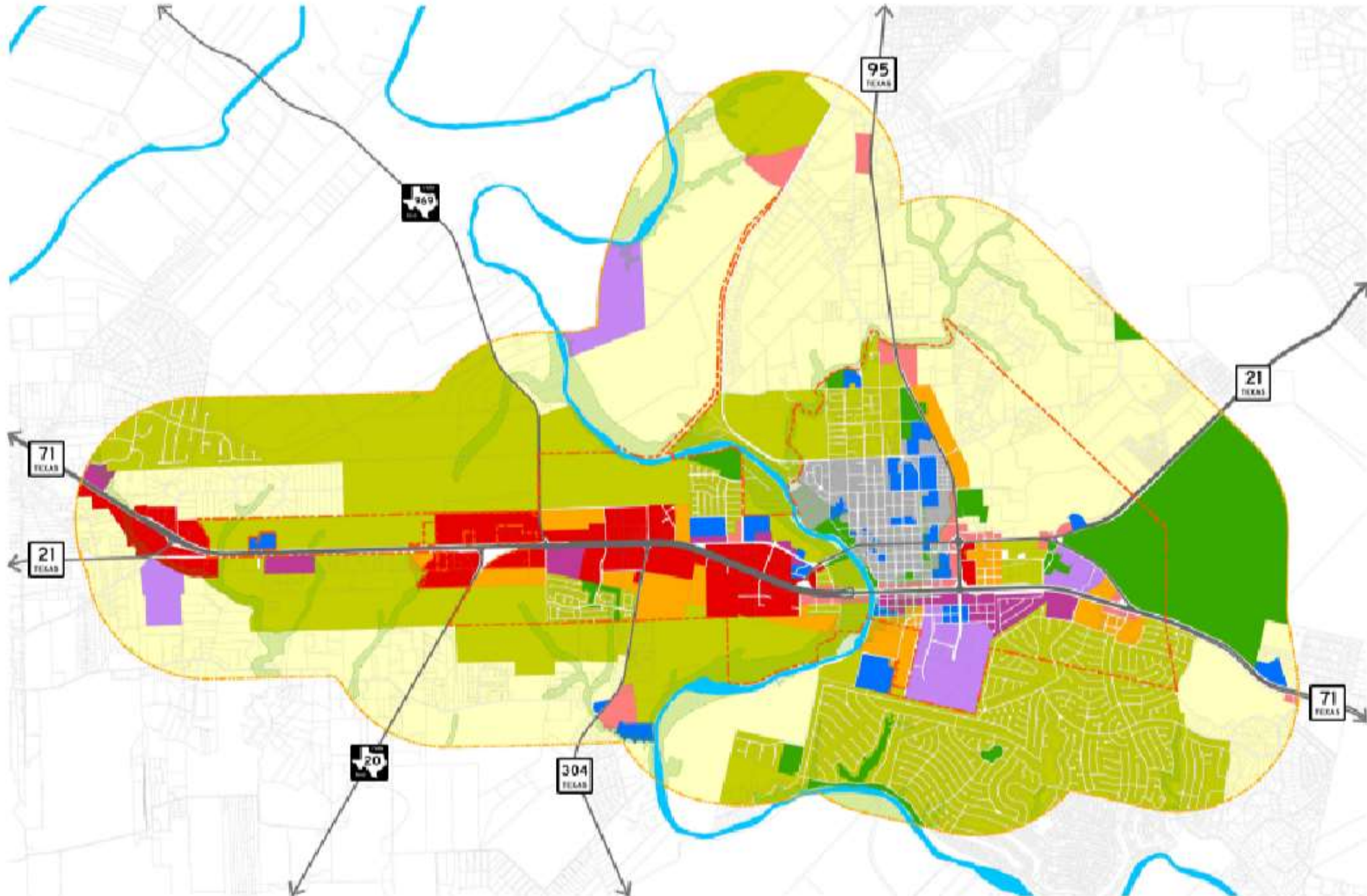
# 10 CHARACTER AREAS

- PARKS AND OPEN SPACE
- RURAL RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- TRANSITIONAL RESIDENTIAL(MULTI-FAMILY)
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- PROFESSIONAL SERVICES
- INDUSTRY
- PUBLIC AND INSTITUTIONAL
- DOWNTOWN BASTROP

# FUTURE LAND USE MAP

# MAP 5-B

Item 3A.



**LEGEND:**

CITY LIMITS	
STATUTORY EIJ	
PARKS & OPEN SPACE	
RURAL RESIDENTIAL	
NEIGHBORHOOD RESIDENTIAL	
TRANSITIONAL RESIDENTIAL	
NEIGHBORHOOD COMMERCIAL	
GENERAL COMMERCIAL	
PROFESSIONAL SERVICES	
DOWNTOWN BASTROP <sup>1</sup>	
PUBLIC & INSTITUTIONAL	
INDUSTRY	
FLOODPLAIN OVERLAY <sup>1</sup>	

Notes: <sup>1</sup>Boundary is similar to the 2010 FIC. <sup>2</sup>This designation clearly denotes environmentally sensitive land where development projects should be minimized, and street should be preserved or reconstructed or public parkland or open space.

# Existing Plan Review

# PROPOSED AND ADOPTED CITY OF BASTROP PLANNING DOCUMENTS

## Proposed Master Drainage Plan by Halff

The plan emphasizes that new land and development should strongly consider low-impact development (LID) and natural approaches to stormwater management to mimic and restore pre-development hydrology.

Drainage should be designed to meet the following goals:

- Stream bank protection
- Conveyance
- Flood Mitigation

## Adopted Parks, Recreation and Open Space Master Plan

- Plan the El Camino Real trail
- Improve access to the Colorado River
  - Improvements underway at the Colorado River Refuge
- Develop Indoor Recreation Center with Swimming, Exercise Room, Activity and Meeting Rooms
- Develop Additional Community Gardens



# HAZARD MITIGATION ACTION PLAN

## Flood Mitigation

- Enhance drainage infrastructure, such as culverts and ditches, to reduce flood risks
- Voluntary property buyouts

## Wildfire Mitigation

- Community Wildfire Protection Plan
- Water storage for fire suppression

## Public Awareness and Education

- Wildfire preparedness campaign

## Infrastructure and Structural Actions

- Rehabilitate roads that are vulnerable to soil expansion and extreme weather
- Upgrade drainage and culverts to prevent roadway erosion

## Regulatory Updates

- Adopting and enforcing fire codes
- Reviewing and updating floodplain ordinances

# Gathering Feedback

WHAT WE'VE HEARD

# TECHNICAL COMMITTEE



**Utility Capacity Affects Growth:** Utility services either promote or slow development.



**Development in the West:** Most growth is to the west of the river in areas without existing water/wastewater infrastructure, increasing costs for homebuyers.



**PDD Applications Favorable:** Most new development applications are Planned Development Districts (PDDs), which staff find useful.



**Common Zoning Variations:** The most frequent zoning code requests are for road and parking requirements.



**Future Land Use Map Underused:** The 2016 Future Land Use Map is not regularly used in development reviews.



# CITY COUNCIL MEETING RECAP

- Water Needs
- Impervious cover
- Houston Toad Habitat
- Traffic

Concerns



- Neighborhood preservation

Vision



# LISTENING SESSIONS RECAP

## Arts & Heritage

Bastrop's artistic and cultural heritage should be integrated into new development throughout the city.

## Natural Resources

Participants called for additional or stronger environmental policy to protect the unique natural assets found in Bastrop from further loss as a result of continued development.

## Land Development

Natural assets, such as the Colorado River, and transportation were both noted as needing special attention with regards to development. Natural assets can be challenges but provide unique character and the availability of transportation will both impact and be impacted by development.

## Youth Oriented

Participants desired "complete communities" that allow residents, especially youth, to safely and easily access community amenities.



# COMMUNITY TOUCH POINT SURVEY WEEK 1

Item 3A.



**Overall Agreement with Goals.** Respondents mostly agree with 2016 comprehensive plan goals.



**Key Goal: Water System Capacity:** Strong support for ensuring long-term water system capacity and quality.



**Key Goal: Water Quality Protection:** Strong support for protecting water quality in the Lower Colorado River Watershed.



**Less Agreement on Land Use Plan:** Less strong agreement on using the Future Land Use Plan to guide development decisions.



# COMMUNITY TOUCH POINT SURVEY WEEK 2

Item 3A.



**More Parks and Open Space.** Responses frequently noted a desire for more parks and open space, especially on the west side and along the river.



**Rural Residential:** Support for more rural residential uses noted the preservation of Bastrop's character and positive benefits of tree and land conservation.



**Varying Residential Support:** Several respondents supported variety of housing options for young or seniors. Other respondents feel there is enough density in Bastrop.



**Well-planned Commercial:** Desire for an additional grocery store was mentioned; however, respondents frequently disagreed with more large retail on Hwy 71.



# COMMUNITY TOUCH POINT SURVEY WEEK 3

Item 3A.



**Disorganized Development.** Respondents mostly agree that infrastructure has not been put in place prior to development.



**Reactive Growth:** Respondents largely felt that infrastructure has struggled to “keep up” and should be of greater priority.



**Locations for Support:** Respondents identified areas around Hwy 71, FM 969, and Old Austin Highway as needing greater traffic and infrastructure.



**City Services and Amenities:** Respondents identified schools, grocery stores, medical centers, and a community center as amenities to be improved or developed.



# COMMUNITY TOUCH POINT SURVEY WEEK 4

Item 3A.



**Hazard Risk.** Respondents frequently stated wildfires and drought pose the greatest risk to Bastrop.



**Hazard Impacts:** Power outages were largely noted as having the greatest affect on residents.



**Heat Mitigation Measures:** More shade trees and open spaces stood out as measures to mitigate extreme heat.



**Communication is Key:** Respondents noted that communication is important for hazard preparedness and city communication could be improved.



# Land Use Planning Case Studies

# HISTORICAL GROWTH

Based on U.S. Census data, Bastrop, Texas has experienced notable population growth since 2016.

- **2016:** The population was 8,694.
- **2020:** The population increased to 9,688, marking an approximate growth of 11.4% over four years.
- **2023:** The population estimate is 11,679, reflecting a further increase of about 20.5% since 2020.

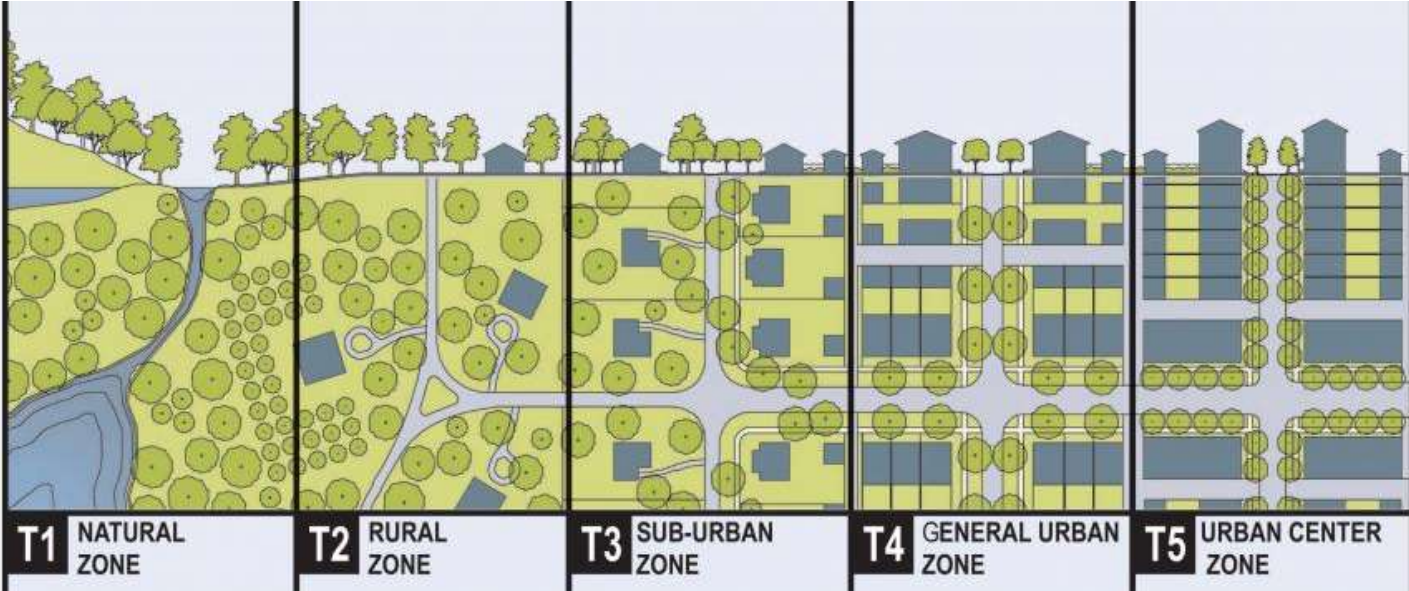
Overall, from 2016 to 2023, Bastrop’s population grew by approximately 34.3%.

Average annual growth rate of approximately 4.9% from 2016 to 2023.

	Population
2016	8,694
2020	9,692
2024*	11,189
2026**	12,164
2031**	14,799
2046**	26,653

*\*Based on previous projections*  
*\*\*Population projections from Bastrop Water Plan*  
*U.S. Census*

# RURAL TO URBAN DEVELOPMENT PATTERNS





## CREATING A VIBRANT OLD TOWN: HUTTO, TEXAS

**What:** Adoption of the SmartCode in the Historical Overlay District.

**Why:** Establish a pedestrian-oriented, mixed-use environment

**Focus:** Implement transect zones to guide building types and uses.

### Key Elements and Expected Outcomes

- **SmartCode Components:** Building types, placement, and specific uses.
- **Outcome Goals:**
  - A dynamic downtown with mixed-use spaces.
  - Increased walkability and community interactions.
  - Preservation of historic character alongside modern development.

**Known as the "Heart of Hutto," Old Town showcases restored historic homes from the early 1900s, representing the area's Swedish farming heritage. It features local shops and restaurants in a pedestrian-friendly area.**



# SMARTCODE/OLD TOWN – HUTTO, TEXAS

- Comprehensive plan included various district objectives, providing a vision for parts of town and included SmartCode elements where appropriate.



Development Type	Appropriateness	Conditions
Single-Family Detached (SFD)	●●●●●	Appropriate overall.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●○	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Apartment House (3-4 units)	●●●●○	Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Can be appropriate with neighborhood-scale when adjacent to Neighborhood Activity Center. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur adjacent in other appropriate future land use categories.

Process	City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Amended plat	Yes	Yes	Yes	Yes
Annexation	No	No	No	Yes
Building permit and certificate of occupancy	Yes	Yes	Yes	No: Williamson County
Certificate of appropriateness	Yes: historic district	Yes: historic district	Yes: historic district	No
Demolition permit	Yes	Yes	Yes	No: Williamson County
Major subdivision	Yes	Yes	Yes	Yes
Plan amendment	Yes	Yes	Yes	Yes
Plan amendment: future land use map	Yes	Yes	Yes	Yes
Planned unit development	Yes	No	Yes; OT-5C only	No
Plat vacation	Yes	Yes	Yes	Yes
Right-of-way construction permit	Yes	Yes	Yes	No
Right-of-way vacation	Yes	Yes	Yes	Yes
Short form subdivision	Yes	Yes	Yes	Yes
Sign permit	Yes	Yes	Yes	Yes
Site plan review	Yes	Yes	Yes	No
Site plan: initial	Yes	Yes	Yes	No
Special exception	Yes	No: see Chapter 5	No: see Chapter 5	No
Street name change	Yes	Yes	Yes	Yes
UDC amendment	n/a	n/a	n/a	n/a
Variance	Yes	Yes	Yes	Yes: subdivisions
Zoning map amendment	Yes	Yes	Yes	No

# GUIDING GROWTH WITH A UDO: VICTORIA, TEXAS

**What:** Adoption of a Unified Development Ordinance with form-based code principles.

**Why:** Foster growth through well-planned physical form and public spaces.

**Focus:** Emphasize connectivity and a cohesive streetscape.

## Key Elements and Expected Outcomes

- **UDO Standards:** Building placement, street design, public spaces.
  - Building Placement: Cohesive streetscapes for enhanced aesthetics.
  - Street Design: Pedestrian- and bike-friendly connectivity.
  - Public Spaces: Parks, plazas, community interaction areas.
  - Mixed-Use: Encourages vibrant neighborhoods with diverse uses.
- **Outcome Goals:**
  - A connected, walkable community with ample recreational spaces.
  - Harmonious integration of residential, commercial, and civic functions.
  - Enhanced quality of life and sustainable growth management.



# BALANCING GROWTH WITH COMMUNITY CHARACTER: MIDLOTHIAN, TEXAS

**What:** Form-based codes for specific areas to manage growth.

**Why:** Preserve the community character while supporting sustainable development.

**Focus:** Harmonize new developments with existing small-town feel.

## Key Elements and Expected Outcomes

- **Standards:** Building placement, street design, public spaces.
- **Outcome Goals:**
  - Balance between growth and character preservation.
  - A cohesive community fabric that maintains Midlothian's charm.
  - Enhanced sustainability and quality of life.

# Visioning & Discussion

# LAND USE SWOT ANALYSIS

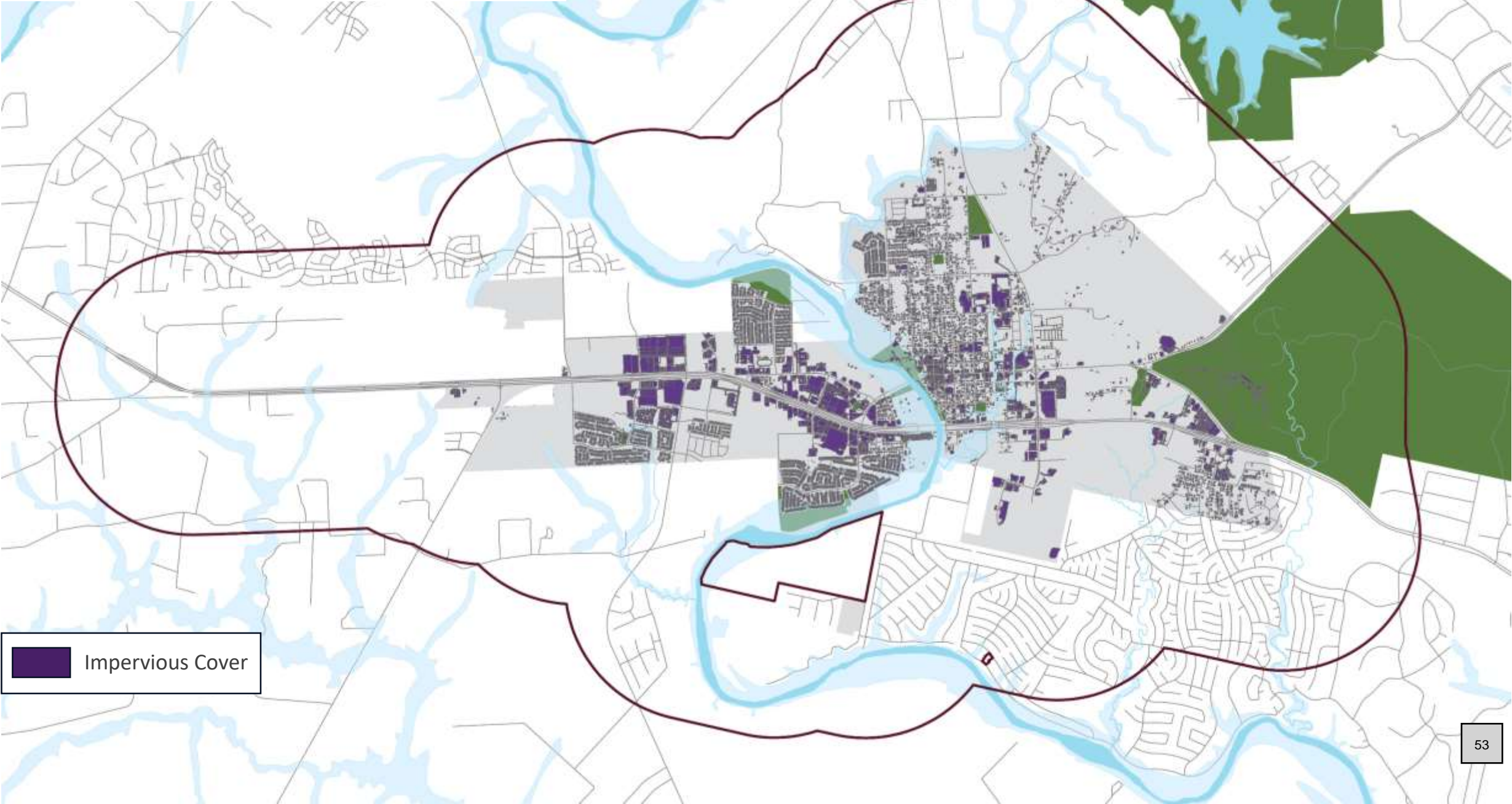
What are the strengths, weaknesses, opportunities, and threats seen throughout the community with regards to how various types of land uses develop within Bastrop's city limits and the ETJ?



# Hazard Analysis

# IMPERVIOUS COVER

Item 3A.

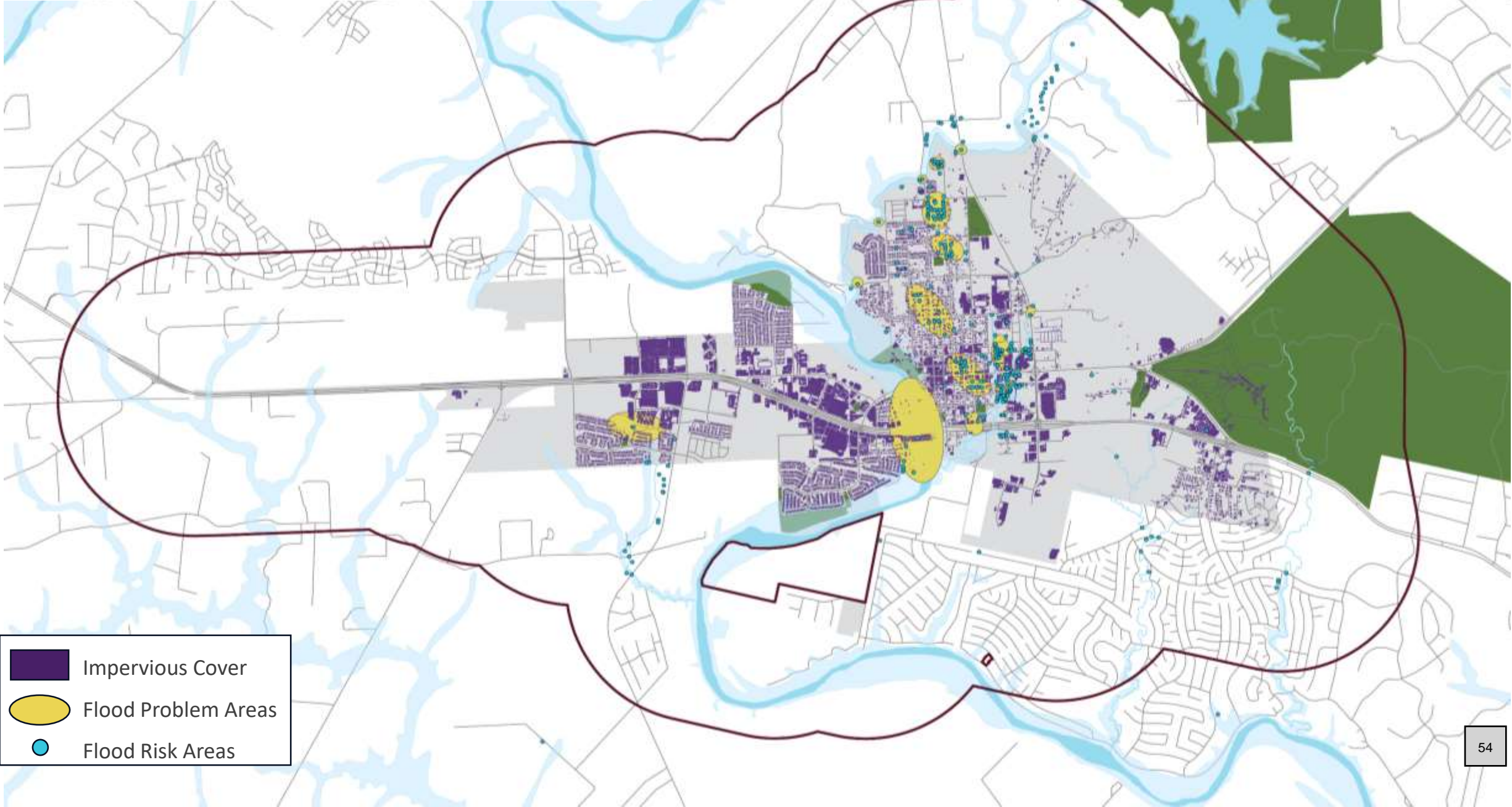


Impervious Cover



# FLOOD PROBLEM AREAS

Item 3A.

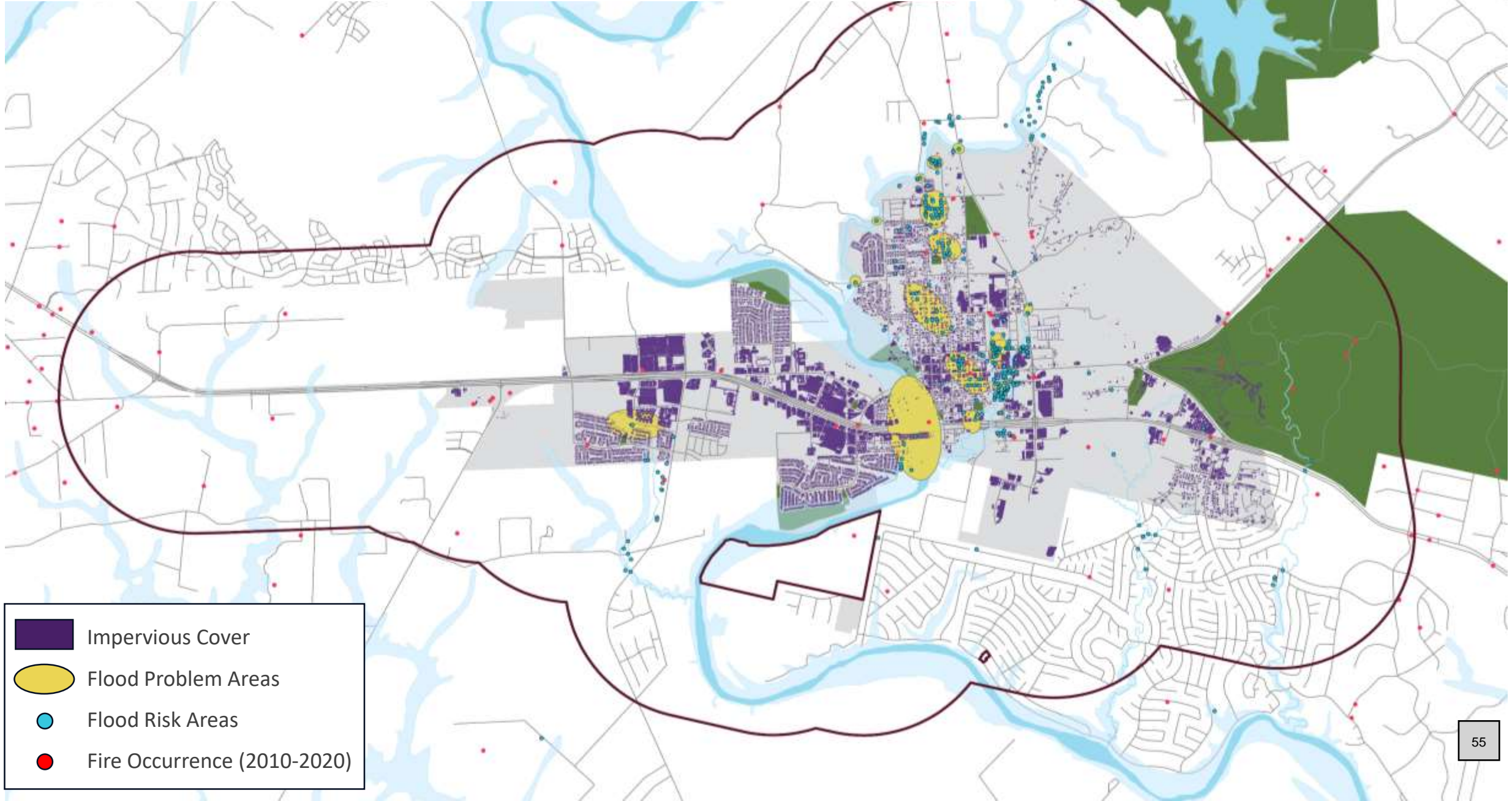


- Impervious Cover
- Flood Problem Areas
- Flood Risk Areas



# WILDFIRE OCCURRENCES (2010-2020)

Item 3A.

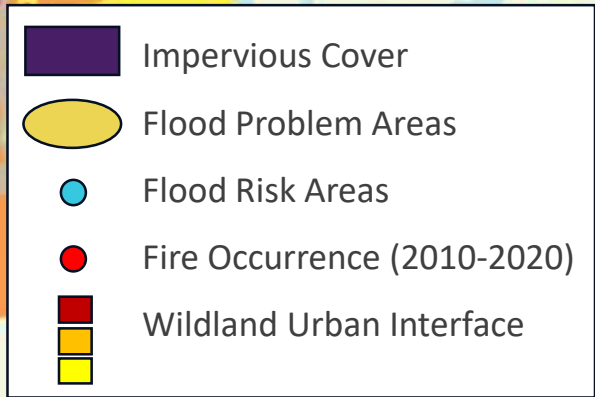


- Impervious Cover
- Flood Problem Areas
- Flood Risk Areas
- Fire Occurrence (2010-2020)



# WILDLAND URBAN INTERFACE (WUI)

Item 3A.



# HAZARD IMPACTS ANALYSIS

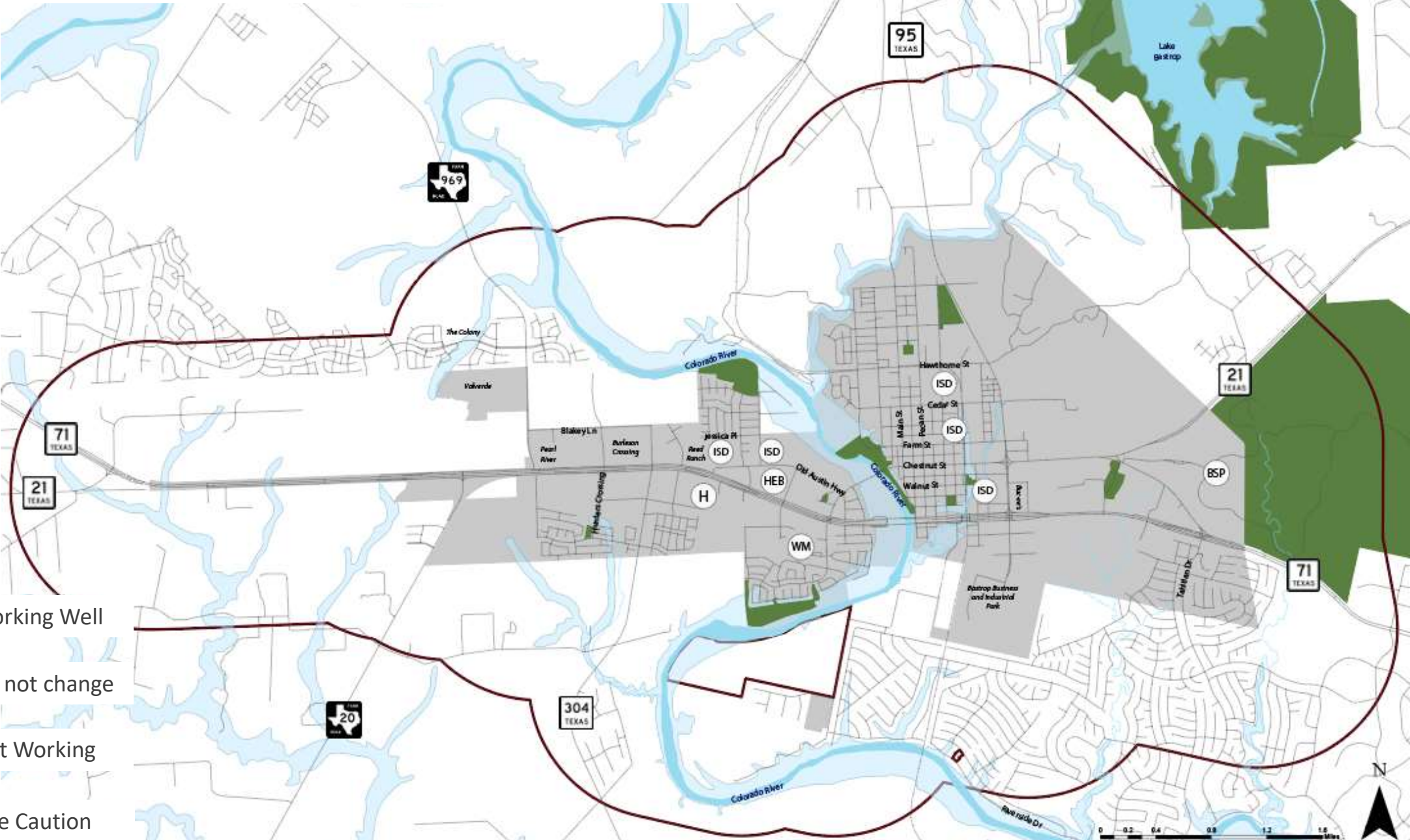
Threat	What is the Impact?	What might the community lose?	What does the community need?	Who has the power to support?
Wildfire				
Flooding				
Extreme Heat				
Drought				
Winter Storms				



# DEVELOPMENT DOT ANALYSIS

Item 3A.

-  Working Well
-  Do not change
-  Not Working
-  Use Caution



## ■ | BASTROP GUIDING GROWTH PRINCIPLE

- The City of Bastrop will implement policies, programs, investments, and strategies that are fiscally sustainable by:
  - Facilitating infill and redevelopment activity;
  - Encouraging contiguous development; and
  - Managing targeted corridor development.

## REAFFIRMING GOALS: CHAPTER 2

- Maintain and enable a policy of “measured growth” as represented by the Bastrop Conceptual Growth Program.
- Ensure long-term water system capacity and water quality for existing customers, while accommodating incremental growth and development.
- Mitigate expected increases in water demand through enhanced conservation practices.
- Expand wastewater collection and treatment capacity in a cost-effective manner.
- Enhance wastewater system efficiency.
- Reduce flood hazards in Bastrop through programmed improvement of the city stormwater system.
- Protect water quality in the Lower Colorado River Watershed by mitigating stormwater discharges associated with growth and development.



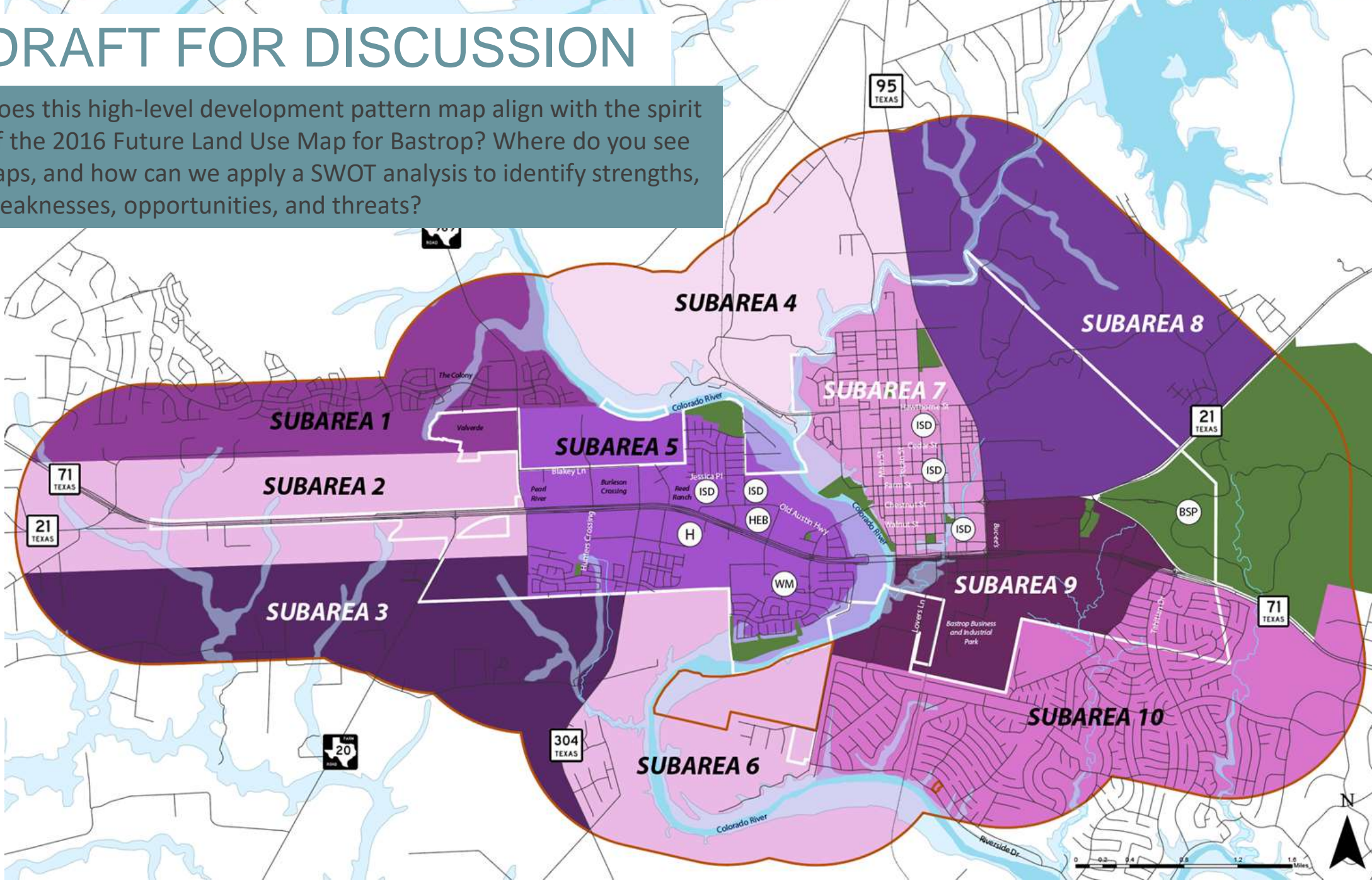
## REAFFIRMING GOALS: QUESTION 5

- Utilize the Future Land Use Plan to guide decisions regarding proposed development and redevelopment activities in Bastrop and the city's ETJ.
- Enhance community character and design through the amendment of city land development regulations to improve the function of public properties.

# DRAFT FOR DISCUSSION

Does this high-level development pattern map align with the spirit of the 2016 Future Land Use Map for Bastrop? Where do you see gaps, and how can we apply a SWOT analysis to identify strengths, weaknesses, opportunities, and threats?

Item 3A.





**Subarea 4:** Currently characterized by rural residential or undeveloped areas. Future transportation projects and nearby development could bring greater growth to this area.

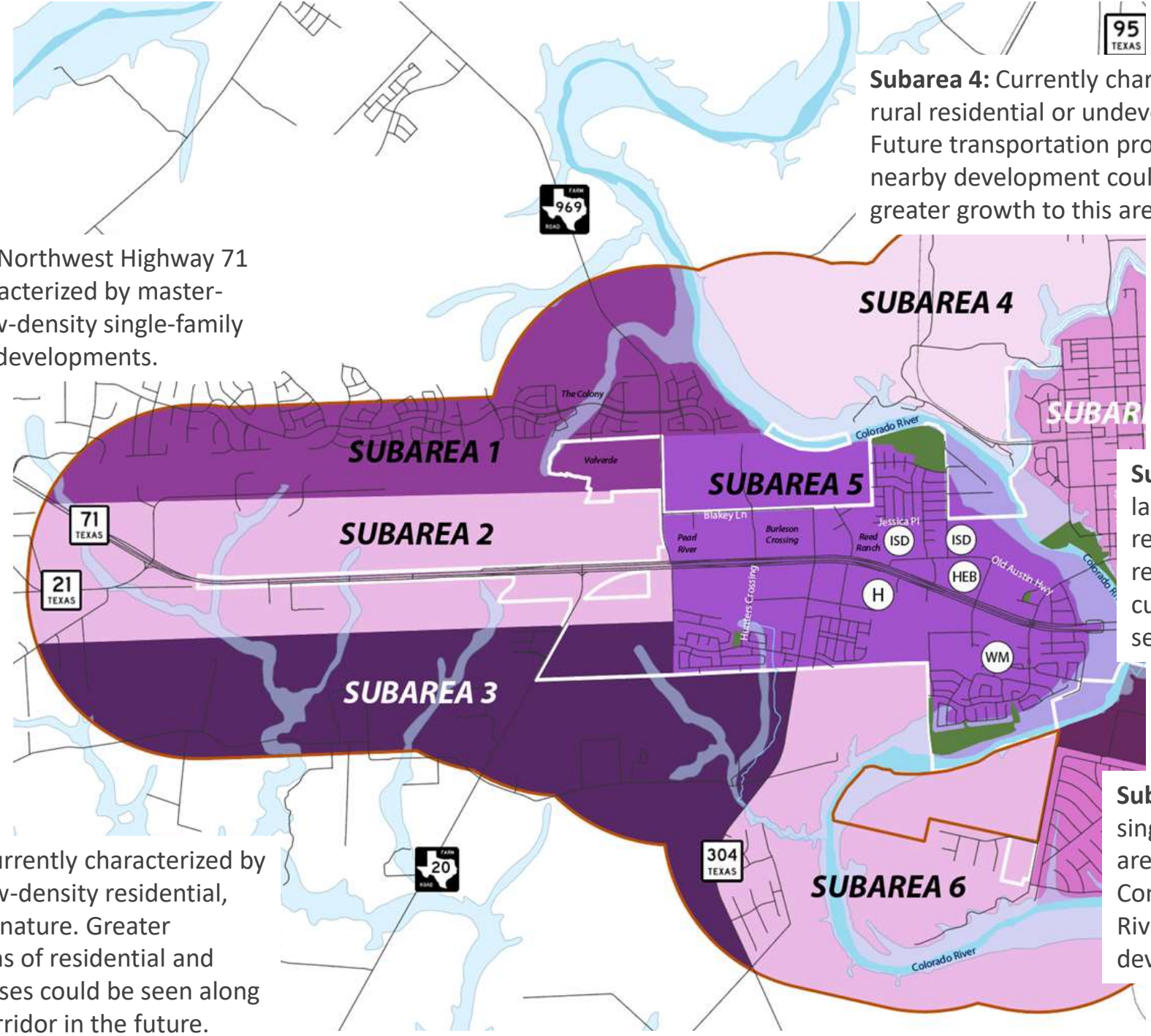
**Subarea 1:** Northwest Highway 71 area is characterized by master-planned low-density single-family residential developments.

**Subarea 2:** Characterized by little development with some auto-oriented commercial uses. In the future, this area could be retail, commercial, multi-family residential, and planned green spaces.

**Subarea 3:** Currently characterized by pockets of low-density residential, more rural in nature. Greater concentrations of residential and commercial uses could be seen along the FM 20 corridor in the future.

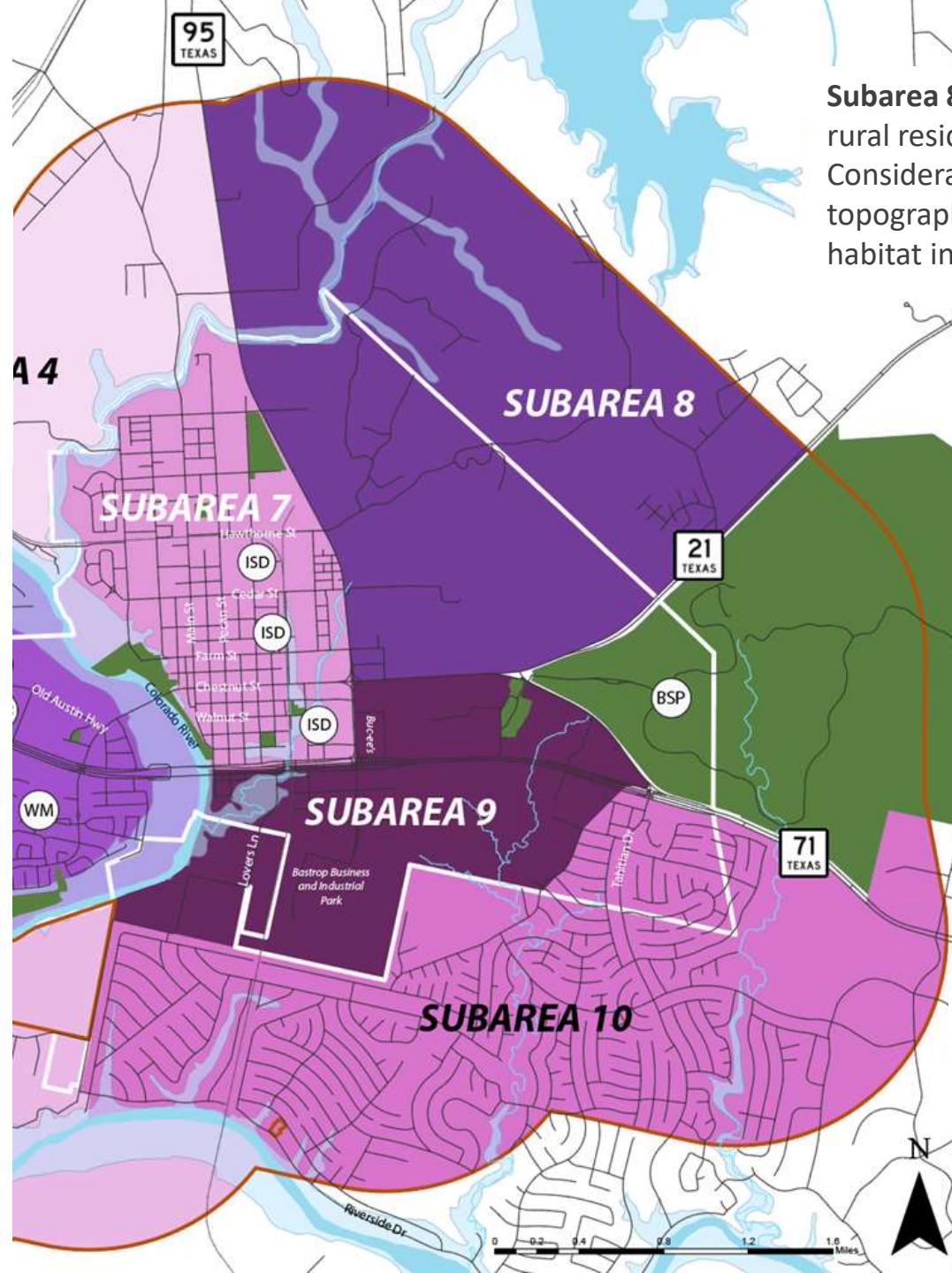
**Subarea 5:** Characterized by large retailers, multi-family residential, and single-family residential. This area is currently the “hub” of retail services in Bastrop.

**Subarea 6:** Characterized by single-family residential and areas of open space. Consideration to the Colorado River should be given in future development.



**Subarea 7:** Downtown Bastrop, characterized by greater density, a variety of lot sizes and land uses including the Historic District, civic and institutional uses, smaller scale commercial, and single-family residential

**Subarea 9:** Characterized by single-family residential and employment uses, including the Bastrop Business and Industrial Park.



**Subarea 8:** Currently characterized by rural residential or undeveloped areas. Consideration should be given to topography and the Houston Toad habitat in future development.

**Subarea 10:** Characterized by low-density single-family residential of generally consistent lot sizes.



# WORKSHOP RECAP

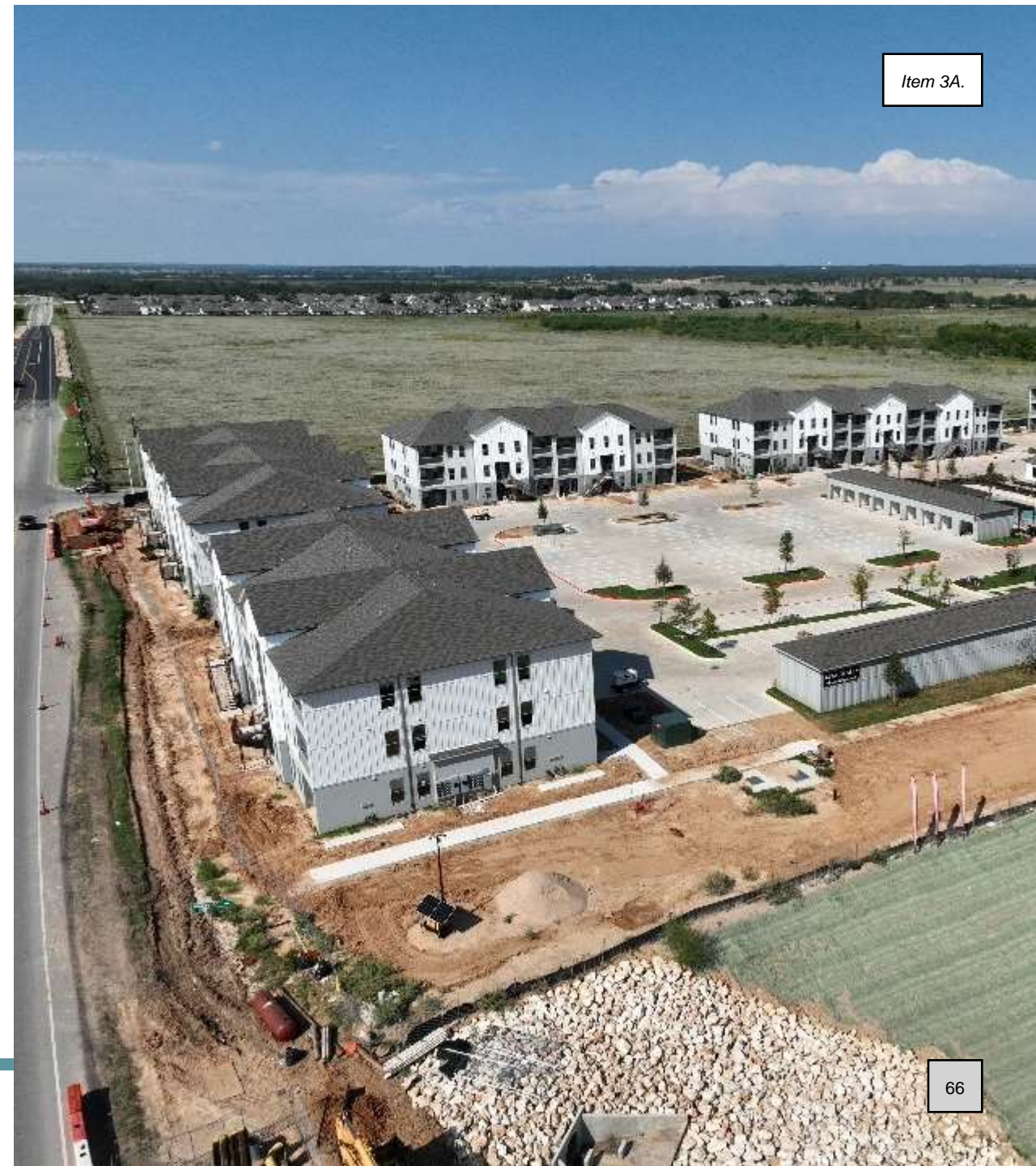
- SWOT Results
- DOT Analysis
- GOALS
  - Goals to be added
  - Goals to be removed





# MOVING FORWARD

- How can the Comprehensive Plan goals be used to guide or shape the updated future land use map?
- How will these goals help to fill the development gaps identified in the draft discussion map?
- How will the Plan goals support the future urbanization patterns identified or desired for the future land use map, especially for “priority areas?”



# NEXT STEPS

1

Public open houses  
on Jan. 23<sup>rd</sup> and Jan.  
29<sup>th</sup>



2

Review all workshop  
and open house  
feedback in  
conjunction with gap  
analysis



3

Technical Committee  
meeting and P&Z  
meeting



4

Develop updates to  
FLUM and plan  
recommendations





# STAFF REPORT

**MEETING DATE:** January 16, 2025

**TITLE:**

Conduct a public hearing, consider, and act on a recommendation to the City Council for consenting to the addition of 60.72 acres, as shown in Exhibit B and described in Exhibit C, Exhibit D, and Exhibit E; into the existing Wildwood Municipal Utility District.

**AGENDA ITEM SUBMITTED BY:**

Andres Rosales, Assistant City Manager

**BACKGROUND/HISTORY:**

The Wildwood Municipal Utility District is a municipal utility district (the "District") that was created by the 87th Texas Legislature in 2021 over the land described in Exhibit A within the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City") for the benefit of the affected public property, including the construction and maintenance of water, sewer, division and drainage facilities and roads.

Additionally, the City of Bastrop consented to the formation of the Wildwood MUD in 2023 with Resolution 2023-67, which acknowledged the MUD would be comprised of an initial 418.3 acres. Since then, the applicant has found it necessary to expand the MUD's boundaries to meet this area's development needs.

Therefore, the applicant requests the City consent to the MUD expanding its boundaries to include 60.72 acres. The City of Bastrop understands the needs for housing in the region and wishes to support development within Bastrop County and its request for the expansion of its boundaries.

**POLICY EXPLANATION:**

Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or policy regulations that are for the good government, peace, or order of the City and are necessary or proper for carrying out a power granted by law to the City.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Make a recommendation to the City Council for consenting to the addition of 60.72 acres, as shown in Exhibit B and described in Exhibit C, Exhibit D, and Exhibit E; into the existing Wildwood Municipal Utility District.

**ATTACHMENTS:**

- Exhibit A - Wildwood MUD House Bill 4645, 87<sup>th</sup> Texas Legislature, Regular Session
- Exhibit B - Proposed Wildwood MUD Addition Map



- Exhibit C - Parcel 5 Property Description
- Exhibit D - Parcel 6 Property Description
- Exhibit E - Parcel 7 Property Description
- Exhibit F - Applicant Request Letter
- Exhibit G - Resolution R-2023-67 Consenting to the Creation of Wildwood MUD





The State of Texas  
Secretary of State

I, Jose A. Esparza, Deputy of State of the State of Texas, DO HEREBY CERTIFY that the attached is a true and correct copy of **House Bill 4645, 87th Session of the Texas Legislature, Regular Session.**

Date Issued: July 2, 2021

A handwritten signature in black ink, consisting of stylized initials "JE" followed by a long horizontal line extending to the right.

Jose A. Esparza  
Deputy Secretary of State



Chapter 761

H.B. No. 4645

1 AN ACT  
 2 relating to the creation of the Wildwood Municipal Utility  
 3 District, granting a limited power of eminent domain; providing  
 4 authority to issue bonds; providing authority to impose  
 5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 8 Code, is amended by adding Chapter 7946A to read as follows:

9 CHAPTER 7946A. WILDWOOD MUNICIPAL UTILITY DISTRICT

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 7946A.0101. DEFINITIONS. In this chapter:

- 12 (1) "Board" means the district's board of directors.
- 13 (2) "Commission" means the Texas Commission on  
 14 Environmental Quality.
- 15 (3) "Director" means a board member.
- 16 (4) "District" means the Wildwood Municipal Utility  
 17 District.

18 Sec. 7946A.0102. NATURE OF DISTRICT. The district is a  
 19 municipal utility district created under Section 59, Article XVI,  
 20 Texas Constitution.

21 Sec. 7946A.0103. CONFIRMATION AND DIRECTOR ELECTION  
 22 REQUIRED. The temporary directors shall hold an election to  
 23 confirm the creation of the district and to elect five permanent  
 24 directors as provided by Section 49.102, Water Code.

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1        Sec. 7946A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section  
3 7946A.0103 until each municipality in whose corporate limits or  
4 extraterritorial jurisdiction the district is located has  
5 consented by ordinance or resolution to the creation of the  
6 district and to the inclusion of land in the district.

7        Sec. 7946A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

8        (a) The district is created to serve a public purpose and benefit.

9        (b) The district is created to accomplish the purposes of:

10        (1) a municipal utility district as provided by  
11 general law and Section 59, Article XVI, Texas Constitution; and

12        (2) Section 52, Article III, Texas Constitution, that  
13 relate to the construction, acquisition, improvement, operation,  
14 or maintenance of macadamized, graveled, or paved roads, or  
15 improvements, including storm drainage, in aid of those roads.

16        Sec. 7946A.0106. INITIAL DISTRICT TERRITORY. (a) The  
17 district is initially composed of the territory described by  
18 Section 2 of the Act enacting this chapter.

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

23        (1) organization, existence, or validity;

24        (2) right to issue any type of bond for the purposes  
25 for which the district is created or to pay the principal of and  
26 interest on a bond;

27        (3) right to impose a tax; or



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1           (4) legality or operation.

2                           SUBCHAPTER B. BOARD OF DIRECTORS

3           Ser. 7946A.0201. GOVERNING BODY; TERMS. (a) The district  
4 is governed by a board of five elected directors.

5           (b) Except as provided by Section 7946A.0202, directors  
6 serve staggered four-year terms.

7           Ser. 7946A.0202. TEMPORARY DIRECTORS. (a) The temporary  
8 board consists of:

9                           (1) Byron Frankland;

10                           (2) Billy Wayne (Trey) Newby III;

11                           (3) John Azar;

12                           (4) Fred Nagel; and

13                           (5) Suzan Leigh Randall.

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

15                           (1) the date permanent directors are elected under  
16 Section 7946A.0103; or

17                           (2) the fourth anniversary of the effective date of  
18 the Act enacting this chapter.

19           (c) If permanent directors have not been elected under  
20 Section 7946A.0103 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                           (1) the date permanent directors are elected under  
25 Section 7946A.0103; or

26                           (2) the fourth anniversary of the date of the  
27 appointment or reappointment.

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1 (d) If Subsection (c) applies, the owner or owners of a  
2 majority of the assessed value of the real property in the district  
3 may submit a petition to the commission requesting that the  
4 commission appoint as successor temporary directors the five  
5 persons named in the petition. The commission shall appoint as  
6 successor temporary directors the five persons named in the  
7 petition.

8 SUBCHAPTER C. POWERS AND DUTIES

9 Sec. 7946A.0301. GENERAL POWERS AND DUTIES. The district  
10 has the powers and duties necessary to accomplish the purposes for  
11 which the district is created.

12 Sec. 7946A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
13 DUTIES. The district has the powers and duties provided by the  
14 general law of this state, including Chapters 49 and 54, Water Code,  
15 applicable to municipal utility districts created under Section 59,  
16 Article XVI, Texas Constitution.

17 Sec. 7946A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
18 Section 52, Article III, Texas Constitution, the district may  
19 design, acquire, construct, finance, issue bonds for, improve,  
20 operate, maintain, and convey to this state, a county, or a  
21 municipality for operation and maintenance macadamized, graveled,  
22 or paved roads, or improvements, including storm drainage, in aid  
23 of those roads.

24 Sec. 7946A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
25 road project must meet all applicable construction standards,  
26 zoning and subdivision requirements, and regulations of each  
27 municipality in whose corporate limits or extraterritorial

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1 jurisdiction the road project is located.

2 (b) If a road project is not located in the corporate limits  
 3 or extraterritorial jurisdiction of a municipality, the road  
 4 project must meet all applicable construction standards,  
 5 subdivision requirements, and regulations of each county in which  
 6 the roadproject is located.

7 (c) If the state will maintain and operate the road, the  
 8 Texas Transportation Commission must approve the plans and  
 9 specifications of the road project.

10 Sec. 7946A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 11 ORDINANCE OR RESOLUTION. The district shall comply with all  
 12 applicable requirements of any ordinance or resolution that is  
 13 adopted under Section 54.016 or 54.0165, Water Code, and that  
 14 consentsto the creation of the district or to the inclusion of land  
 15 in the district.

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 7946A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 18 The district may issue, without an election, bonds and other  
 19 obligations secured by:

- 20 (1) revenue other than ad valorem taxes; or  
 21 (2) contract payments described by Section  
 22 7946A.0413.

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

27 (c) The district may not issue bonds payable from ad valorem

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1 taxes to finance a road project unless the issuance is approved by a  
2 vote of a two-thirds majority of the district voters voting at an  
3 election held for that purpose.

4 Sec. 7946A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
5 authorized at an election held under Section 7946A.0401, the  
6 district may impose an operation and maintenance tax on taxable  
7 property in the district in accordance with Section 49.107, Water  
8 Code.

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

11 Sec. 7946A.0403. CONTRACT TAXES. (a) In accordance with  
12 Section 49.108, Water Code, the district may impose a tax other than  
13 an operation and maintenance tax and use the revenue derived from  
14 the tax to make payments under a contract after the provisions of  
15 the contract have been approved by a majority of the district voters  
16 voting at an election held for that purpose.

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

20 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

21 Sec. 7946A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
22 OBLIGATIONS. The district may issue bonds or other obligations  
23 payable wholly or partly from ad valorem taxes, impact fees,  
24 revenue, contract payments, grants, or other district money, or any  
25 combination of those sources, to pay for any authorized district  
26 purpose.

27 Sec. 7946A.0502. TAXES FOR BONDS. At the time the district



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1 issues bonds payable wholly or partly from ad valorem taxes, the  
2 board shall provide for the annual imposition of a continuing  
3 direct advalorem tax, without limit as to rate or amount, while all  
4 or part of the bonds are outstanding as required and in the manner  
5 provided by Sections 54.601 and 54.602, Water Code.

6 Sec. 7946A.0503. BONDS FOR ROAD PROJECTS. At the time of  
7 issuance, the total principal amount of bonds or other obligations  
8 issued or incurred to finance road projects and payable from ad  
9 valorem taxes may not exceed one-fourth of the assessed value of the  
10 real property in the district.

11 SECTION 2. The Wildwood Municipal Utility District  
12 initially includes all the territory contained in the following  
13 area:

14 DESCRIPTION OF APPROXIMATELY 418.30 ACRES OF LAND IN THE JOSE  
15 ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS;  
16 BEING ALL OF A CERTAIN CALLED 121.72 ACRE TRACT DESCRIBED IN THE  
17 SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
18 RECORD IN DOCUMENT NO. 201413308, OFFICIAL PUBLIC RECORDS OF  
19 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 168.95 ACRE TRACT  
20 DESIGNATED AS TRACT 4 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
21 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
22 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A  
23 PORTION OF A CERTAIN CALLED 1.98 ACRE TRACT DESIGNATED AS TRACT 1  
24 AND DESCRIBED IN THE SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND  
25 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201413307, OFFICIAL  
26 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
27 CALLED 67.83 ACRE TRACT DESIGNATED AS TRACT 2 AND DESCRIBED IN THE

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1 SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
2 RECORD IN DOCUMENT NO. 201413307, OFFICIAL PUBLIC RECORDS OF  
3 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 0.64 ACRE TRACT  
4 DESCRIBED IN EXHIBIT A-1, AND A PORTION OF A CERTAIN CALLED 1.21  
5 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE DEED WITHOUT WARRANTY TO  
6 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
7 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ALL OF  
8 A CERTAIN CALLED 62.586 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE  
9 GENERAL WARRANTY DEED TO BERDOLL INVESTMENTS LP OF RECORD IN  
10 DOCUMENT NO. 201312598, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY,  
11 TEXAS, ALL OF A CERTAIN CALLED 24.012 ACRE TRACT DESIGNATED AS TRACT  
12 2 AND DESCRIBED IN EXHIBIT B, IN THE GENERAL WARRANTY DEED TO HAL  
13 BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944,  
14 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A  
15 CERTAIN CALLED 6.177 ACRE TRACT DESIGNATED AS TRACT 1 AND DESCRIBED  
16 IN EXHIBIT A, IN THE SAID GENERAL WARRANTY DEED TO HAL BERDOLL AND  
17 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944, OFFICIAL  
18 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
19 CALLED 0.306 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
20 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
21 201111354, DOCUMENT NO. 201701630, AND DOCUMENT NO. 201701631,  
22 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 418.30 ACRES  
23 OF LAND, BEING COMPRISED OF TRACT 1 - 449.03 ACRES, AND TRACT 2 -  
24 5.563 ACRES, SAVE AND EXCEPT TRACT 3 - 35.66 ACRES, AND SAVE AND  
25 EXCEPT TRACT 4 - 0.637, AS SURVEYED BY LANDDEV CONSULTING, LLC,  
26 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

27 TRACT 1 - 449.03 Acres

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1 BEGINNING at a bolt found in the south right-of-way line of  
2 State Highway 71, a variable-width right-of-way, at the northeast  
3 corner of the said 62.586 acre tract, same being the northwest  
4 corner of Lot 1, JW Subdivision, a subdivision according to the plat  
5 or map of record in Cabinet 7, Page 68-A, Plat Records of Bastrop  
6 County, Texas, for the northeast corner of the tract described  
7 herein;

8 THENCE with the east line of the said 62.586 acre tract, and  
9 the westline of said Lot 1, JW Subdivision, with an east line of the  
10 tract described herein, the following two (2) courses and  
11 distances:

12 1. S 28°22'06" W, a distance of 604.12 feet to a calculated  
13 angle point at the southwest corner of said Lot 1, JW Subdivision,  
14 for an angle point in an east line of the tract described herein,  
15 and

16 2. S 27°42'48" W, at a distance of 2,184.16 feet, passing a  
17 1/2-inch iron rod and continuing for a total distance of 2,185.28  
18 feet to an axle found in the north line of a certain called 1,443.0  
19 acre tract designated as Second Tract and described in the deed to  
20 John W. Caldwell, Jr. of record in Document No. 201816538, Official  
21 Public Records of Bastrop County, Texas, for the easterly southeast  
22 corner of the tract described herein;

23 THENCE with a south line of the said 62.586 acre tract, the  
24 south line of the said 67.83 acre tract, and the south line of the  
25 said 0.64 acre tract, with the north line of the said 1,443.0 acre  
26 tract, with a south line of the tract described herein, the  
27 following four (4) courses and distances:

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- 1           1. N 62°30'36" W, a distance of 578.60 feet to a 1/2-inch  
2 iron rod found at an angle point,
- 3           2. N 62°05'35" W, a distance of 422.69 feet to a 1-inch  
4 square iron rod found at an angle point,
- 5           3. N 62°07'59" W, a distance of 1,883.16 feet to a 5/8-inch  
6 iron rod with a red illegible plastic cap found at a point-on-line,  
7 and
- 8           4. N 62°07'59" W, a distance of 27.48 feet to a 3-inch metal  
9 fence post found in the east line of the said 168.95 acre tract, at  
10 the southwest corner of the said 0.64 acre tract, for a re-entrant  
11 corner of the tract described herein,
- 12           THENCE with the east line of the said 168.95 acre tract, and  
13 the east line of the said 121.72 acre tract, with the west line of  
14 the said 1,443.0 acre tract, with an east line of the tract  
15 described herein, the following three (3) courses and distances:
- 16           1. S 27°33'16" W, a distance of 1,350.13 feet to a 1/2-inch  
17 iron rod found at an angle point,
- 18           2. S 27°33'46" W, a distance of 2,962.00 feet to a leaning  
19 1/2-inch iron rod found at the southeast corner of the said 168.95  
20 acre tract and the northeast corner of the said 121.72 acre tract,  
21 and
- 22           3. S 27°20'28" W, a distance of 2,815.27 feet to a 1-inch  
23 iron pipe found in the north line of a certain called 769.524 acre  
24 tract designated as Tract 2 and described in the deed to Carr Family  
25 Partnership, LTD. of record in Volume 736, page 233, Official  
26 Public Records of Bastrop County, Texas, at the southeast corner of  
27 the said 121.72 acre tract, for the southerly southeast corner of



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1 the tract described herein;

2 THENCE N 62°35'22" W, with the north line of the said 769.524  
3 acre tract, with the south line of the said 121.72 acre tract, with  
4 a south line of the tract described herein, a distance of 1,884.51  
5 feet to a 1/2-inch iron rod found in the east line of a certain  
6 called 951.10 acre tract described in the deed to Carr Family  
7 partnership, LTD. of record in Document No. 956, Page 441, Deed  
8 Records of Bastrop County, Texas, at the southwest corner of the  
9 said 121.72 acre tract, for the southwest corner of the tract  
10 described herein;

11 THENCE N 27°17'56" E, leaving the north line of the said  
12 769.524 acre tract, with the east line of the said 951.10 acre  
13 tract, with the west line of the said 121.72 acre tract, with the  
14 west line of the tract described herein, a distance of 2,809.87 feet  
15 to a calculated point for the northwest corner of the said 121.72  
16 acre tract and the southwest corner of the said 168.95 acre tract,  
17 for an angle point in the west line of the tract described herein;

18 THENCE with the west and north lines of the said 168.95 acre  
19 tract, with the west and north lines of the tract described herein,  
20 the following four (4) courses and distances:

21 1. N 27°21'42" E, with the east line of the said 951.10 acre  
22 tract, a distance of 3,164.61 feet to a 1/2-inch iron pipe found at  
23 the westerly northwest corner of the said 168.95 acre tract and the  
24 southwest corner of a certain called 48.634 acre tract described in  
25 the deed to Clarence L. Vinklerek et. Ux. of record in Volume 217,  
26 Page 208, Deed Records of Bastrop County, Texas,

27 2. S 62°34'59" E, with the south line of the said 48.634 acre

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1 tract, a distance of 1,225.65 feet to a 1/2-inch iron pipe found at  
2 a re-entrant corner,

3           3. N 27°27'06" E, a distance of 2,050.44 feet to a 1/2-inch  
4 iron rod found at the northerly northwest corner of the said 168.95  
5 acre tract, same being the southwest corner of a certain called  
6 6.667 acre tract described in the gift deed to Katie Frerich  
7 Karnstadt of record in Document No. 201406127, Official Public  
8 Records of Bastrop County, Texas, and

9           4. S 62°32'13" E, with the south line of the said 6.667 acre  
10 tract, and the south line of a certain called 3.707 acre tract  
11 described in the deed to Robert Frerich and Tamara Frerich of record  
12 in Document No. 200112158, Official Public Records of Bastrop  
13 County, Texas, a distance of 670.10 feet to a 1/2-inch iron pipe  
14 found at the northeast corner of the said 168.95 acre tract, and the  
15 southeast corner of the said 3.707 acre tract, same being the  
16 southwest corner of the said 1.21 acre tract, for a re-entrant  
17 corner of the tract described herein;

18           THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
19 tract, and the east line of the said 3.707 acre tract, with the west  
20 line of the tract described herein, a distance of 1,629.03 feet to a  
21 calculated point for the northwest corner of the said 1.21 acre  
22 tract, for a northwest corner of the tract described herein;

23           THENCE S 78°22'38" E, a distance of 31.12 feet to a bent 1-inch  
24 iron pipe found at the northeast corner of the said 1.21 acre tract  
25 and the northwest corner of the said 1.98 acre tract, for a  
26 northwest corner of the tract described herein;

27           THENCE S 77°54'08" E, with the north line of the said 1.98 acre

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1 tract, with a north line of the tract described herein, a distance  
 2 of 363.51 feet to a 1-1/2-inch iron pipe found at the northeast  
 3 corner of the said 1.98 acre tract, same being the northerly  
 4 northwest corner of a certain tract designated as Tract Two and  
 5 described in the deed to Lina Sue West of record in Document  
 6 No. 20191184, Official Public Records of Bastrop County, Texas, for  
 7 a northeast corner of the tract described herein;

8 THENCE with an east and south line of the said 1.98 acre  
 9 tract, with a west and north line of the said Second Tract, with an  
 10 east and south line of the tract described herein, the following two  
 11 (2) courses and distances:

12 1. S 26°56'38" W, a distance of 241.66 feet to a calculated  
 13 point for the southeast corner of the said 1.98 acre tract, and

14 2. N 79°19'42" W, a distance of 366.39 feet to a bent 1-inch  
 15 iron pipe found in the east line of the said 1.21 acre tract, at the  
 16 southwest corner of the said 1.98 acre tract, for a re-entrant  
 17 corner of the tract described herein;

18 THENCE S 27°21'26" W, with the west line of the said Second  
 19 Tract, with the east line of the said 1.21 acre tract, with the west  
 20 line of the tract described herein, a distance of 812.51 feet to a  
 21 5/8-inch iron rod found at the southwest corner of the said Second  
 22 Tract, and the westerly northwest corner of the said 67.83 acre  
 23 tract for a re-entrant corner of the tract described herein;

24 THENCE with the south and east line of the said Second Tract,  
 25 with a north and west line of the said 67.83 acre tract, with a north  
 26 and west line of the tract described herein, the following two (2)  
 27 courses and distances:

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1           1. S 62°08'29" E, a distance of 1,149.03 feet to an 8-inch  
2 fence post found at the southeast corner of the said Second Tract  
3 and a re-entrant corner of the said 67.83 acre tract, and

4           2. N 28°26'14" E, a distance of 1,440.02 feet to a calculated  
5 point for the northeast corner of the said Second Tract, and a  
6 northwest corner of the said 67.83 acre tract, for a northwest  
7 corner of the tract described herein;

8           THENCE with the south right-of-way line of said State Highway  
9 71, with the north line of the said 67.83 acre tract, with the north  
10 line of the said 24.012 acre tract, and with the north line of the  
11 said 62.386 acre tract, with the north line of the tract described  
12 herein, the following six (6) courses and distances:

13           1. S 76°31'21" E, a distance of 22.68 feet to a fence post  
14 found at an angle point,

15           2. S 79°43'49" E, a distance of 101.07 feet to a Texas  
16 Department of Transportation (TxDOT) Type-I concrete monument  
17 found at a point-of-curvature,

18           3. With the arc of a curve to the right, having a radius of  
19 2,755.03 feet, an arc distance of 189.73 feet, and a chord which  
20 bears S 78°28'39" E, a distance of 189.70 feet to a calculated  
21 non-tangent end of curve,

22           4. S 53°05'32" E, a distance of 454.67 feet to a Texas  
23 Department of Transportation (TxDOT) Type-I concrete monument  
24 found at an angle point,

25           5. S 55°16'20" E, a distance of 69.16 feet to a calculated  
26 angle point, and

27           6. S 54°07'31" E, a distance of 918.17 feet to the POINT OF



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1 BEGINNING and containing 449.03 acres of land, more or less.

2 TRACT 2 - 5.563 Acres

3 BEGINNING at a Texas Department of Transportation (TxDOT)  
 4 Type-II concrete monument found in the south right-of-way line of  
 5 State Highway 71, a variable-width right-of-way, in the north line  
 6 of the said 6.177 acre tract, at the northeast corner of a certain  
 7 called 0.9152 acre tract designated as Parcel 26 and described in  
 8 the deed to the State of Texas of record in Document No. 202005708,  
 9 Official Public Records of Bastrop County, Texas, for a northwest  
 10 corner as POINT OF BEGINNING of the tract described herein;

11 THENCE S 59°57'55" E, a distance of 722.58 feet to a  
 12 calculated point for the east corner of the said 6.177 acre tract,  
 13 for the east corner of the tract described herein;

14 THENCE with the north line of the vacated portion of State  
 15 Highway 71, with the south line of the said 6.177 acre tract, and  
 16 with the south line of the said 0.306 acre tract, with the south  
 17 line of the tract described herein, the following three (3) courses  
 18 and distances:

19 1. N 80°14'31" W, at a distance of 906.31 feet, passing a  
 20 Texas Department of Transportation (TxDOT) Type-I concrete  
 21 monument found at a point-on-line, and continuing for a total  
 22 distance of 1,060.87 feet to a Texas Department of Transportation  
 23 (TxDOT) Type-I concrete monument found at a point-of-curvature,

24 2. With the arc of a curve to the right, having a radius of  
 25 1,504.75 feet, an arc distance of 214.68 feet, and a chord which  
 26 bears N 77°15'23" W, a distance of 214.50 feet to a calculated point  
 27 for the southeast corner of the said 0.306 acre tract, for a point

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1 of compound-curvature in the south line of the tract described  
2 herein, and

3           3. With the arc of a curve to the right, having a radius of  
4 1,858.52 feet, an arc distance of 30.16 feet, and a chord which  
5 bears N 12°08'53" W, a distance of 30.16 feet to a calculated point  
6 in the east line of a certain called 3.707 acre tract described in  
7 the deed to Robert Frerich and Tamara Frerich of record in Document  
8 No. 200112158, Official Public Records of Bastrop County, Texas,  
9 for the southwest corner of the said 0.306 acre tract, for the  
10 southwest corner of the tract described herein;

11           THENCE N 27°36'14" E, with the west line of the said 0.306 acre  
12 tract and the east line of the said 3.707 acre tract, with the west  
13 line of the tract described herein, a distance of 371.91 feet to an  
14 iron rod with a 2-inch aluminum cap stamped "TxDOT" found at the  
15 southwest corner of the said 0.9152 acre tract, for the westerly  
16 northwest corner of the tract described herein;

17           THENCE leaving the west line of the said 3.707 acre tract,  
18 crossing the said 0.306 acre tract and the said 6.177 acre tract,  
19 with the south and east lines of the said 0.9152 acre tract, with  
20 the north and west lines of the tract described herein, the  
21 following five (5) courses and distances:

22           1. S 59°59'51" E, a distance of 122.61 feet to a Texas  
23 Department of Transportation (TxDOT) Type-II concrete monument  
24 found at an angle point,

25           2. S 52°51'00" E, a distance of 201.55 feet to a Texas  
26 Department of Transportation (TxDOT) Type-II concrete monument  
27 found at an angle point,

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1           3. S 68°35'00" E, a distance of 101.08 feet to a Texas  
2 Department of Transportation (TxDOT) Type-II concrete monument  
3 found at an angle point,

4           4. S 59°56'27" E, a distance of 100.02 feet to a Texas  
5 Department of Transportation (TxDOT) Type-II concrete monument  
6 found at an angle point, and

7           5. N 30°04'14" E, a distance of 75.98 feet to the POINT OF  
8 BEGINNING and containing 5.563 acres of land, more or less.

9           TRACT 3 - SAVE AND EXCEPT 35.66 Acres

10          BEGINNING at a 5/8-inch iron rod found at the westerly  
11 northwest corner of the said 67.83 acre tract, in the west line of  
12 the said 1.21 acre tract, same being the southwest corner of a  
13 certain tract designated as Tract Two and described in the deed to  
14 Lina Sue West of record in Document No. 20190184, Official Public  
15 Records of Bastrop County, Texas, for the northwest corner and  
16 POINT OF BEGINNING of the tract described herein;

17          THENCE S 62°08'29" E, with the south line of the said Second  
18 Tract, with a north line of the said 67.83 acre tract, a distance of  
19 581.20 feet to a calculated point for the northeast corner of the  
20 tract described herein;

21          THENCE leaving the south line of the said Second Tract,  
22 crossing the said 67.83 acre tract, with the east line of the tract  
23 described herein, the following two (2) courses and distances:

24           1. S 05°37'30" E, a distance of 1,151.62 feet to a calculated  
25 angle point, and

26           2. S 01°52'30" E, a distance of 587.94 feet to a calculated  
27 point in the north line of a certain called 1,443.0 acre tract

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1 designated as Second Tract and described in the deed to John W.  
 2 Caldwell, Jr. of record in Document No. 201816538, Official Public  
 3 Records of Bastrop County, Texas, in the south line of the said  
 4 67.83 acre tract, for the southeast corner of the tract described  
 5 herein;

6       THENCE N 62°07'59" W, with the north line of the said 1,443.0  
 7 acre tract, with the south line of the said 67.83 acre tract, with  
 8 the south line of the tract described herein, a distance of 1,501.62  
 9 feet to a 5/8-inch iron rod with a red illegible plastic cap found  
 10 at the southwest corner of the said 67.83 acre tract and the  
 11 northwest corner of the said 1,443.0 acre tract, same being the  
 12 southeast corner of the said 0.64 acre tract, for the southwest  
 13 corner of the tract described herein;

14       THENCE with the west line of the said 67.83 acre tract, with  
 15 the east line of the said 0.64 acre tract, and with the east line of  
 16 the said 1.21 acre tract, the following two (2) courses and  
 17 distances;

18       1. N 27°39'37" E, a distance of 897.17 feet to a 1/2-inch  
 19 iron pipe found at the northeast corner of the said 0.64 acre tract  
 20 and the southeast corner of the said 1.21 acre tract, and

21       2. N 27°31'04" E, a distance of 573.66 feet to the POINT OF  
 22 BEGINNING and containing 35.66 acres of land, more or less.

23       TRACT 4 - SAVE AND EXCEPT 0.637 Acres

24       COMMENCING at a 5/8-inch iron rod found at the westerly  
 25 northwest corner of the said 67.83 acre tract, in the west line of  
 26 the said 1.21 acre tract, same being the southwest corner of a  
 27 certain tract designated as Tract Two and described in the deed to



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1 Lina Sue West of record in Document No. 20190184, Official Public  
2 Records of Bastrop County, Texas;

3 THENCE N 27°21'26" E, with the west line of the said Tract Two,  
4 with the east line of the said 1.21 acre tract, a distance of 33.58  
5 feet to the southeast corner and POINT OF BEGINNING of the tract  
6 described herein;

7 THENCE N 62°53'25" W, leaving the west line of the said Tract  
8 Two, crossing the said 1.21 acre tract, with the south line of the  
9 tract described herein, a distance of 34.50 feet to a calculated  
10 point in the west line of the said 1.21 acre tract, and the east line  
11 of a certain called 3.707 acre tract described in the deed to Robert  
12 Frerich and Tamara Frerich of record in Document No. 200112158,  
13 Official Public Records of Bastrop County, Texas for the southwest  
14 corner of the tract described herein;

15 THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
16 tract, with the east line of the said 3.707 acre tract, with the  
17 west line of the tract described herein, a distance of 848.65 feet  
18 to a calculated point, for the northwest corner of the tract  
19 described herein;

20 THENCE S 09°12'05" E, leaving the east line of the said 3.707  
21 acre tract, crossing the said 1.21 acre tract, with the north line  
22 of the tract described herein, a distance of 53.40 feet to a  
23 calculated point in the east line of the said 1.21 acre tract and  
24 the west line of the said 1.98 acre tract, for a point-on-line in  
25 the northline of the tract described herein;

26 THENCE S 09°12'05" E, leaving the east line of the said 1.21  
27 acre tract, crossing the said 1.98 acre tract, with the north line

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1 of the tract described herein, a distance of 27.22 feet to a  
2 calculated point in the south line of the said 1.98 acre tract, and  
3 the north line of the said Tract Two, for an angle point of the tract  
4 described herein;

5 THENCE N 79°19'42" W, with the south line of the said 1.98 acre  
6 tract, with the north line of the said Tract Two, with a south line  
7 of the tract described herein, a distance of 16.76 feet to a bent  
8 1-inch iron pipe found in the east line of the said 1.21 acre tract,  
9 at the southwest corner of the said 1.98 acre tract, and the  
10 westerly northwest corner of the said Tract Two, for a re-entrant  
11 corner of the tract described herein;

12 THENCE S 27°21'26" W, with the west line of said Tract Two,  
13 with the east line of the said 1.21 acre tract, with the east line of  
14 the tract described herein, a distance of 778.93 feet to the POINT  
15 OF BEGINNING and containing 0.637 acres of land, more or less.

16 FOR A TOTAL AREA OF 418.30 ACRES BEING ALL OF TRACT 1 AND  
17 TRACT 2, SAVE AND EXCEPT TRACT 3 AND TRACT 4 DESCRIBED HEREIN.

18 Bearing Basis: Texas Coordinate System, Central Zone (4203),  
19 NAD 83(2011), Grid.

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

27 (b) The governor, one of the required recipients, has

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1 submitte~~d~~ the notice and Act to the Texas Commission on  
2 Environmental Quality.

3 (c) The Texas Commission on Environmental Quality has filed  
4 its recommendations relating to this Act with the governor, the  
5 lieutenant governor, and the speaker of the house of  
6 representatives within the required time.

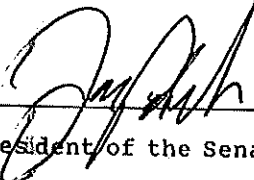
7 (d) All requirements of the constitution and laws of this  
8 state and the rules and procedures of the legislature with respect  
9 to the notice, introduction, and passage of this Act are fulfilled  
10 and accomplished.


11 SECTION 4. (a) If this Act does not receive a two-thirds  
12 vote of all the members elected to each house, Subchapter C, Chapter  
13 7946A, Special District Local Laws Code, as added by Section 1 of  
14 this Act, is amended by adding Section 7946A.0306 to read as  
15 follows:

16 Sec. 7946A.0306. NO EMINENT DOMAIN POWER. The district may  
17 not exercise the power of eminent domain.

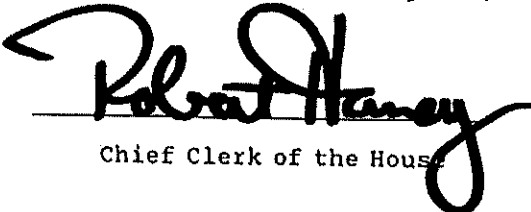
18 (b) This section is not intended to be an expression of a  
19 legislative interpretation of the requirements of Section 17(c),  
20 Article I, Texas Constitution.

21 SECTION 5. This Act takes effect immediately if it receives  
22 a vote of two-thirds of all the members elected to each house, as  
23 provided by Section 39, Article III, Texas Constitution. If this  
24 Act does not receive the vote necessary for immediate effect, this  
25 Act takes effect September 1, 2021.

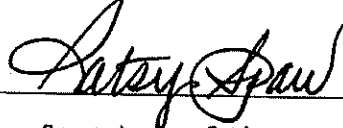
  
\_\_\_\_\_  
President of the Senate

H.B. No. 4645  
  
\_\_\_\_\_  
Speaker of the House

I certify that H.B. No. 4645 was passed by the House on May 14, 2021, by the following vote: Yeas 105, Nays 40, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 4645 on May 28, 2021, by the following vote: Yeas 98, Nays 41, 1 present, not voting.

  
\_\_\_\_\_  
Chief Clerk of the House

I certify that H.B. No. 4645 was passed by the Senate, with amendments, on May 26, 2021, by the following vote: Yeas 31, Nays 0.


  
\_\_\_\_\_  
Secretary of the Senate

APPROVED: \_\_\_\_\_

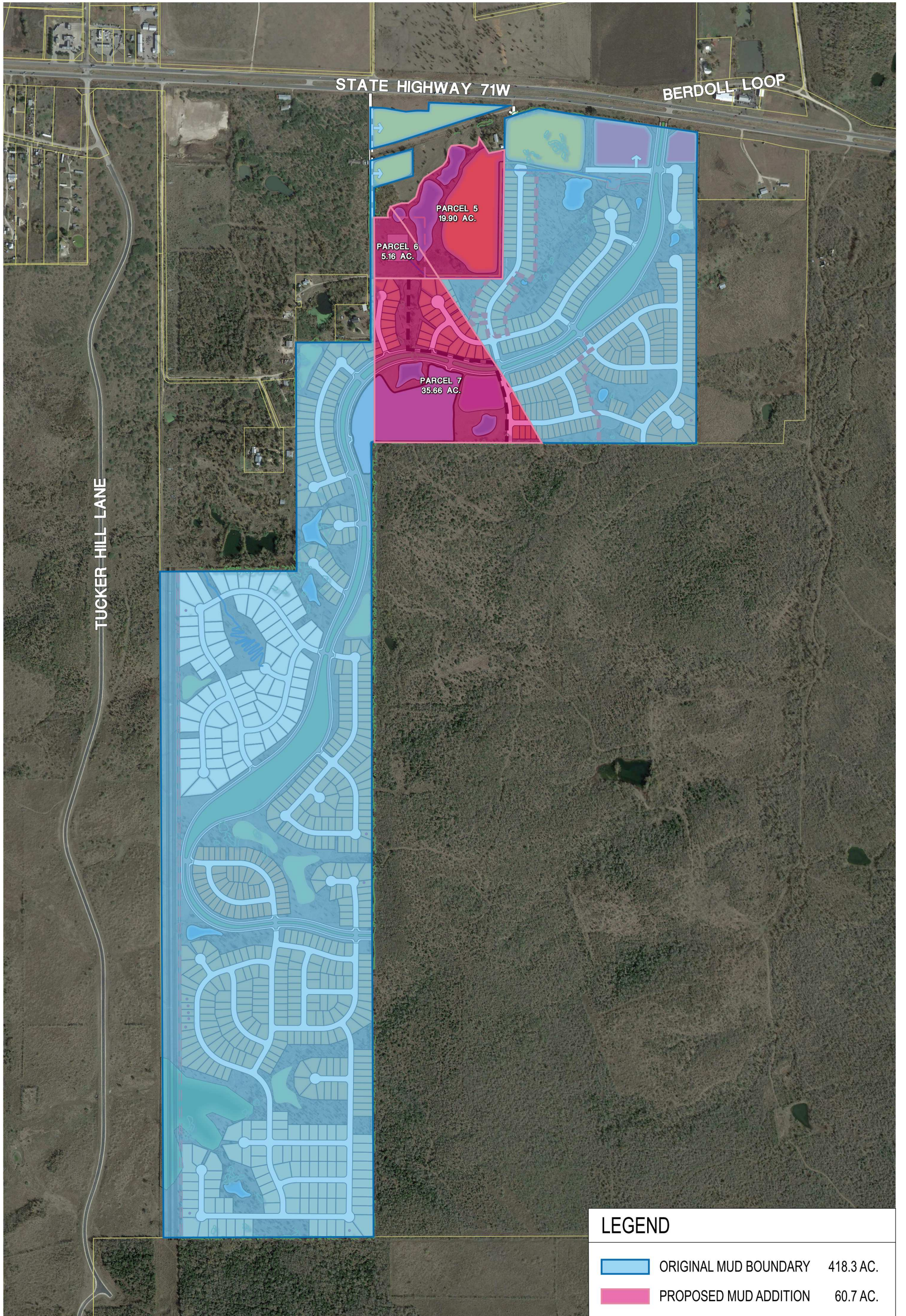
Date



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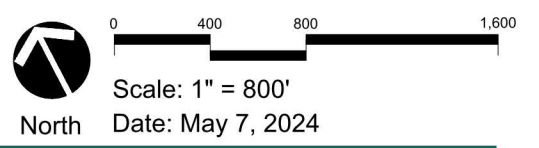
Governor

FILED IN THE OFFICE OF THE  
SECRETARY OF STATE  
4:30 PM O'CLOCK  
JUN 15 2021  
  
\_\_\_\_\_  
Secretary of State





LEGEND		
	ORIGINAL MUD BOUNDARY	418.3 AC.
	PROPOSED MUD ADDITION	60.7 AC.





### FIELD NOTES DESCRIPTION

DESCRIPTION OF 19.90 ACRES OF LAND IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 29.91 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ATLANTIS WKA BASTROP, LLC OF RECORD IN DOCUMENT NO. 202210676, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 19.90 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in a west line of a certain called 67.83 acre tract of land designated as Tract 8 and described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202117668, Official Public Records of Bastrop County, Texas, for the easterly northeast corner of the said 29.91 acre tract, for the northeast corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the south right-of-way line of Old State Highway No. 71, also known as the old abandoned Austin and Bastrop Highway, in the north line of a certain called 32.42 acre tract of land described in the Warranty Deed to Linda Sue West of record in Document No. 201920184, Official Public Records of Bastrop County, Texas, for a northwest corner of the said 67.83 acre tract, bears N 28°26'14" E, a distance of 284.77 feet;

**THENCE** S 28°26'14" W, with the east line of the said 29.91 acre tract, with a west line of the said 67.83 acre tract, with the east line of the tract described herein, a distance of 1,155.25 feet to an 8-inch diameter cedar fence corner post found at the southeast corner of the said 29.91 acre tract, same being a re-entrant corner of the said 67.83 acre tract, for the southeast corner of the tract described herein;

**THENCE** N 62°08'29" W, with the south line of the said 29.91 acre tract, with a north line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 567.83 feet to a calculated point for the southwest corner of the tract described herein, from which a 5/8-inch iron rod found in the east line of a certain called 1.21 acre tract of land designated as Tract 1 and described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202117668, Official Public Records of Bastrop County, Texas, at the most westerly northwest corner of the said 67.83 acre tract, same being the southwest corner of the said 29.91 acre tract, bears N 62°08'29" W, a distance of 581.20 feet;

**THENCE** leaving a north line of the said 67.83 acre tract, crossing the said 29.91 acre tract, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 05°37'30" W, a distance of 575.95 feet to a calculated angle point, and
2. N 09°12'04" W, a distance of 202.66 feet to a calculated point for the northwest corner of the tract described herein;

**THENCE** continuing across the said 29.91 acre tract, with the north line of the tract described herein, the following thirteen (13) courses and distances:

1. S 80°43'07" E, a distance of 101.72 feet to a calculated angle point,
2. S 63°19'34" E, a distance of 63.04 feet to a calculated angle point,
3. N 79°20'44" E, a distance of 87.07 feet to a calculated angle point,
4. N 43°30'33" E, a distance of 108.21 feet to a calculated angle point,

5. N 59°51'25" E, a distance of 80.84 feet to a calculated angle point,
6. N 84°19'44" E, a distance of 204.65 feet to a calculated angle point,
7. N 64°27'05" E, a distance of 53.76 feet to a calculated angle point,
8. N 39°08'02" E, a distance of 99.92 feet to a calculated angle point,
9. N 60°23'28" E, a distance of 40.10 feet to a calculated angle point,
10. S 68°35'31" E, a distance of 70.97 feet to a calculated point-of-curvature,
11. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 118.83 feet, and a chord which bears S 47°15'59" E, a distance of 117.45 feet to a calculated point of non-tangency,
12. S 88°08'18" E, a distance of 58.06 feet to a calculated angle point, and
13. N 39°03'45" E, a distance of 70.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for an angle point in the north line of the said 29.91 acre tract, for a calculated angle point in the north line of the tract described herein;

**THENCE** with the north line of the said 29.91 acre tract, continuing with the north line of the tract described herein, the following two (2) courses and distances:

14. S 05°00'47" E, a distance of 162.38 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for an angle point, and
15. S 73°48'36" E, a distance of 140.91 feet to the **POINT OF BEGINNING** and containing 19.90 acres of land, more or less.

**Bearing Basis:** Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

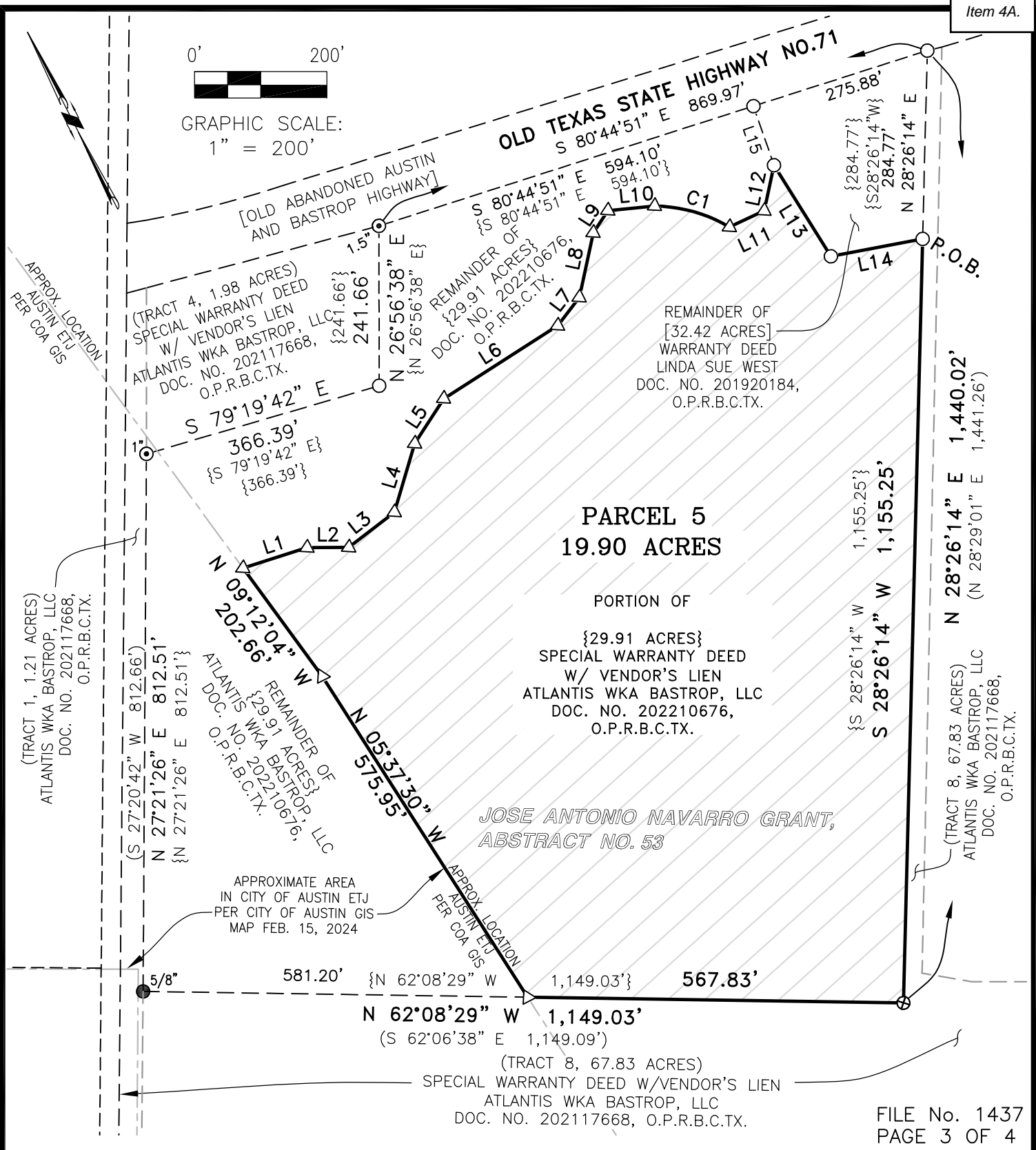
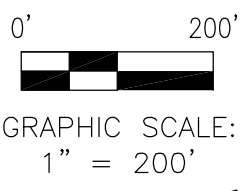
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of March through December 2021, and May 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10<sup>th</sup> day of April 2024 A.D.

HR Green Development TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas





**PARCEL 5**  
19.90 ACRES

PORTION OF  
{29.91 ACRES}  
SPECIAL WARRANTY DEED  
W/ VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202210676,  
O.P.R.B.C.TX.

JOSE ANTONIO NAVARRO GRANT,  
ABSTRACT NO. 53

(TRACT 8, 67.83 ACRES)  
SPECIAL WARRANTY DEED W/VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202117668, O.P.R.B.C.TX.

FILE No. 1437  
PAGE 3 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

19.90 ACRES  
JOSE ANTONIO NAVARRO GRANT, A-53  
BASTROP COUNTY, TEXAS





### FIELD NOTES DESCRIPTION

DESCRIPTION OF 5.16 ACRES OF LAND IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 29.91 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ATLANTIS WKA BASTROP, LLC OF RECORD IN DOCUMENT NO. 202210676, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 5.16 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8-inch iron rod found in the east line of a certain called 1.21 acre tract designated as Tract 1 and described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, at the westerly northwest corner of a certain called 67.83 acre tract designated as Tract 8 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202117668, Official Public Records of Bastrop County, Texas, same being the southwest corner of the said 29.91 acre tract, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** N 27°21'26" E, leaving the westerly northwest corner of the said 67.83 acre tract, with the east line of the said 1.21 acre tract, with the west line of the said 29.91 acre tract, with the west line of the tract described herein, a distance of 545.12 feet to a calculated point for the northwest corner of the tract described herein, from which a 1-inch iron pipe found in the east line of the said 1.21 acre tract, at a westerly northwest corner of the said 29.91 acre tract, same being the southwest corner of a certain called 1.98 acre tract designated as Tract 4 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202117668, Official Public Records of Bastrop County, Texas, bears N 27°21'26" E, a distance of 267.39 feet;

**THENCE** leaving the east line of the said 1.21 acre tract, crossing the said 29.91 acre tract, with the north line of the tract described herein, the following three (3) courses and distances:

1. S 62°28'18" E, a distance of 124.33 feet to a calculated angle point,
2. N 24°19'33" E, a distance of 40.17 feet to a calculated angle point,
3. N 51°11'23" E, a distance of 61.18 feet to a calculated point for the northeast corner of the tract described herein;

**THENCE** continuing across the said 29.91 acre tract, with the east line of the tract described herein, the following two (2) courses and distances:

4. S 09°12'04" E, a distance of 202.66 feet to a calculated angle point, and
5. S 05°37'30" E, a distance of 575.95 feet to a calculated point in the south line of the said 29.91 acre tract and a north line of the said 67.83 acre tract, for the southeast corner of the tract described herein, from which an 8-inch diameter cedar fence corner post found for the southeast corner of the said 29.91 acre tract and a re-entrant corner of the said 67.83 acre tract bears S 62°08'29" E, a distance of 567.83 feet;

**THENCE** N 62°08'29" W, with the south line of the said 29.91 acre tract and a north line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 581.20 feet to the **POINT OF BEGINNING** and containing 5.16 acres of land, more or less.

**Bearing Basis:** Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of March through December 2021, and May 2022.

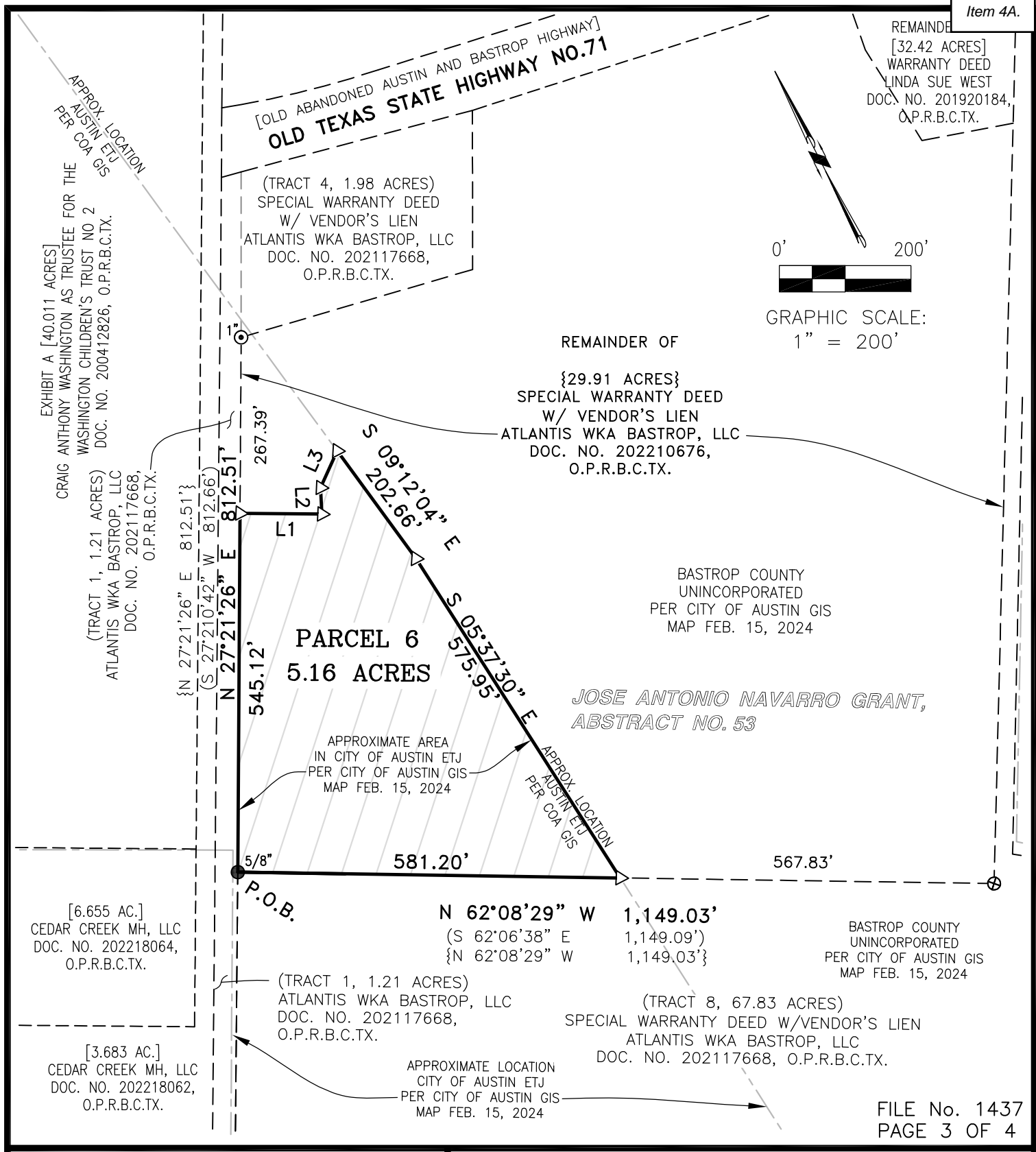
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10<sup>th</sup> day of April 2024 A.D.



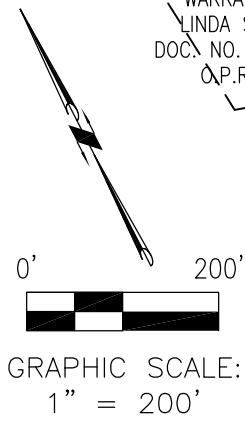
HR Green Development TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas





REMAINDER  
[32.42 ACRES]  
WARRANTY DEED  
LINDA SUE WEST  
DOC. NO. 201920184,  
O.P.R.B.C.TX.



REMAINDER OF  
{29.91 ACRES}  
SPECIAL WARRANTY DEED  
W/ VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202210676,  
O.P.R.B.C.TX.

BASTROP COUNTY  
UNINCORPORATED  
PER CITY OF AUSTIN GIS  
MAP FEB. 15, 2024

*JOSE ANTONIO NAVARRO GRANT,  
ABSTRACT NO. 53*

BASTROP COUNTY  
UNINCORPORATED  
PER CITY OF AUSTIN GIS  
MAP FEB. 15, 2024

(TRACT 8, 67.83 ACRES)  
SPECIAL WARRANTY DEED W/VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202117668, O.P.R.B.C.TX.

FILE No. 1437  
PAGE 3 OF 4



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM  
TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**5.16 ACRES**  
**JOSE ANTONIO NAVARRO GRANT, A-53**  
**BASTROP COUNTY, TEXAS**

**NOTES:**

1. BEARING AND DIRECTION CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99996723.

**LEGEND**

- ⊙ 1/2" IRON PIPE FOUND
- 5/8" IRON ROD FOUND
- ⊗ 8" DIA. CEDAR FENCE CORNER POST FOUND (BOUNDARY)
- △ CALCULATED POINT
- { } RECORD INFORMATION PER DOC. NO. 202210676, O.P.R.B.C.TX.
- ( ) RECORD INFORMATION PER DOC. NO. 202117668, O.P.R.B.C.TX.
- P.O.B. POINT OF BEGINNING
- O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
- D.R.B.C.TX. DEED RECORDS OF BASTROP COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 62°28'18" E	124.33'
L2	N 24°19'33" E	40.17'
L3	N 51°11'23" E	61.18'

FILE No. 1437  
PAGE 4 OF 4



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**5.16 ACRES**  
JOSE ANTONIO NAVARRO GRANT, A-53  
BASTROP COUNTY, TEXAS



### FIELD NOTES DESCRIPTION

DESCRIPTION OF 35.66 ACRES OF LAND IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 67.83 ACRE TRACT OF LAND DESIGNATED AS TRACT 8, DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ATLANTIS WKA BASTROP, LLC OF RECORD IN DOCUMENT NO. 202117668, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 35.66 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8-inch iron rod found at the westerly northwest corner of the said 67.83 acre tract, in the east line of a certain called 1.21 acre tract designated as Tract 1 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, same being the southwest corner of a certain called 29.91 acre tract described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202210676, Official Public Records of Bastrop County, Texas, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** S 62°08'29" E, leaving the east line of the said 1.21 acre tract, with the south line of the said 29.91 acre tract, with a north line of the said 67.83 acre tract, with the north line of the tract described herein, a distance of 581.20 feet to a calculated point for the northeast corner of the tract described herein, from which an 8-inch cedar fence corner post found for the southeast corner of the said 29.91 acre tract and a re-entrant corner of the said 67.83 acre tract bears S 62°08'29" E, a distance of 567.83 feet;

**THENCE** leaving the south line of the said 29.91 acre tract, crossing the said 67.83 acre tract, with the east line of the tract described herein, the following two (2) courses and distances:

1. S 05°37'30" E, a distance of 1,151.62 feet to a calculated angle point, and
2. S 01°52'30" E, a distance of 587.94 feet to a calculated point in the north line of a certain called 1,443.0 acre tract of land designated as Second Tract and described in the deed to John W. Caldwell, Jr. of record in Document No. 201816538, Official Public Records of Bastrop County, Texas, in the south line of the said 67.83 acre tract, for the southeast corner of the tract described herein;

**THENCE** N 62°07'59" W, with the north line of the said 1,443.0 acre tract, with the south line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 1,501.62 feet to a 5/8-inch iron rod with a red illegible plastic cap found at the southwest corner of the said 67.83 acre tract, same being the southeast corner of a certain called 0.64 acre tract designated as Tract 7 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, for the southwest corner of the tract described herein;

**THENCE** leaving the north line of the said 1,443.0 acre tract, with the west line of the said 67.83 acre tract, with the east line of the said 0.64 acre tract and with the east line of the said 1.21 acre tract, the following two (2) courses and distances:

1. N 27°39'37" E, a distance of 897.17 feet to a 1/2-inch iron pipe found at the northeast corner of the said 0.64 acre tract and the southeast corner of the said 1.21 acre tract, for an angle point of the tract described herein, and
2. N 27°31'04" E, a distance of 573.66 feet to the **POINT OF BEGINNING** and containing 35.66 acres of land, more or less.

**Bearing Basis:** Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of March through December 2021, and May 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10<sup>th</sup> day of April 2024 A.D.

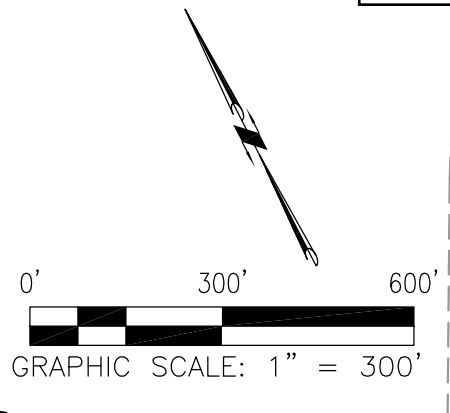
HR Green Development TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas



EXHIBIT A [40.011 ACRES]  
CRAIG ANTHONY WASHINGTON AS  
TRUSTEE FOR THE WASHINGTON  
CHILDREN'S TRUST NO 2  
DOC. NO. 200412826, O.P.R.B.C.TX.

{29.91 ACRES}  
SPECIAL WARRANTY DEED  
W/ VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202210676,  
O.P.R.B.C.TX.



{N 62°08'29" W 1,149.03'  
(S 62°06'38" E 1,149.09')  
S 62°08'29" E 1,149.03'

[6.655 AC.]  
CEDAR CREEK MH, LLC  
DOC. NO. 202218064,  
O.P.R.B.C.TX.

[3.883 AC.]  
CEDAR CREEK MH, LLC  
DOC. NO. 202218062,  
O.P.R.B.C.TX.

581.20'  
(TRACT 1, 1.21 ACRES)  
SPECIAL WARRANTY DEED  
W/VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202117668,  
O.P.R.B.C.TX.

JOSE ANTONIO NAVARRO GRANT,  
ABSTRACT NO. 53

BASTROP COUNTY  
UNINCORPORATED  
PER CITY OF AUSTIN GIS  
MAP FEB. 15, 2024

APPROXIMATE LOCATION  
CITY OF AUSTIN ETJ  
PER CITY OF AUSTIN GIS  
MAP FEB. 15, 2024

**PARCEL 7  
35.66 ACRES**

(TRACT 8, 67.83 ACRES)  
SPECIAL WARRANTY DEED  
W/ VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202117668,  
O.P.R.B.C.TX.

(TRACT 7, 0.64 ACRES)  
SPECIAL WARRANTY DEED  
W/VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202117668,  
O.P.R.B.C.TX.

5/8"  
P.O.B.  
N 27°31'04" E 573.66'  
(S 27°35'09" W (575.55'))  
1/2"  
N 27°39'37" E 897.17'  
(S 27°35'09" W 895.59')  
5/8" ILLEGIBLE

1,501.62'

N 62°07'59" W 1,883.16'  
(N 62°08'45" W 1,882.92')

[S 61°24'22" E 1,910.83']

[SOUTH TRACT - 1,443.0 ACRES]  
JOHN W. CALDWELL, JR.  
DOC. NO. 201816538,  
O.P.R.B.C.TX.

S 01°52'30" E 587.94'

381.54'

APPROX. LOCATION  
AUSTIN ETJ  
PER COA GIS

FILE No. 1437  
PAGE 3 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**35.66 ACRES**  
JOSE ANTONIO NAVARRO GRANT, A-53  
BASTROP COUNTY, TEXAS

**NOTES:**

1. BEARING AND DIRECTION CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99996723.

**LEGEND**

● 5/8"	5/8" IRON ROD FOUND
● 1/2"	1/2" IRON ROD FOUND
⊙	1" SQUARE BOLT FOUND
⊗	8" DIA. CEDAR FENCE CORNER POST FOUND (BOUNDARY)
△	CALCULATED POINT
{ }	RECORD INFORMATION PER DOC. NO. 202117668, O.P.R.B.C.TX.
( )	RECORD INFORMATION PER DOC. NO. 202210676, O.P.R.B.C.TX.
[ ]	ADJOINER INFORMATION
P.O.B.	POINT OF BEGINNING
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

FILE No. 1437  
PAGE 4 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
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TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**35.66 ACRES**  
JOSE ANTONIO NAVARRO GRANT, A-53  
BASTROP COUNTY, TEXAS





July 1, 2024

Sylvia Carrillo, City Manager  
1311 Chestnut Street  
Bastrop, Texas 78602

RE: MUD Consent for additional land in Wildwood MUD

Dear Ms. Carrillo,

Please find attached an application for the expansion of the existing Wildwood Municipal Utility District (MUD). The existing City of Bastrop Consent for the Wildwood MUD was signed on April 25, 2023 and included approximately 418 acres of land located at the far western extent of the City ETJ. The proposed additional land requested for inclusion into the Wildwood MUD is 60.7 acres.

The expansion of the MUD will be part of the master planned community that has been named "Silverleaf". The land uses within the expanded MUD boundary will include a new elementary school site, waste water treatment facility, additional single family residential, parks and amenity open space.

The expanded MUD lands will be served by the same utility providers as the original Wildwood MUD. The land includes the same drainage, infrastructure, circulation, soils, etc., as were depicted in the original MUD consent documents, master plan and engineering reports.

Thank you for your consideration of this MUD expansion request. If you have any questions or concerns, please do not hesitate to call me to discuss.

Sincerely,

Mark Baker  
Principal

**RESOLUTION NO. 2023-67**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, CONSENTING TO THE CREATION AND DIVISION OF WILDWOOD MUNICIPAL UTILITY DISTRICT; PROVIDING FOR AN OPEN MEETINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Wildwood Municipal Utility District, a municipal utility district (the "District") that was created by the 87th Texas Legislature over the land described in Exhibit A within the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City") for the benefit of the affected public property, including the construction and maintenance of water, sewer, division and drainage facilities and roads;

**WHEREAS**, the City of Bastrop desires to assist Bastrop County with the development of new homes for the growing population of Bastrop County; and

**WHEREAS**, the City of Bastrop agrees to manifest its support for the creation of the District in fulfillment of Section 7946A.0104, Texas Special District Local Laws Code, Section 42.042, Texas Local Government Code, and Section 54.016, Texas Water Code; and

**WHEREAS**, the City of Bastrop acknowledges that the District has conducted confirmation and director elections in fulfillment of Section 7946A.0103, Texas Special District Local Laws Code, and further desires to manifest its support and approval for those elections, such that this Resolution qualifies as a consented by ordinance or resolution to the creation of the District and inclusion of land within the District under Section 7946A.0104, Texas Special District Local Laws Code;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:**

**SECTION 1.** The facts and opinions in the preamble of this Resolution are correct.

**SECTION 2.** The City hereby consents and expresses its support for the special legislation attached as Exhibit A.

**SECTION 3.** This Resolution constitutes consent to the creation of the district and to the inclusion of land in the district subject to the inclusion in any legislation creating the District.

**SECTION 4.** The City Council of Bastrop further consents to and acknowledges the validity of the Confirmation and Director elections the District conducted in May 2022 and the results of those elections.

**SECTION 5.** The Mayor and City Secretary are hereby authorized to execute any documents necessary to effectuate this Resolution.

**SECTION 6.** This Resolution shall be effective from and after the date of its passage.




April, DULY RESOLVED by the City Council of the City of Bastrop, Texas, on the 25<sup>th</sup> day of \_\_\_\_\_, 2023.

**APPROVED:**

  
\_\_\_\_\_  
Connie B. Schroeder, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**


  
\_\_\_\_\_  
Alan Bojorquez, City Attorney





EXHIBIT A





The State of Texas  
Secretary of State

I, Jose A. Esparza, Deputy of State of the State of Texas, DO HEREBY CERTIFY that the attached is a true and correct copy of House Bill 4645, 87th Session of the Texas Legislature, Regular Session.

Date Issued: July 2, 2021

A handwritten signature in black ink, consisting of the initials "JE" followed by a long horizontal stroke.

---

Jose A. Esparza  
Deputy Secretary of State



Chapter 761

H.B. No. 4645

1 AN ACT  
 2 relating to the creation of the Wildwood Municipal Utility  
 3 District, granting a limited power of eminent domain; providing  
 4 authority to issue bonds; providing authority to impose  
 5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 8 Code, is amended by adding Chapter 7946A to read as follows:

9 CHAPTER 7946A. WILDWOOD MUNICIPAL UTILITY DISTRICT

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 7946A.0101. DEFINITIONS. In this chapter:

- 12 (1) "Board" means the district's board of directors.
- 13 (2) "Commission" means the Texas Commission on  
 14 Environmental Quality.
- 15 (3) "Director" means a board member.
- 16 (4) "District" means the Wildwood Municipal Utility  
 17 District.

18 Sec. 7946A.0102. NATURE OF DISTRICT. The district is a  
 19 municipal utility district created under Section 59, Article XVI,  
 20 Texas Constitution.

21 Sec. 7946A.0103. CONFIRMATION AND DIRECTOR ELECTION  
 22 REQUIRED. The temporary directors shall hold an election to  
 23 confirm the creation of the district and to elect five permanent  
 24 directors as provided by Section 49.102, Water Code.

H.B. No. 4645

1        Sec. 7946A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 2 temporary directors may not hold an election under Section  
 3 7946A.0103 until each municipality in whose corporate limits or  
 4 extraterritorial jurisdiction the district is located has  
 5 consented by ordinance or resolution to the creation of the  
 6 district and to the inclusion of land in the district.

7        Sec. 7946A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

8        (a) The district is created to serve a public purpose and benefit.

9        (b) The district is created to accomplish the purposes of:

10        (1) a municipal utility district as provided by  
 11 general law and Section 59, Article XVI, Texas Constitution; and

12        (2) Section 52, Article III, Texas Constitution, that  
 13 relate to the construction, acquisition, improvement, operation,  
 14 or maintenance of macadamized, graveled, or paved roads, or  
 15 improvements, including storm drainage, in aid of those roads.

16        Sec. 7946A.0106. INITIAL DISTRICT TERRITORY. (a) The  
 17 district is initially composed of the territory described by  
 18 Section 2 of the Act enacting this chapter.

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

23        (1) organization, existence, or validity;

24        (2) right to issue any type of bond for the purposes  
 25 for which the district is created or to pay the principal of and  
 26 interest on a bond;

27        (3) right to impose a tax; or



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1                   (4) legality or operation.

2                   SUBCHAPTER B. BOARD OF DIRECTORS

3                   Sec. 7946A.0201. GOVERNING BODY; TERMS. (a) The district  
4 is governed by a board of five elected directors.

5                   (b) Except as provided by Section 7946A.0202, directors  
6 serve staggered four-year terms.

7                   Sec. 7946A.0202. TEMPORARY DIRECTORS. (a) The temporary  
8 board consists of:

9                   (1) Byron Frankland;

10                   (2) Billy Wayne (Trey) Newby III;

11                   (3) John Azar;

12                   (4) Fred Nagel; and

13                   (5) Suzan Leigh Randall.

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

15                   (1) the date permanent directors are elected under  
16 Section 7946A.0103; or

17                   (2) the fourth anniversary of the effective date of  
18 the Act enacting this chapter.

19                   (c) If permanent directors have not been elected under  
20 Section 7946A.0103 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
25 Section 7946A.0103; or

26                   (2) the fourth anniversary of the date of the  
27 appointment or reappointment.

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1        (d) If Subsection (c) applies, the owner or owners of a  
 2 majority of the assessed value of the real property in the district  
 3 may submit a petition to the commission requesting that the  
 4 commission appoint as successor temporary directors the five  
 5 persons named in the petition. The commission shall appoint as  
 6 successor temporary directors the five persons named in the  
 7 petition.

8                                SUBCHAPTER C. POWERS AND DUTIES

9        Sec. 7946A.0301. GENERAL POWERS AND DUTIES. The district  
 10 has the powers and duties necessary to accomplish the purposes for  
 11 which the district is created.

12        Sec. 7946A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 13 DUTIES. The district has the powers and duties provided by the  
 14 general law of this state, including Chapters 49 and 54, Water Code,  
 15 applicable to municipal utility districts created under Section 59,  
 16 Article XVI, Texas Constitution.

17        Sec. 7946A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
 18 Section 52, Article III, Texas Constitution, the district may  
 19 design, acquire, construct, finance, issue bonds for, improve,  
 20 operate, maintain, and convey to this state, a county, or a  
 21 municipality for operation and maintenance macadamized, graveled,  
 22 or paved roads, or improvements, including storm drainage, in aid  
 23 of those roads.

24        Sec. 7946A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 25 road project must meet all applicable construction standards,  
 26 zoning and subdivision requirements, and regulations of each  
 27 municipality in whose corporate limits or extraterritorial

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1 jurisdiction the road project is located.

2 (b) If a road project is not located in the corporate limits  
 3 or extraterritorial jurisdiction of a municipality, the road  
 4 project must meet all applicable construction standards,  
 5 subdivision requirements, and regulations of each county in which  
 6 the roadproject is located.

7 (c) If the state will maintain and operate the road, the  
 8 Texas Transportation Commission must approve the plans and  
 9 specifications of the road project.

10 Sec. 7946A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 11 ORDINANCE OR RESOLUTION. The district shall comply with all  
 12 applicable requirements of any ordinance or resolution that is  
 13 adopted under Section 54.016 or 54.0165, Water Code, and that  
 14 consentsto the creation of the district or to the inclusion of land  
 15 in the district.

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 7946A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 18 The district may issue, without an election, bonds and other  
 19 obligatins secured by:

20 (1) revenue other than ad valorem taxes; or

21 (2) contract payments described by Section  
 22 7946A.0413.

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

27 (c) The district may not issue bonds payable from ad valorem

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1 taxes to finance a road project unless the issuance is approved by a  
 2 vote of a two-thirds majority of the district voters voting at an  
 3 election held for that purpose.

4 Sec. 7946A.0402. OPERATION AND MAINTENANCE TAX. (a) IF  
 5 authorized at an election held under Section 7946A.0401, the  
 6 district may impose an operation and maintenance tax on taxable  
 7 property in the district in accordance with Section 49.107, Water  
 8 Code.

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

11 Sec. 7946A.0403. CONTRACT TAXES. (a) In accordance with  
 12 Section 49.108, Water Code, the district may impose a tax other than  
 13 an operation and maintenance tax and use the revenue derived from  
 14 the tax to make payments under a contract after the provisions of  
 15 the contract have been approved by a majority of the district voters  
 16 voting at an election held for that purpose.

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

20 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

21 Sec. 7946A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 22 OBLIGATIONS. The district may issue bonds or other obligations  
 23 payable wholly or partly from ad valorem taxes, impact fees,  
 24 revenue, contract payments, grants, or other district money, or any  
 25 combination of those sources, to pay for any authorized district  
 26 purpose.

27 Sec. 7946A.0502. TAXES FOR BONDS. At the time the district

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1 issues bonds payable wholly or partly from ad valorem taxes, the  
2 board shall provide for the annual imposition of a continuing  
3 direct advalorem tax, without limit as to rate or amount, while all  
4 or part of the bonds are outstanding as required and in the manner  
5 provided by Sections 54.601 and 54.602, Water Code.

6 Sec. 7946A.0503. BONDS FOR ROAD PROJECTS. At the time of  
7 issuance, the total principal amount of bonds or other obligations  
8 issued or incurred to finance road projects and payable from ad  
9 valorem taxes may not exceed one-fourth of the assessed value of the  
10 real property in the district.

11 SECTION 2. The Wildwood Municipal Utility District  
12 initially includes all the territory contained in the following  
13 area:

14 DESCRIPTION OF APPROXIMATELY 418.30 ACRES OF LAND IN THE JOSE  
15 ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS;  
16 BEING ALL OF A CERTAIN CALLED 121.72 ACRE TRACT DESCRIBED IN THE  
17 SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
18 RECORD IN DOCUMENT NO. 201413308, OFFICIAL PUBLIC RECORDS OF  
19 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 168.95 ACRE TRACT  
20 DESIGNATED AS TRACT 4 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
21 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
22 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A  
23 PORTION OF A CERTAIN CALLED 1.98 ACRE TRACT DESIGNATED AS TRACT 1  
24 AND DESCRIBED IN THE SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND  
25 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201413307, OFFICIAL  
26 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
27 CALLED 67.83 ACRE TRACT DESIGNATED AS TRACT 2 AND DESCRIBED IN THE



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1 SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
2 RECORD IN DOCUMENT NO. 201413307, OFFICIAL PUBLIC RECORDS OF  
3 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 0.64 ACRE TRACT  
4 DESCRIBED IN EXHIBIT A-1 , AND A PORTION OF A CERTAIN CALLED 1.21  
5 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE DEED WITHOUT WARRANTY TO  
6 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
7 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ALL OF  
8 A CERTAIN CALLED 62.586 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE  
9 GENERAL WARRANTY DEED TO BERDOLL INVESTMENTS LP OF RECORD IN  
10 DOCUMENT NO. 201312598, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY,  
11 TEXAS, ALL OF A CERTAIN CALLED 24.012 ACRE TRACT DESIGNATED AS TRACT  
12 2 AND DESCRIBED IN EXHIBIT B, IN THE GENERAL WARRANTY DEED TO HAL  
13 BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944,  
14 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A  
15 CERTAIN CALLED 6.177 ACRE TRACT DESIGNATED AS TRACT 1 AND DESCRIBED  
16 IN EXHIBIT A, IN THE SAID GENERAL WARRANTY DEED TO HAL BERDOLL AND  
17 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944, OFFICIAL  
18 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
19 CALLED 0.306 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
20 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
21 201111354, DOCUMENT NO. 201701630, AND DOCUMENT NO. 201701631,  
22 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 418.30 ACRES  
23 OF LAND, BEING COMPRISED OF TRACT 1 - 449.03 ACRES, AND TRACT 2 -  
24 5.563 ACRES, SAVE AND EXCEPT TRACT 3 - 35.66 ACRES, AND SAVE AND  
25 EXCEPT TRACT 4 - 0.637, AS SURVEYED BY LANDDEV CONSULTING, LLC,  
26 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

27 TRACT 1 - 449.03 Acres

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1 BEGINNING at a bolt found in the south right-of-way line of  
 2 State Highway 71, a variable-width right-of-way, at the northeast  
 3 corner of the said 62.586 acre tract, same being the northwest  
 4 corner of Lot 1, JW Subdivision, a subdivision according to the plat  
 5 or map of record in Cabinet 7, Page 68-A, Plat Records of Bastrop  
 6 County, Texas, for the northeast corner of the tract described  
 7 herein;

8 THENCE with the east line of the said 62.586 acre tract, and  
 9 the west line of said Lot 1, JW Subdivision, with an east line of the  
 10 tract described herein, the following two (2) courses and  
 11 distances:

12 1. S 28°22'06" W, a distance of 604.12 feet to a calculated  
 13 angle point at the southwest corner of said Lot 1, JW Subdivision,  
 14 for an angle point in an east line of the tract described herein,  
 15 and

16 2. S 27°42'48" W, at a distance of 2,184.16 feet, passing a  
 17 1/2-inch iron rod and continuing for a total distance of 2,185.28  
 18 feet to an axle found in the north line of a certain called 1,443.0  
 19 acre tract designated as Second Tract and described in the deed to  
 20 John W. Caldwell, Jr. of record in Document No. 201816538, Official  
 21 Public Records of Bastrop County, Texas, for the easterly southeast  
 22 corner of the tract described herein;

23 THENCE with a south line of the said 62.586 acre tract, the  
 24 south line of the said 67.83 acre tract, and the south line of the  
 25 said 0.64 acre tract, with the north line of the said 1,443.0 acre  
 26 tract, with a south line of the tract described herein, the  
 27 following four (4) courses and distances:

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- 1           1. N 62°30'36" W, a distance of 578.60 feet to a 1/2-inch  
2 iron rod found at an angle point,
- 3           2. N 62°05'35" W, a distance of 422.69 feet to a 1-inch  
4 square iron rod found at an angle point,
- 5           3. N 62°07'59" W, a distance of 1,883.16 feet to a 5/8-inch  
6 iron rod with a red illegible plastic cap found at a point-on-line,  
7 and
- 8           4. N 62°07'59" W, a distance of 27.48 feet to a 3-inch metal  
9 fence post found in the east line of the said 168.95 acre tract, at  
10 the southwest corner of the said 0.64 acre tract, for a re-entrant  
11 corner of the tract described herein,
- 12           THENCE with the east line of the said 168.95 acre tract, and  
13 the east line of the said 121.72 acre tract, with the west line of  
14 the said 1,443.0 acre tract, with an east line of the tract  
15 described herein, the following three (3) courses and distances:
- 16           1. S 27°33'16" W, a distance of 1,350.13 feet to a 1/2-inch  
17 iron rod found at an angle point,
- 18           2. S 27°33'46" W, a distance of 2,962.00 feet to a leaning  
19 1/2-inch iron rod found at the southeast corner of the said 168.95  
20 acre tract and the northeast corner of the said 121.72 acre tract,  
21 and
- 22           3. S 27°20'28" W, a distance of 2,815.27 feet to a 1-inch  
23 iron pipe found in the north line of a certain called 769.524 acre  
24 tract designated as Tract 2 and described in the deed to Carr Family  
25 Partnership, LTD. of record in Volume 736, page 233, Official  
26 Public Records of Bastrop County, Texas, at the southeast corner of  
27 the said 121.72 acre tract, for the southerly southeast corner of

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1 the tract described herein;

2 THENCE N 62°35'22" W, with the north line of the said 769.524  
3 acre tract, with the south line of the said 121.72 acre tract, with  
4 a south line of the tract described herein, a distance of 1,884.51  
5 feet to a 1/2-inch iron rod found in the east line of a certain  
6 called 951.10 acre tract described in the deed to Carr Family  
7 partnership, LTD. of record in Document No. 956, Page 441, Deed  
8 Records of Bastrop County, Texas, at the southwest corner of the  
9 said 121.72 acre tract, for the southwest corner of the tract  
10 described herein;

11 THENCE N 27°17'56" E, leaving the north line of the said  
12 769.524 acre tract, with the east line of the said 951.10 acre  
13 tract, with the west line of the said 121.72 acre tract, with the  
14 west line of the tract described herein, a distance of 2,809.87 feet  
15 to a calculated point for the northwest corner of the said 121.72  
16 acre tract and the southwest corner of the said 168.95 acre tract,  
17 for an angle point in the west line of the tract described herein;

18 THENCE with the west and north lines of the said 168.95 acre  
19 tract, with the west and north lines of the tract described herein,  
20 the following four (4) courses and distances:

21 1. N 27°21'42" E, with the east line of the said 951.10 acre  
22 tract, a distance of 3,164.61 feet to a 1/2-inch iron pipe found at  
23 the westerly northwest corner of the said 168.95 acre tract and the  
24 southwest corner of a certain called 48.634 acre tract described in  
25 the deed to Clarence L. Vinklerek et. Ux. of record in Volume 217,  
26 Page 208, Deed Records of Bastrop County, Texas,

27 2. S 62°34'59" E, with the south line of the said 48.634 acre

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1 tract, a distance of 1,225.65 feet to a 1/2-inch iron pipe found at  
2 a re-entrant corner,

3           3. N 27°27'06" E, a distance of 2,050.44 feet to a 1/2-inch  
4 iron rod found at the northerly northwest corner of the said 168.95  
5 acre tract, same being the southwest corner of a certain called  
6 6.667 acre tract described in the gift deed to Katie Frerich  
7 Karnstadt of record in Document No. 201406127, Official Public  
8 Records of Bastrop County, Texas, and

9           4. S 62°32'13" E, with the south line of the said 6.667 acre  
10 tract, and the south line of a certain called 3.707 acre tract  
11 described in the deed to Robert Frerich and Tamara Frerich of record  
12 in Document No. 200112158, Official Public Records of Bastrop  
13 County, Texas, a distance of 670.10 feet to a 1/2-inch iron pipe  
14 found at the northeast corner of the said 168.95 acre tract, and the  
15 southeast corner of the said 3.707 acre tract, same being the  
16 southwest corner of the said 1.21 acre tract, for a re-entrant  
17 corner of the tract described herein;

18           THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
19 tract, and the east line of the said 3.707 acre tract, with the west  
20 line of the tract described herein, a distance of 1,629.03 feet to a  
21 calculated point for the northwest corner of the said 1.21 acre  
22 tract, for a northwest corner of the tract described herein;

23           THENCE S 78°22'38" E, a distance of 31.12 feet to a bent 1-inch  
24 iron pipe found at the northeast corner of the said 1.21 acre tract  
25 and the northwest corner of the said 1.98 acre tract, for a  
26 northwest corner of the tract described herein;

27           THENCE S 77°54'08" E, with the north line of the said 1.98 acre



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1 tract, with a north line of the tract described herein, a distance  
 2 of 363.58 feet to a 1-1/2-inch iron pipe found at the northeast  
 3 corner of the said 1.98 acre tract, same being the northerly  
 4 northwest corner of a certain tract designated as Tract Two and  
 5 described in the deed to Lina Sue West of record in Document  
 6 No. 20196184, Official Public Records of Bastrop County, Texas, for  
 7 a northeast corner of the tract described herein;

8 THENCE with an east and south line of the said 1.98 acre  
 9 tract, with a west and north line of the said Second Tract, with an  
 10 east and south line of the tract described herein, the following two  
 11 (2) courses and distances:

12 1. S 26°56'38" W, a distance of 241.66 feet to a calculated  
 13 point for the southeast corner of the said 1.98 acre tract, and

14 2. N 79°19'42" W, a distance of 366.39 feet to a bent 1-inch  
 15 iron pipe found in the east line of the said 1.21 acre tract, at the  
 16 southwest corner of the said 1.98 acre tract, for a re-entrant  
 17 corner of the tract described herein;

18 THENCE S 27°21'26" W, with the west line of the said Second  
 19 Tract, with the east line of the said 1.21 acre tract, with the west  
 20 line of the tract described herein, a distance of 812.51 feet to a  
 21 5/8-inch iron rod found at the southwest corner of the said Second  
 22 Tract, and the westerly northwest corner of the said 67.83 acre  
 23 tract for a re-entrant corner of the tract described herein;

24 THENCE with the south and east line of the said Second Tract,  
 25 with a north and west line of the said 67.83 acre tract, with a north  
 26 and west line of the tract described herein, the following two (2)  
 27 courses and distances:

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- 1           1. S 62°08'29" E, a distance of 1,149.03 feet to an 8-inch  
2 fence post found at the southeast corner of the said Second Tract  
3 and a re-entrant corner of the said 67.83 acre tract, and  
4           2. N 28°26'14" E, a distance of 1,440.02 feet to a calculated  
5 point for the northeast corner of the said Second Tract, and a  
6 northwest corner of the said 67.83 acre tract, for a northwest  
7 corner of the tract described herein;  
8           THENCE with the south right-of-way line of said State Highway  
9 71, with the north line of the said 67.83 acre tract, with the north  
10 line of the said 24.012 acre tract, and with the north line of the  
11 said 62.386 acre tract, with the north line of the tract described  
12 herein, the following six (6) courses and distances:  
13           1. S 76°31'21" E, a distance of 22.68 feet to a fence post  
14 found at an angle point,  
15           2. S 79°43'49" E, a distance of 101.07 feet to a Texas  
16 Department of Transportation (TxDOT) Type-I concrete monument  
17 found at a point-of-curvature,  
18           3. With the arc of a curve to the right, having a radius of  
19 2,755.03 feet, an arc distance of 189.73 feet, and a chord which  
20 bears S 78°28'39" E, a distance of 189.70 feet to a calculated  
21 non-tangent end of curve,  
22           4. S 53°05'32" E, a distance of 454.67 feet to a Texas  
23 Department of Transportation (TxDOT) Type-I concrete monument  
24 found at an angle point,  
25           5. S 55°16'20" E, a distance of 69.16 feet to a calculated  
26 angle point, and  
27           6. S 54°07'31" E, a distance of 918.17 feet to the POINT OF

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1 BEGINNING and containing 449.03 acres of land, more or less.

2 TRACT 2 - 5.563 Acres

3 BEGINNING at a Texas Department of Transportation (TxDOT)  
 4 Type-II concrete monument found in the south right-of-way line of  
 5 State Highway 71, a variable-width right-of-way, in the north line  
 6 of the said 6.177 acre tract, at the northeast corner of a certain  
 7 called 0.9152 acre tract designated as Parcel 26 and described in  
 8 the deed to the State of Texas of record in Document No. 202005708,  
 9 Official Public Records of Bastrop County, Texas, for a northwest  
 10 corner at POINT OF BEGINNING of the tract described herein;

11 THENCE S 59°57'55" E, a distance of 722.58 feet to a  
 12 calculated point for the east corner of the said 6.177 acre tract,  
 13 for the east corner of the tract described herein;

14 THENCE with the north line of the vacated portion of State  
 15 Highway 71, with the south line of the said 6.177 acre tract, and  
 16 with the south line of the said 0.306 acre tract, with the south  
 17 line of the tract described herein, the following three (3) courses  
 18 and distances:

19 1. N 80°14'31" W, at a distance of 906.31 feet, passing a  
 20 Texas Department of Transportation (TxDOT) Type-I concrete  
 21 monument found at a point-on-line, and continuing for a total  
 22 distance of 1,060.87 feet to a Texas Department of Transportation  
 23 (TxDOT) Type-I concrete monument found at a point-of-curvature,

24 2. With the arc of a curve to the right, having a radius of  
 25 1,504.75 feet, an arc distance of 214.68 feet, and a chord which  
 26 bears N 71°15'23" W, a distance of 214.50 feet to a calculated point  
 27 for the southeast corner of the said 0.306 acre tract, for a point

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1 of compound-curvature in the south line of the tract described  
2 herein, and

3           3. With the arc of a curve to the right, having a radius of  
4 1,858.52 feet, an arc distance of 30.16 feet, and a chord which  
5 bears N 22°08'53" W, a distance of 30.16 feet to a calculated point  
6 in the east line of a certain called 3.707 acre tract described in  
7 the deed to Robert Frerich and Tamara Frerich of record in Document  
8 No. 200112158, Official Public Records of Bastrop County, Texas,  
9 for the southwest corner of the said 0.306 acre tract, for the  
10 southwest corner of the tract described herein;

11           THENCE N 27°36'14" E, with the west line of the said 0.306 acre  
12 tract and the east line of the said 3.707 acre tract, with the west  
13 line of the tract described herein, a distance of 371.91 feet to an  
14 iron rod with a 2-inch aluminum cap stamped "TXDOT" found at the  
15 southwest corner of the said 0.9152 acre tract, for the westerly  
16 northwest corner of the tract described herein;

17           THENCE leaving the west line of the said 3.707 acre tract,  
18 crossing the said 0.306 acre tract and the said 6.177 acre tract,  
19 with the south and east lines of the said 0.9152 acre tract, with  
20 the north and west lines of the tract described herein, the  
21 following five (5) courses and distances:

22           1. S 59°59'51" E, a distance of 122.61 feet to a Texas  
23 Department of Transportation (TXDOT) Type-II concrete monument  
24 found at an angle point,

25           2. S 52°51'00" E, a distance of 201.55 feet to a Texas  
26 Department of Transportation (TXDOT) Type-II concrete monument  
27 found at an angle point,

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1           3. S 68°35'00" E, a distance of 101.08 feet to a Texas  
2 Department of Transportation (TxDOT) Type-II concrete monument  
3 found at an angle point,

4           4. S 59°56'27" E, a distance of 100.02 feet to a Texas  
5 Department of Transportation (TxDOT) Type-II concrete monument  
6 found at an angle point, and

7           5. N 30°04'14" E, a distance of 75.98 feet to the POINT OF  
8 BEGINNING and containing 5.563 acres of land, more or less.

9           TRACT 3 - SAVE AND EXCEPT 35.66 Acres

10          BEGINNING at a 5/8-inch iron rod found at the westerly  
11 northwest corner of the said 67.83 acre tract, in the west line of  
12 the said 1.21 acre tract, same being the southwest corner of a  
13 certain tract designated as Tract Two and described in the deed to  
14 Lina Sue West of record in Document No. 20190184, Official Public  
15 Records of Bastrop County, Texas, for the northwest corner and  
16 POINT OF BEGINNING of the tract described herein;

17          THENCE S 62°08'29" E, with the south line of the said Second  
18 Tract, with a north line of the said 67.83 acre tract, a distance of  
19 581.20 feet to a calculated point for the northeast corner of the  
20 tract described herein;

21          THENCE leaving the south line of the said Second Tract,  
22 crossing the said 67.83 acre tract, with the east line of the tract  
23 described herein, the following two (2) courses and distances:

24           1. S 05°37'30" E, a distance of 1,151.62 feet to a calculated  
25 angle point, and

26           2. S 01°52'30" E, a distance of 587.94 feet to a calculated  
27 point in the north line of a certain called 1,443.0 acre tract



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1 designatrd as Second Tract and described in the deed to John W.  
 2 Caldwell, Jr. of record in Document No. 201816538, Official Public  
 3 Records of Bastrop County, Texas, in the south line of the said  
 4 67.83 acre tract, for the southeast corner of the tract described  
 5 herein;

6 THENCE N 62°07'59" W, with the north line of the said 1,443.0  
 7 acre tract, with the south line of the said 67.83 acre tract, with  
 8 the south line of the tract described herein, a distance of 1,501.62  
 9 feet to a 5/8-inch iron rod with a red illegible plastic cap found  
 10 at the southwest corner of the said 67.83 acre tract and the  
 11 northwest corner of the said 1,443.0 acre tract, same being the  
 12 southeast corner of the said 0.64 acre tract, for the southwest  
 13 corner of the tract described herein;

14 THENCE with the west line of the said 67.83 acre tract, with  
 15 the east line of the said 0.64 acre tract, and with the east line of  
 16 the said 1.21 acre tract, the following two (2) courses and  
 17 distances;

18 1. N 27°39'37" E, a distance of 897.17 feet to a 1/2-inch  
 19 iron pipe found at the northeast corner of the said 0.64 acre tract  
 20 and the southeast corner of the said 1.21 acre tract, and

21 2. N 27°31'04" E, a distance of 573.66 feet to the POINT OF  
 22 BEGINNING and containing 35.66 acres of land, more or less.

23 TRACT 4 - SAVE AND EXCEPT 0.637 Acres

24 COMMENCING at a 5/8-inch iron rod found at the westerly  
 25 northwest corner of the said 67.83 acre tract, in the west line of  
 26 the said 1.21 acre tract, same being the southwest corner of a  
 27 certain tract designated as Tract Two and described in the deed to

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1 Lina Sue West of record in Document No. 20190184, Official Public  
2 Records of Bastrop County, Texas;

3 THENCE N 27°21'26" E, with the west line of the said Tract Two,  
4 with the east line of the said 1.21 acre tract, a distance of 33.58  
5 feet to the southeast corner and POINT OF BEGINNING of the tract  
6 described herein;

7 THENCE N 62°53'25" W, leaving the west line of the said Tract  
8 Two, crossing the said 1.21 acre tract, with the south line of the  
9 tract described herein, a distance of 34.50 feet to a calculated  
10 point in the west line of the said 1.21 acre tract, and the east line  
11 of a certain called 3.707 acre tract described in the deed to Robert  
12 Frerich and Tamara Frerich of record in Document No. 200112158,  
13 Official Public Records of Bastrop County, Texas for the southwest  
14 corner of the tract described herein;

15 THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
16 tract, with the east line of the said 3.707 acre tract, with the  
17 west line of the tract described herein, a distance of 848.65 feet  
18 to a calculated point, for the northwest corner of the tract  
19 described herein;

20 THENCE S 09°12'05" E, leaving the east line of the said 3.707  
21 acre tract, crossing the said 1.21 acre tract, with the north line  
22 of the tract described herein, a distance of 53.40 feet to a  
23 calculated point in the east line of the said 1.21 acre tract and  
24 the west line of the said 1.98 acre tract, for a point-on-line in  
25 the northline of the tract described herein;

26 THENCE S 09°12'05" E, leaving the east line of the said 1.21  
27 acre tract, crossing the said 1.98 acre tract, with the north line

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1 of the tract described herein, a distance of 27.22 feet to a  
 2 calculated point in the south line of the said 1.98 acre tract, and  
 3 the north line of the said Tract Two, for an angle point of the tract  
 4 described herein;

5 THENCE N 79°19'42" W, with the south line of the said 1.98 acre  
 6 tract, with the north line of the said Tract Two, with a south line  
 7 of the tract described herein, a distance of 16.76 feet to a bent  
 8 1-inch iron pipe found in the east line of the said 1.21 acre tract,  
 9 at the southwest corner of the said 1.98 acre tract, and the  
 10 westerly northwest corner of the said Tract Two, for a re-entrant  
 11 corner of the tract described herein;

12 THENCE S 27°21'26" W, with the west line of said Tract Two,  
 13 with the east line of the said 1.21 acre tract, with the east line of  
 14 the tract described herein, a distance of 778.93 feet to the POINT  
 15 OF BEGINNING and containing 0.637 acres of land, more or less.

16 FOR A TOTAL AREA OF 418.30 ACRES BEING ALL OF TRACT 1 AND  
 17 TRACT 2, SAVE AND EXCEPT TRACT 3 AND TRACT 4 DESCRIBED HEREIN.

18 Bearing Basis: Texas Coordinate System, Central Zone (4203),  
 19 NAD 83(2011), Grid.

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

27 (b) The governor, one of the required recipients, has

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1 submittef the notice and Act to the Texas Commission on  
2 Environmental Quality.

3 (c) The Texas Commission on Environmental Quality has filed  
4 its recommendations relating to this Act with the governor, the  
5 lieutenant governor, and the speaker of the house of  
6 representatives within the required time.

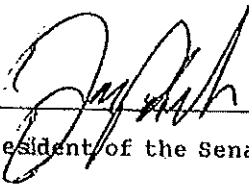
7 (d) All requirements of the constitution and laws of this  
8 state and the rules and procedures of the legislature with respect  
9 to the notice, introduction, and passage of this Act are fulfilled  
10 and accomplished.


11 SECTION 4. (a) If this Act does not receive a two-thirds  
12 vote of all the members elected to each house, Subchapter C, Chapter  
13 7946A, Special District Local Laws Code, as added by Section 1 of  
14 this Act, is amended by adding Section 7946A.0306 to read as  
15 follows:

16 Sec. 7946A.0306. NO EMINENT DOMAIN POWER. The district may  
17 not exercise the power of eminent domain.

18 (b) This section is not intended to be an expression of a  
19 legislative interpretation of the requirements of Section 17(c),  
20 Article I, Texas Constitution.

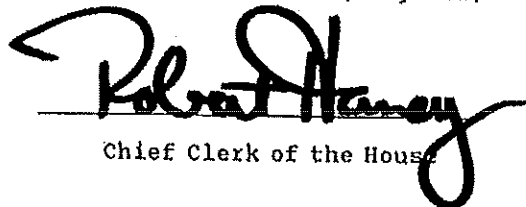
21 SECTION 5. This Act takes effect immediately if it receives  
22 a vote of two-thirds of all the members elected to each house, as  
23 provided by Section 39, Article III, Texas Constitution. If this  
24 Act does not receive the vote necessary for immediate effect, this  
25 Act takes effect September 1, 2021.

  
\_\_\_\_\_  
President of the Senate

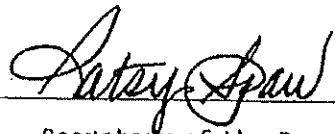
  
\_\_\_\_\_  
Speaker of the House

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I certify that H.B. No. 4645 was passed by the House on May 14, 2021, by the following vote: Yeas 105, Nays 40, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 4645 on May 28, 2021, by the following vote: Yeas 98, Nays 41, 1 present, not voting.

  
\_\_\_\_\_  
Chief Clerk of the House

I certify that H.B. No. 4645 was passed by the Senate, with amendments, on May 26, 2021, by the following vote: Yeas 31, Nays 0.


  
\_\_\_\_\_  
Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

\_\_\_\_\_

Governor

FILED IN THE OFFICE OF THE  
SECRETARY OF STATE  
4:30 PM O'CLOCK  
JUN 15 2021  
  
\_\_\_\_\_  
Secretary of State







# STAFF REPORT

**MEETING DATE:** January 16, 2024

**TITLE:**

Conduct a public hearing, consider and act on Resolution No. R-2025-14, consenting to the addition of 60.72 acres, as shown in Exhibit B and described in Exhibit C, Exhibit D, and Exhibit E; into the existing Wildwood Municipal Utility District; providing for an open meetings clause; and providing for an effective date.

**AGENDA ITEM SUBMITTED BY:**

Andres Rosales, Assistant City Manager

**BACKGROUND/HISTORY:**

The Wildwood Municipal Utility District is a municipal utility district (the "District") that was created by the 87th Texas Legislature in 2021 over the land described in Exhibit A within the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City") for the benefit of the affected public property, including the construction and maintenance of water, sewer, division and drainage facilities and roads.

Additionally, the City of Bastrop consented to the formation of the Wildwood MUD in 2023 with Resolution 2023-67, which acknowledged the MUD would be comprised of an initial 418.3 acres. Since then, the applicant has found it necessary to expand the MUD's boundaries to meet this area's development needs.

Therefore, the applicant requests the City consent to the MUD expanding its boundaries to include 60.72 acres. The City of Bastrop understands the needs for housing in the region and wishes to support development within Bastrop County and its request for the expansion of its boundaries.

**POLICY EXPLANATION:**

Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or policy regulations that are for the good government, peace, or order of the City and are necessary or proper for carrying out a power granted by law to the City.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Take action on Resolution No. R-2025-14, consenting to the addition of property into Wildwood Municipal Utility District.

**ATTACHMENTS:**

- Resolution No. R-2025-14
- Exhibit A - Wildwood MUD House Bill 4645, 87<sup>th</sup> Texas Legislature, Regular Session

- Exhibit B - Proposed Wildwood MUD Addition Map
- Exhibit C - Parcel 5 Property Description
- Exhibit D - Parcel 6 Property Description
- Exhibit E - Parcel 7 Property Description
- Exhibit F - Applicant Request Letter
- Exhibit G - Resolution R-2023-67 Consenting to the Creation of Wildwood MUD



**RESOLUTION NO. R-2025-14**

**CONSENTING TO THE ADDITION OF  
PROPERTY INTO WILDWOOD MUNICIPAL  
UTILITY DISTRICT**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, CONSENTING TO THE ADDITION OF PROPERTY INTO WILDWOOD MUNICIPAL UTILITY DISTRICT; PROVIDING FOR AN OPEN MEETINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Wildwood Municipal Utility District, a municipal utility district (the “District”) that was created by the 87th Texas Legislature over approximately 418 acres of land described in Exhibit A within the extraterritorial jurisdiction of the City of Bastrop, Texas (the “City”) for the benefit of the affected public property, including the construction and maintenance of water, sewer, division and drainage facilities and roads; and

**WHEREAS,** the City of Bastrop agrees to manifest its support for the addition of land approximately 60.72 acres as shown in Exhibit B to the Wildwood MUD pursuant to Section 42.042, Texas Local Government Code, and Section 54.016, Texas Water Code; and

**WHEREAS,** the City of Bastrop agrees to consent to the addition of lands to the District, as described in Exhibit C, Exhibit D, and Exhibit E.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:**

- Section 1:** The facts and opinions in the preamble of this Resolution are correct.
- Section 2:** The City hereby consents and expresses its support for the addition of approximately 60.72 acres that are shown in Exhibit B to the Wildwood MUD, and described in Exhibit C, Exhibit D, and Exhibit E.
- Section 3.** The Mayor and City Secretary are hereby authorized to execute any documents necessary to effectuate this Resolution.
- Section 4.** This Resolution shall be effective from and after the date of its passage.

**DULY RESOLVED & ADOPTED** by the City Council of the City of Bastrop, Texas, on this, the 16<sup>th</sup> day of January 2025.

**APPROVED:**

\_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney



The State of Texas  
Secretary of State

I, Jose A. Esparza, Deputy of State of the State of Texas, DO HEREBY CERTIFY that the attached is a true and correct copy of **House Bill 4645, 87th Session of the Texas Legislature, Regular Session.**

Date Issued: July 2, 2021

A handwritten signature in black ink, appearing to be "JE", written over a horizontal line.

Jose A. Esparza  
Deputy Secretary of State





Chapter 761

H.B. No. 4645

1 AN ACT  
 2 relating to the creation of the Wildwood Municipal Utility  
 3 District; granting a limited power of eminent domain; providing  
 4 authority to issue bonds; providing authority to impose  
 5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 8 Code, is amended by adding Chapter 7946A to read as follows:

9 CHAPTER 7946A. WILDWOOD MUNICIPAL UTILITY DISTRICT

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 7946A.0101. DEFINITIONS. In this chapter:

- 12 (1) "Board" means the district's board of directors.
- 13 (2) "Commission" means the Texas Commission on  
 14 Environmental Quality.
- 15 (3) "Director" means a board member.
- 16 (4) "District" means the Wildwood Municipal Utility  
 17 District.

18 Sec. 7946A.0102. NATURE OF DISTRICT. The district is a  
 19 municipal utility district created under Section 59, Article XVI,  
 20 Texas Constitution.

21 Sec. 7946A.0103. CONFIRMATION AND DIRECTOR ELECTION  
 22 REQUIRED. The temporary directors shall hold an election to  
 23 confirm the creation of the district and to elect five permanent  
 24 directors as provided by Section 49.102, Water Code.

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1       Sec. 7946A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 2 temporary directors may not hold an election under Section  
 3 7946A.0103 until each municipality in whose corporate limits or  
 4 extraterritorial jurisdiction the district is located has  
 5 consented by ordinance or resolution to the creation of the  
 6 district and to the inclusion of land in the district.

7       Sec. 7946A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

8       (a) The district is created to serve a public purpose and benefit.

9       (b) The district is created to accomplish the purposes of:

10       (1) a municipal utility district as provided by  
 11 general law and Section 59, Article XVI, Texas Constitution; and

12       (2) Section 52, Article III, Texas Constitution, that  
 13 relate to the construction, acquisition, improvement, operation,  
 14 or maintenance of macadamized, graveled, or paved roads, or  
 15 improvements, including storm drainage, in aid of those roads.

16       Sec. 7946A.0106. INITIAL DISTRICT TERRITORY. (a) The  
 17 district is initially composed of the territory described by  
 18 Section 2 of the Act enacting this chapter.

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

23       (1) organization, existence, or validity;

24       (2) right to issue any type of bond for the purposes  
 25 for which the district is created or to pay the principal of and  
 26 interest on a bond;

27       (3) right to impose a tax; or

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1           (4) legality or operation.

2                           SUBCHAPTER B. BOARD OF DIRECTORS

3           Ser. 7946A.0201. GOVERNING BODY; TERMS. (a) The district  
4 is governed by a board of five elected directors.

5           (b) Except as provided by Section 7946A.0202, directors  
6 serve staggered four-year terms.

7           Ser. 7946A.0202. TEMPORARY DIRECTORS. (a) The temporary  
8 board consists of:

9                           (1) Byron Frankland;

10                          (2) Billy Wayne (Trey) Newby III;

11                          (3) John Azar;

12                          (4) Fred Nagel; and

13                          (5) Suzan Leigh Randall.

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

15                          (1) the date permanent directors are elected under  
16 Section 7946A.0103; or

17                          (2) the fourth anniversary of the effective date of  
18 the Act enacting this chapter.

19           (c) If permanent directors have not been elected under  
20 Section 7946A.0103 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                          (1) the date permanent directors are elected under  
25 Section 7946A.0103; or

26                          (2) the fourth anniversary of the date of the  
27 appointment or reappointment.



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1 jurisdiction the road project is located.

2 (b) If a road project is not located in the corporate limits  
 3 or extraterritorial jurisdiction of a municipality, the road  
 4 project must meet all applicable construction standards,  
 5 subdivision requirements, and regulations of each county in which  
 6 the roadproject is located.

7 (c) If the state will maintain and operate the road, the  
 8 Texas Transportation Commission must approve the plans and  
 9 specifications of the road project.

10 Sec. 7946A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 11 ORDINANCE OR RESOLUTION. The district shall comply with all  
 12 applicable requirements of any ordinance or resolution that is  
 13 adopted under Section 54.016 or 54.0165, Water Code, and that  
 14 consentsto the creation of the district or to the inclusion of land  
 15 in the district.

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 7946A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 18 The district may issue, without an election, bonds and other  
 19 obligations secured by:

- 20 (1) revenue other than ad valorem taxes; or  
 21 (2) contract payments described by Section  
 22 7946A.0413.

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

27 (c) The district may not issue bonds payable from ad valorem

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1 taxes to finance a road project unless the issuance is approved by a  
 2 vote of a two-thirds majority of the district voters voting at an  
 3 election held for that purpose.

4 Sec. 7946A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
 5 authorized at an election held under Section 7946A.0401, the  
 6 district may impose an operation and maintenance tax on taxable  
 7 property in the district in accordance with Section 49.107, Water  
 8 Code.

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

11 Sec. 7946A.0403. CONTRACT TAXES. (a) In accordance with  
 12 Section 49.108, Water Code, the district may impose a tax other than  
 13 an operation and maintenance tax and use the revenue derived from  
 14 the tax to make payments under a contract after the provisions of  
 15 the contract have been approved by a majority of the district voters  
 16 voting at an election held for that purpose.

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

20 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

21 Sec. 7946A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 22 OBLIGATIONS. The district may issue bonds or other obligations  
 23 payable wholly or partly from ad valorem taxes, impact fees,  
 24 revenue, contract payments, grants, or other district money, or any  
 25 combination of those sources, to pay for any authorized district  
 26 purpose.

27 Sec. 7946A.0502. TAXES FOR BONDS. At the time the district



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1 issues bonds payable wholly or partly from ad valorem taxes, the  
2 board shall provide for the annual imposition of a continuing  
3 direct advalorem tax, without limit as to rate or amount, while all  
4 or part of the bonds are outstanding as required and in the manner  
5 provided by Sections 54.601 and 54.602, Water Code.

6 Sec. 7946A.0503. BONDS FOR ROAD PROJECTS. At the time of  
7 issuance, the total principal amount of bonds or other obligations  
8 issued or incurred to finance road projects and payable from ad  
9 valorem taxes may not exceed one-fourth of the assessed value of the  
10 real property in the district.

11 SECTION 2. The Wildwood Municipal Utility District  
12 initially includes all the territory contained in the following  
13 area:

14 DESCRIPTION OF APPROXIMATELY 418.30 ACRES OF LAND IN THE JOSE  
15 ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS;  
16 BEING ALL OF A CERTAIN CALLED 121.72 ACRE TRACT DESCRIBED IN THE  
17 SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
18 RECORD IN DOCUMENT NO. 201413308, OFFICIAL PUBLIC RECORDS OF  
19 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 168.95 ACRE TRACT  
20 DESIGNATED AS TRACT 4 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
21 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
22 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A  
23 PORTION OF A CERTAIN CALLED 1.98 ACRE TRACT DESIGNATED AS TRACT 1  
24 AND DESCRIBED IN THE SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND  
25 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201413307, OFFICIAL  
26 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
27 CALLED 67.83 ACRE TRACT DESIGNATED AS TRACT 2 AND DESCRIBED IN THE

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1 SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
2 RECORD IN DOCUMENT NO. 201413307, OFFICIAL PUBLIC RECORDS OF  
3 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 0.64 ACRE TRACT  
4 DESCRIBED IN EXHIBIT A-1 , AND A PORTION OF A CERTAIN CALLED 1.21  
5 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE DEED WITHOUT WARRANTY TO  
6 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
7 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ALL OF  
8 A CERTAIN CALLED 62.586 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE  
9 GENERAL WARRANTY DEED TO BERDOLL INVESTMENTS LP OF RECORD IN  
10 DOCUMENT NO. 201312598, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY,  
11 TEXAS, ALL OF A CERTAIN CALLED 24.012 ACRE TRACT DESIGNATED AS TRACT  
12 2 AND DESCRIBED IN EXHIBIT B, IN THE GENERAL WARRANTY DEED TO HAL  
13 BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944,  
14 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A  
15 CERTAIN CALLED 6.177 ACRE TRACT DESIGNATED AS TRACT 1 AND DESCRIBED  
16 IN EXHIBIT A, IN THE SAID GENERAL WARRANTY DEED TO HAL BERDOLL AND  
17 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944, OFFICIAL  
18 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
19 CALLED 0.306 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
20 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
21 201111354, DOCUMENT NO. 201701630, AND DOCUMENT NO. 201701631,  
22 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 418.30 ACRES  
23 OF LAND, BEING COMPRISED OF TRACT 1 - 449.03 ACRES, AND TRACT 2 -  
24 5.563 ACRES, SAVE AND EXCEPT TRACT 3 - 35.66 ACRES, AND SAVE AND  
25 EXCEPT TRACT 4 - 0.637, AS SURVEYED BY LANDDEV CONSULTING, LLC,  
26 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

27 TRACT 1 - 449.03 Acres

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1 BEGINNING at a bolt found in the south right-of-way line of  
 2 State Highway 71, a variable-width right-of-way, at the northeast  
 3 corner of the said 62.586 acre tract, same being the northwest  
 4 corner of Lot 1, JW Subdivision, a subdivision according to the plat  
 5 or map of record in Cabinet 7, Page 68-A, Plat Records of Bastrop  
 6 County, Texas, for the northeast corner of the tract described  
 7 herein;

8 THENCE with the east line of the said 62.586 acre tract, and  
 9 the westline of said Lot 1, JW Subdivision, with an east line of the  
 10 tract described herein, the following two (2) courses and  
 11 distances:

12 1. S 28°22'06" W, a distance of 604.12 feet to a calculated  
 13 angle point at the southwest corner of said Lot 1, JW Subdivision,  
 14 for an angle point in an east line of the tract described herein,  
 15 and

16 2. S 27°42'48" W, at a distance of 2,184.16 feet, passing a  
 17 1/2-inch iron rod and continuing for a total distance of 2,185.28  
 18 feet to an axle found in the north line of a certain called 1,443.0  
 19 acre tract designated as Second Tract and described in the deed to  
 20 John W. Caldwell, Jr. of record in Document No. 201816538, Official  
 21 Public Records of Bastrop County, Texas, for the easterly southeast  
 22 corner of the tract described herein;

23 THENCE with a south line of the said 62.586 acre tract, the  
 24 south line of the said 67.83 acre tract, and the south line of the  
 25 said 0.64 acre tract, with the north line of the said 1,443.0 acre  
 26 tract, with a south line of the tract described herein, the  
 27 following four (4) courses and distances:

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- 1           1. N 62°30'36" W, a distance of 578.60 feet to a 1/2-inch  
2 iron rod found at an angle point,
- 3           2. N 62°05'35" W, a distance of 422.69 feet to a 1-inch  
4 square iron rod found at an angle point,
- 5           3. N 62°07'59" W, a distance of 1,883.16 feet to a 5/8-inch  
6 iron rod with a red illegible plastic cap found at a point-on-line,  
7 and
- 8           4. N 62°07'59" W, a distance of 27.48 feet to a 3-inch metal  
9 fence post found in the east line of the said 168.95 acre tract, at  
10 the southwest corner of the said 0.64 acre tract, for a re-entrant  
11 corner of the tract described herein,
- 12           THENCE with the east line of the said 168.95 acre tract, and  
13 the east line of the said 121.72 acre tract, with the west line of  
14 the said 1,443.0 acre tract, with an east line of the tract  
15 described herein, the following three (3) courses and distances:
- 16           1. S 27°33'16" W, a distance of 1,350.13 feet to a 1/2-inch  
17 iron rod found at an angle point,
- 18           2. S 27°33'46" W, a distance of 2,962.00 feet to a leaning  
19 1/2-inch iron rod found at the southeast corner of the said 168.95  
20 acre tract and the northeast corner of the said 121.72 acre tract,  
21 and
- 22           3. S 27°20'28" W, a distance of 2,815.27 feet to a 1-inch  
23 iron pipe found in the north line of a certain called 769.524 acre  
24 tract designated as Tract 2 and described in the deed to Carr Family  
25 Partnership, LTD. of record in Volume 736, page 233, Official  
26 Public Records of Bastrop County, Texas, at the southeast corner of  
27 the said 121.72 acre tract, for the southerly southeast corner of

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1 the tract described herein;

2 THENCE N 62°35'22" W, with the north line of the said 769.524  
3 acre tract, with the south line of the said 121.72 acre tract, with  
4 a south line of the tract described herein, a distance of 1,884.51  
5 feet to a 1/2-inch iron rod found in the east line of a certain  
6 called 951.10 acre tract described in the deed to Carr Family  
7 partnership, LTD. of record in Document No. 956, Page 441, Deed  
8 Records of Bastrop County, Texas, at the southwest corner of the  
9 said 121.72 acre tract, for the southwest corner of the tract  
10 described herein;

11 THENCE N 27°17'56" E, leaving the north line of the said  
12 769.524 acre tract, with the east line of the said 951.10 acre  
13 tract, with the west line of the said 121.72 acre tract, with the  
14 west line of the tract described herein, a distance of 2,809.87 feet  
15 to a calculated point for the northwest corner of the said 121.72  
16 acre tract and the southwest corner of the said 168.95 acre tract,  
17 for an angle point in the west line of the tract described herein;

18 THENCE with the west and north lines of the said 168.95 acre  
19 tract, with the west and north lines of the tract described herein,  
20 the following four (4) courses and distances:

21 1. N 27°21'42" E, with the east line of the said 951.10 acre  
22 tract, a distance of 3,164.61 feet to a 1/2-inch iron pipe found at  
23 the westerly northwest corner of the said 168.95 acre tract and the  
24 southwest corner of a certain called 48.634 acre tract described in  
25 the deed to Clarence L. Vinklerek et. Ux. of record in Volume 217,  
26 Page 208, Deed Records of Bastrop County, Texas,

27 2. S 62°34'59" E, with the south line of the said 48.634 acre

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1 tract, a distance of 1,225.65 feet to a 1/2-inch iron pipe found at  
2 a re-entrant corner,

3 3. N 27°27'06" E, a distance of 2,050.44 feet to a 1/2-inch  
4 iron rod found at the northerly northwest corner of the said 168.95  
5 acre tract, same being the southwest corner of a certain called  
6 6.667 acre tract described in the gift deed to Katie Frerich  
7 Karnstadt of record in Document No. 201406127, Official Public  
8 Records of Bastrop County, Texas, and

9 4. S 62°32'13" E, with the south line of the said 6.667 acre  
10 tract, and the south line of a certain called 3.707 acre tract  
11 described in the deed to Robert Frerich and Tamara Frerich of record  
12 in Document No. 200112158, Official Public Records of Bastrop  
13 County, Texas, a distance of 670.10 feet to a 1/2-inch iron pipe  
14 found at the northeast corner of the said 168.95 acre tract, and the  
15 southeast corner of the said 3.707 acre tract, same being the  
16 southwest corner of the said 1.21 acre tract, for a re-entrant  
17 corner of the tract described herein;

18 THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
19 tract, and the east line of the said 3.707 acre tract, with the west  
20 line of the tract described herein, a distance of 1,629.03 feet to a  
21 calculated point for the northwest corner of the said 1.21 acre  
22 tract, for a northwest corner of the tract described herein;

23 THENCE S 78°22'38" E, a distance of 31.12 feet to a bent 1-inch  
24 iron pipe found at the northeast corner of the said 1.21 acre tract  
25 and the northwest corner of the said 1.98 acre tract, for a  
26 northwest corner of the tract described herein;

27 THENCE S 77°54'08" E, with the north line of the said 1.98 acre



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1 tract, with a north line of the tract described herein, a distance  
 2 of 363.51 feet to a 1-1/2-inch iron pipe found at the northeast  
 3 corner of the said 1.98 acre tract, same being the northerly  
 4 northwest corner of a certain tract designated as Tract Two and  
 5 described in the deed to Lina Sue West of record in Document  
 6 No. 20191184, Official Public Records of Bastrop County, Texas, for  
 7 a northeast corner of the tract described herein;

8 THENCE with an east and south line of the said 1.98 acre  
 9 tract, with a west and north line of the said Second Tract, with an  
 10 east and south line of the tract described herein, the following two  
 11 (2) courses and distances:

12 1. S 26°56'38" W, a distance of 241.66 feet to a calculated  
 13 point for the southeast corner of the said 1.98 acre tract, and

14 2. N 79°19'42" W, a distance of 366.39 feet to a bent 1-inch  
 15 iron pipe found in the east line of the said 1.21 acre tract, at the  
 16 southwest corner of the said 1.98 acre tract, for a re-entrant  
 17 corner of the tract described herein;

18 THENCE S 27°21'26" W, with the west line of the said Second  
 19 Tract, with the east line of the said 1.21 acre tract, with the west  
 20 line of the tract described herein, a distance of 812.51 feet to a  
 21 5/8-inch iron rod found at the southwest corner of the said Second  
 22 Tract, and the westerly northwest corner of the said 67.83 acre  
 23 tract for a re-entrant corner of the tract described herein;

24 THENCE with the south and east line of the said Second Tract,  
 25 with a north and west line of the said 67.83 acre tract, with a north  
 26 and west line of the tract described herein, the following two (2)  
 27 courses and distances:

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1           1. S 62°08'29" E, a distance of 1,149.03 feet to an 8-inch  
2 fence post found at the southeast corner of the said Second Tract  
3 and a re-entrant corner of the said 67.83 acre tract, and

4           2. N 28°26'14" E, a distance of 1,440.02 feet to a calculated  
5 point for the northeast corner of the said Second Tract, and a  
6 northwest corner of the said 67.83 acre tract, for a northwest  
7 corner of the tract described herein;

8           THENCE with the south right-of-way line of said State Highway  
9 71, with the north line of the said 67.83 acre tract, with the north  
10 line of the said 24.012 acre tract, and with the north line of the  
11 said 62.386 acre tract, with the north line of the tract described  
12 herein, the following six (6) courses and distances:

13           1. S 76°31'21" E, a distance of 22.68 feet to a fence post  
14 found at an angle point,

15           2. S 79°43'49" E, a distance of 101.07 feet to a Texas  
16 Department of Transportation (TxDOT) Type-I concrete monument  
17 found at a point-of-curvature,

18           3. With the arc of a curve to the right, having a radius of  
19 2,755.03 feet, an arc distance of 189.73 feet, and a chord which  
20 bears S 78°28'39" E, a distance of 189.70 feet to a calculated  
21 non-tangent end of curve,

22           4. S 53°05'32" E, a distance of 454.67 feet to a Texas  
23 Department of Transportation (TxDOT) Type-I concrete monument  
24 found at an angle point,

25           5. S 55°16'20" E, a distance of 69.16 feet to a calculated  
26 angle point, and

27           6. S 54°07'31" E, a distance of 918.17 feet to the POINT OF

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1 BEGINNING and containing 449.03 acres of land, more or less.

2 TRACT 2 - 5.563 Acres

3 BEGINNING at a Texas Department of Transportation (TxDOT)  
 4 Type-II concrete monument found in the south right-of-way line of  
 5 State Highway 71, a variable-width right-of-way, in the north line  
 6 of the said 6.177 acre tract, at the northeast corner of a certain  
 7 called 0.9152 acre tract designated as Parcel 26 and described in  
 8 the deed to the State of Texas of record in Document No. 202005708,  
 9 Official Public Records of Bastrop County, Texas, for a northwest  
 10 corner as POINT OF BEGINNING of the tract described herein;

11 THENCE S 59°57'55" E, a distance of 722.58 feet to a  
 12 calculated point for the east corner of the said 6.177 acre tract,  
 13 for the east corner of the tract described herein;

14 THENCE with the north line of the vacated portion of State  
 15 Highway 71, with the south line of the said 6.177 acre tract, and  
 16 with the south line of the said 0.306 acre tract, with the south  
 17 line of the tract described herein, the following three (3) courses  
 18 and distances:

19 1. N 80°14'31" W, at a distance of 906.31 feet, passing a  
 20 Texas Department of Transportation (TxDOT) Type-I concrete  
 21 monument found at a point-on-line, and continuing for a total  
 22 distance of 1,060.87 feet to a Texas Department of Transportation  
 23 (TxDOT) Type-I concrete monument found at a point-of-curvature,

24 2. With the arc of a curve to the right, having a radius of  
 25 1,504.75 feet, an arc distance of 214.68 feet, and a chord which  
 26 bears N 7°15'23" W, a distance of 214.50 feet to a calculated point  
 27 for the southeast corner of the said 0.306 acre tract, for a point

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1 of compound-curvature in the south line of the tract described  
2 herein, and

3           3. With the arc of a curve to the right, having a radius of  
4 1,858.52 feet, an arc distance of 30.16 feet, and a chord which  
5 bears N 12°08'53" W, a distance of 30.16 feet to a calculated point  
6 in the east line of a certain called 3.707 acre tract described in  
7 the deed to Robert Frerich and Tamara Frerich of record in Document  
8 No. 200112158, Official Public Records of Bastrop County, Texas,  
9 for the southwest corner of the said 0.306 acre tract, for the  
10 southwest corner of the tract described herein;

11           THENCE N 27°36'14" E, with the west line of the said 0.306 acre  
12 tract and the east line of the said 3.707 acre tract, with the west  
13 line of the tract described herein, a distance of 371.91 feet to an  
14 iron rod with a 2-inch aluminum cap stamped "TxDOT" found at the  
15 southwest corner of the said 0.9152 acre tract, for the westerly  
16 northwest corner of the tract described herein;

17           THENCE leaving the west line of the said 3.707 acre tract,  
18 crossing the said 0.306 acre tract and the said 6.177 acre tract,  
19 with the south and east lines of the said 0.9152 acre tract, with  
20 the north and west lines of the tract described herein, the  
21 following five (5) courses and distances:

22           1. S 59°59'51" E, a distance of 122.61 feet to a Texas  
23 Department of Transportation (TxDOT) Type-II concrete monument  
24 found at an angle point,

25           2. S 52°51'00" E, a distance of 201.55 feet to a Texas  
26 Department of Transportation (TxDOT) Type-II concrete monument  
27 found at an angle point,

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1           3. S 68°35'00" E, a distance of 101.08 feet to a Texas  
2 Department of Transportation (TxDOT) Type-II concrete monument  
3 found at an angle point,

4           4. S 59°56'27" E, a distance of 100.02 feet to a Texas  
5 Department of Transportation (TxDOT) Type-II concrete monument  
6 found at an angle point, and

7           5. N 30°04'14" E, a distance of 75.98 feet to the POINT OF  
8 BEGINNING and containing 5.563 acres of land, more or less.

9           TRACT 3 - SAVE AND EXCEPT 35.66 Acres

10          BEGINNING at a 5/8-inch iron rod found at the westerly  
11 northwest corner of the said 67.83 acre tract, in the west line of  
12 the said 1.21 acre tract, same being the southwest corner of a  
13 certain tract designated as Tract Two and described in the deed to  
14 Lina Sue West of record in Document No. 20190184, Official Public  
15 Records of Bastrop County, Texas, for the northwest corner and  
16 POINT OF BEGINNING of the tract described herein;

17          THENCE S 62°08'29" E, with the south line of the said Second  
18 Tract, with a north line of the said 67.83 acre tract, a distance of  
19 581.20 feet to a calculated point for the northeast corner of the  
20 tract described herein;

21          THENCE leaving the south line of the said Second Tract,  
22 crossing the said 67.83 acre tract, with the east line of the tract  
23 described herein, the following two (2) courses and distances:

24           1. S 05°37'30" E, a distance of 1,151.62 feet to a calculated  
25 angle point, and

26           2. S 01°52'30" E, a distance of 587.94 feet to a calculated  
27 point in the north line of a certain called 1,443.0 acre tract

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1 designated as Second Tract and described in the deed to John W.  
 2 Caldwell, Jr. of record in Document No. 201816538, Official Public  
 3 Records of Bastrop County, Texas, in the south line of the said  
 4 67.83 acre tract, for the southeast corner of the tract described  
 5 herein;

6 THENCE N 62°07'59" W, with the north line of the said 1,443.0  
 7 acre tract, with the south line of the said 67.83 acre tract, with  
 8 the south line of the tract described herein, a distance of 1,501.62  
 9 feet to a 5/8-inch iron rod with a red illegible plastic cap found  
 10 at the southwest corner of the said 67.83 acre tract and the  
 11 northwest corner of the said 1,443.0 acre tract, same being the  
 12 southeast corner of the said 0.64 acre tract, for the southwest  
 13 corner of the tract described herein;

14 THENCE with the west line of the said 67.83 acre tract, with  
 15 the east line of the said 0.64 acre tract, and with the east line of  
 16 the said 1.21 acre tract, the following two (2) courses and  
 17 distances;

18 1. N 27°39'37" E, a distance of 897.17 feet to a 1/2-inch  
 19 iron pipe found at the northeast corner of the said 0.64 acre tract  
 20 and the southeast corner of the said 1.21 acre tract, and

21 2. N 27°31'04" E, a distance of 573.66 feet to the POINT OF  
 22 BEGINNING and containing 35.66 acres of land, more or less.

23 TRACT 4 - SAVE AND EXCEPT 0.637 Acres

24 COMMENCING at a 5/8-inch iron rod found at the westerly  
 25 northwest corner of the said 67.83 acre tract, in the west line of  
 26 the said 1.21 acre tract, same being the southwest corner of a  
 27 certain tract designated as Tract Two and described in the deed to



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1 Lina Sue West of record in Document No. 20190184, Official Public  
2 Records of Bastrop County, Texas;

3 THENCE N 27°21'26" E, with the west line of the said Tract Two,  
4 with the east line of the said 1.21 acre tract, a distance of 33.58  
5 feet to the southeast corner and POINT OF BEGINNING of the tract  
6 described herein;

7 THENCE N 62°53'25" W, leaving the west line of the said Tract  
8 Two, crossing the said 1.21 acre tract, with the south line of the  
9 tract described herein, a distance of 34.50 feet to a calculated  
10 point in the west line of the said 1.21 acre tract, and the east line  
11 of a certain called 3.707 acre tract described in the deed to Robert  
12 Frerich and Tamara Frerich of record in Document No. 200112158,  
13 Official Public Records of Bastrop County, Texas for the southwest  
14 corner of the tract described herein;

15 THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
16 tract, with the east line of the said 3.707 acre tract, with the  
17 west line of the tract described herein, a distance of 848.65 feet  
18 to a calculated point, for the northwest corner of the tract  
19 described herein;

20 THENCE S 09°12'05" E, leaving the east line of the said 3.707  
21 acre tract, crossing the said 1.21 acre tract, with the north line  
22 of the tract described herein, a distance of 53.40 feet to a  
23 calculated point in the east line of the said 1.21 acre tract and  
24 the west line of the said 1.98 acre tract, for a point-on-line in  
25 the northline of the tract described herein;

26 THENCE S 09°12'05" E, leaving the east line of the said 1.21  
27 acre tract, crossing the said 1.98 acre tract, with the north line

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1 of the tract described herein, a distance of 27.22 feet to a  
2 calculated point in the south line of the said 1.98 acre tract, and  
3 the north line of the said Tract Two, for an angle point of the tract  
4 described herein;

5 THENCE N 79°19'42" W, with the south line of the said 1.98 acre  
6 tract, with the north line of the said Tract Two, with a south line  
7 of the tract described herein, a distance of 16.76 feet to a bent  
8 1-inch iron pipe found in the east line of the said 1.21 acre tract,  
9 at the southwest corner of the said 1.98 acre tract, and the  
10 westerly northwest corner of the said Tract Two, for a re-entrant  
11 corner of the tract described herein;

12 THENCE S 27°21'26" W, with the west line of said Tract Two,  
13 with the east line of the said 1.21 acre tract, with the east line of  
14 the tract described herein, a distance of 778.93 feet to the POINT  
15 OF BEGINNING and containing 0.637 acres of land, more or less.

16 FOR A TOTAL AREA OF 418.30 ACRES BEING ALL OF TRACT 1 AND  
17 TRACT 2, SAVE AND EXCEPT TRACT 3 AND TRACT 4 DESCRIBED HEREIN.

18 Bearing Basis: Texas Coordinate System, Central Zone (4203),  
19 NAD 83(2011), Grid.

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

27 (b) The governor, one of the required recipients, has

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1 submitte~~d~~ the notice and Act to the Texas Commission on  
2 Environmental Quality.

3 (c) The Texas Commission on Environmental Quality has filed  
4 its recommendations relating to this Act with the governor, the  
5 lieutenant governor, and the speaker of the house of  
6 representatives within the required time.

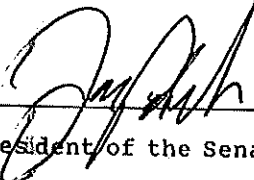
7 (d) All requirements of the constitution and laws of this  
8 state and the rules and procedures of the legislature with respect  
9 to the notice, introduction, and passage of this Act are fulfilled  
10 and accomplished.


11 SECTION 4. (a) If this Act does not receive a two-thirds  
12 vote of all the members elected to each house, Subchapter C, Chapter  
13 7946A, Special District Local Laws Code, as added by Section 1 of  
14 this Act, is amended by adding Section 7946A.0306 to read as  
15 follows:

16 Sec. 7946A.0306. NO EMINENT DOMAIN POWER. The district may  
17 not exercise the power of eminent domain.

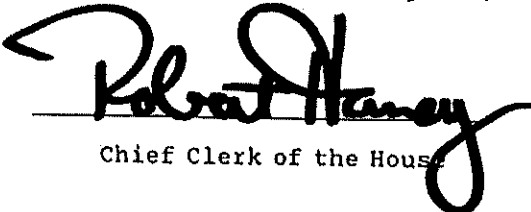
18 (b) This section is not intended to be an expression of a  
19 legislative interpretation of the requirements of Section 17(c),  
20 Article I, Texas Constitution.

21 SECTION 5. This Act takes effect immediately if it receives  
22 a vote of two-thirds of all the members elected to each house, as  
23 provided by Section 39, Article III, Texas Constitution. If this  
24 Act does not receive the vote necessary for immediate effect, this  
25 Act takes effect September 1, 2021.

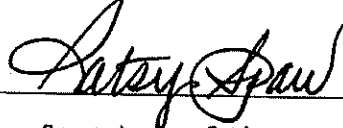
  
\_\_\_\_\_  
President of the Senate

H.B. No. 4645  
  
\_\_\_\_\_  
Speaker of the House

I certify that H.B. No. 4645 was passed by the House on May 14, 2021, by the following vote: Yeas 105, Nays 40, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 4645 on May 28, 2021, by the following vote: Yeas 98, Nays 41, 1 present, not voting.

  
\_\_\_\_\_  
Chief Clerk of the House

I certify that H.B. No. 4645 was passed by the Senate, with amendments, on May 26, 2021, by the following vote: Yeas 31, Nays 0.

  
\_\_\_\_\_  
Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

\_\_\_\_\_

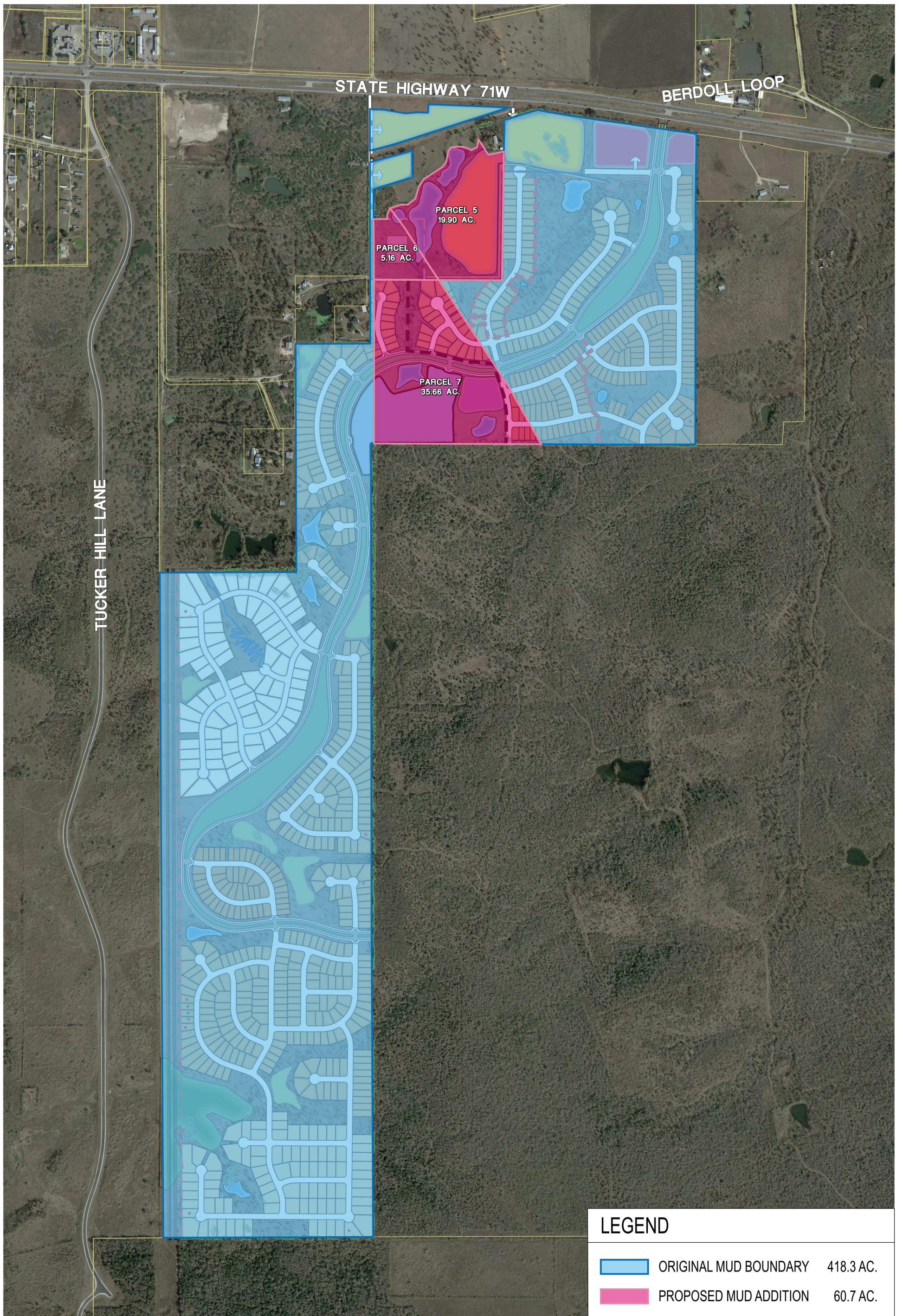
Governor



FILED IN THE OFFICE OF THE  
SECRETARY OF STATE  
4:30 PM O'CLOCK

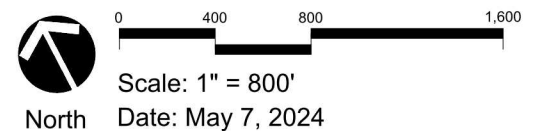
JUN 15 2021

  
\_\_\_\_\_  
Secretary of State





LEGEND	
	ORIGINAL MUD BOUNDARY 418.3 AC.
	PROPOSED MUD ADDITION 60.7 AC.





### FIELD NOTES DESCRIPTION

DESCRIPTION OF 19.90 ACRES OF LAND IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 29.91 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ATLANTIS WKA BASTROP, LLC OF RECORD IN DOCUMENT NO. 202210676, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 19.90 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in a west line of a certain called 67.83 acre tract of land designated as Tract 8 and described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202117668, Official Public Records of Bastrop County, Texas, for the easterly northeast corner of the said 29.91 acre tract, for the northeast corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the south right-of-way line of Old State Highway No. 71, also known as the old abandoned Austin and Bastrop Highway, in the north line of a certain called 32.42 acre tract of land described in the Warranty Deed to Linda Sue West of record in Document No. 201920184, Official Public Records of Bastrop County, Texas, for a northwest corner of the said 67.83 acre tract, bears N 28°26'14" E, a distance of 284.77 feet;

**THENCE** S 28°26'14" W, with the east line of the said 29.91 acre tract, with a west line of the said 67.83 acre tract, with the east line of the tract described herein, a distance of 1,155.25 feet to an 8-inch diameter cedar fence corner post found at the southeast corner of the said 29.91 acre tract, same being a re-entrant corner of the said 67.83 acre tract, for the southeast corner of the tract described herein;

**THENCE** N 62°08'29" W, with the south line of the said 29.91 acre tract, with a north line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 567.83 feet to a calculated point for the southwest corner of the tract described herein, from which a 5/8-inch iron rod found in the east line of a certain called 1.21 acre tract of land designated as Tract 1 and described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202117668, Official Public Records of Bastrop County, Texas, at the most westerly northwest corner of the said 67.83 acre tract, same being the southwest corner of the said 29.91 acre tract, bears N 62°08'29" W, a distance of 581.20 feet;

**THENCE** leaving a north line of the said 67.83 acre tract, crossing the said 29.91 acre tract, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 05°37'30" W, a distance of 575.95 feet to a calculated angle point, and
2. N 09°12'04" W, a distance of 202.66 feet to a calculated point for the northwest corner of the tract described herein;

**THENCE** continuing across the said 29.91 acre tract, with the north line of the tract described herein, the following thirteen (13) courses and distances:

1. S 80°43'07" E, a distance of 101.72 feet to a calculated angle point,
2. S 63°19'34" E, a distance of 63.04 feet to a calculated angle point,
3. N 79°20'44" E, a distance of 87.07 feet to a calculated angle point,
4. N 43°30'33" E, a distance of 108.21 feet to a calculated angle point,



5. N 59°51'25" E, a distance of 80.84 feet to a calculated angle point,
6. N 84°19'44" E, a distance of 204.65 feet to a calculated angle point,
7. N 64°27'05" E, a distance of 53.76 feet to a calculated angle point,
8. N 39°08'02" E, a distance of 99.92 feet to a calculated angle point,
9. N 60°23'28" E, a distance of 40.10 feet to a calculated angle point,
10. S 68°35'31" E, a distance of 70.97 feet to a calculated point-of-curvature,
11. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 118.83 feet, and a chord which bears S 47°15'59" E, a distance of 117.45 feet to a calculated point of non-tangency,
12. S 88°08'18" E, a distance of 58.06 feet to a calculated angle point, and
13. N 39°03'45" E, a distance of 70.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for an angle point in the north line of the said 29.91 acre tract, for a calculated angle point in the north line of the tract described herein;

**THENCE** with the north line of the said 29.91 acre tract, continuing with the north line of the tract described herein, the following two (2) courses and distances:

14. S 05°00'47" E, a distance of 162.38 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for an angle point, and
15. S 73°48'36" E, a distance of 140.91 feet to the **POINT OF BEGINNING** and containing 19.90 acres of land, more or less.

**Bearing Basis:** Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

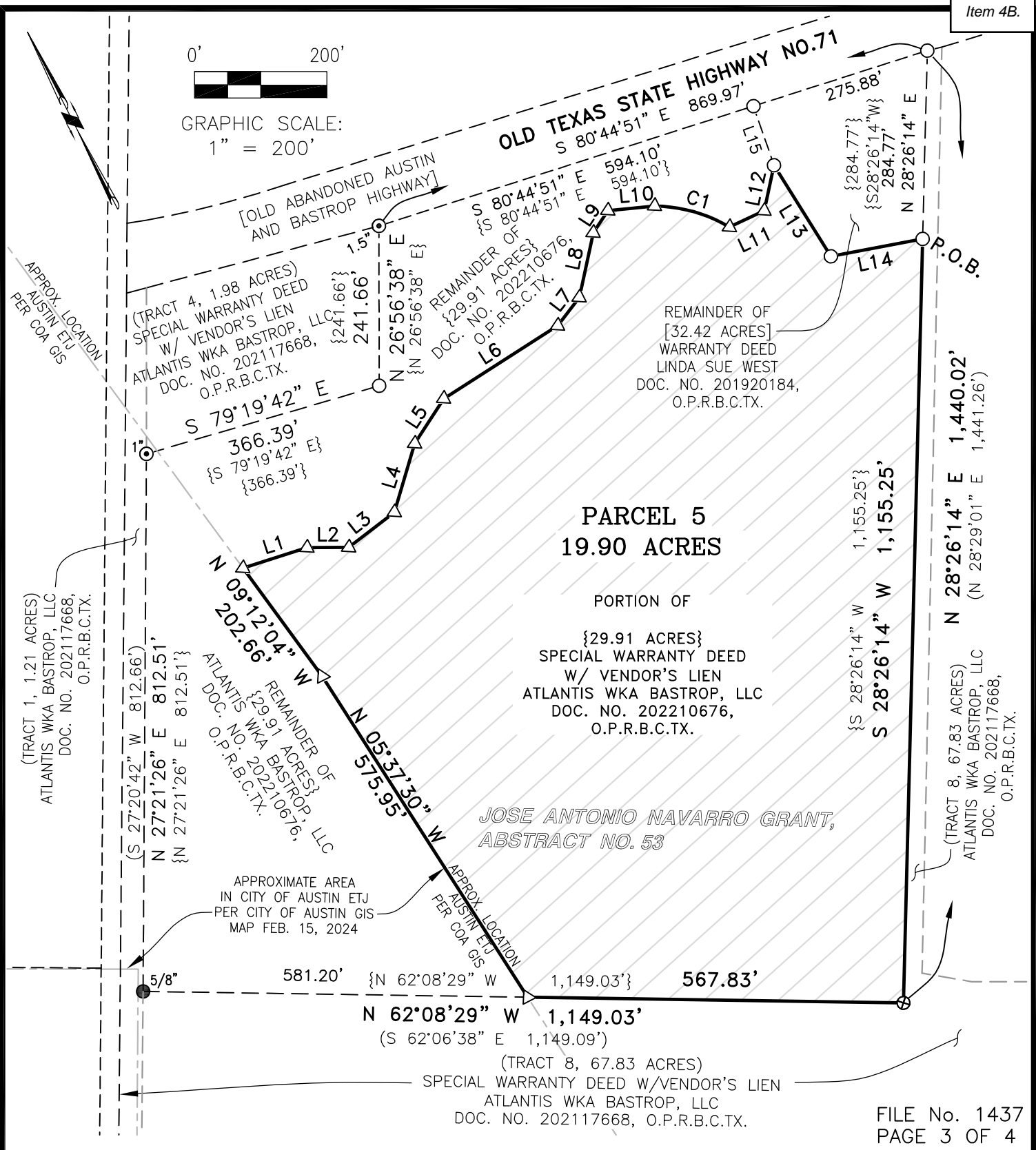
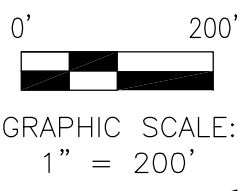
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of March through December 2021, and May 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10<sup>th</sup> day of April 2024 A.D.

HR Green Development TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas





**PARCEL 5**  
**19.90 ACRES**

PORTION OF  
{29.91 ACRES}  
SPECIAL WARRANTY DEED  
W/ VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202210676,  
O.P.R.B.C.TX.

*JOSE ANTONIO NAVARRO GRANT,  
ABSTRACT NO. 53*

(TRACT 8, 67.83 ACRES)  
SPECIAL WARRANTY DEED W/VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202117668, O.P.R.B.C.TX.

FILE No. 1437  
PAGE 3 OF 4



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**19.90 ACRES**  
**JOSE ANTONIO NAVARRO GRANT, A-53**  
**BASTROP COUNTY, TEXAS**

**LEGEND**

- ⊙ IRON PIPE FOUND, SIZE NOTED
- 5/8" 5/8" IRON ROD FOUND
- ⊗ 8" DIA. CEDAR FENCE CORNER POST FOUND (BOUNDARY)
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET
- △ CALCULATED POINT
- { } RECORD INFORMATION PER DOC. NO. 202210676, O.P.R.B.C.TX.
- ( ) RECORD INFORMATION PER DOC. NO. 202117668, O.P.R.B.C.TX.
- [ ] OTHER RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

**NOTES:**

1. BEARING AND DIRECTION CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99996723.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 80°43'07" E	101.72'
L2	S 63°19'34" E	63.04'
L3	N 79°20'44" E	87.07'
L4	N 43°30'33" E	108.21'
L5	N 59°51'25" E	80.84'
L6	N 84°19'44" E	204.65'
L7	N 64°27'05" E	53.76'
L8	N 39°08'02" E	99.92'
L9	N 60°23'28" E	40.10'
L10	S 68°35'31" E	70.97'
L11	S 88°08'18" E	58.06'
L12	N 39°03'45" E	70.37'
L13	S 05°00'47" E {S 05°00'47" E}	162.38' {162.38'}
L14	S 73°48'36" E {S 73°48'36" E}	140.91' {140.91'}
L15	N 07°47'43" E {N 07°47'43" E}	94.59' {94.59'}

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	225.00'	118.83'	S 47°15'59" E	117.45'

FILE No. 1437  
PAGE 4 OF 4



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
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TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**19.90 ACRES**  
JOSE ANTONIO NAVARRO GRANT, A-53  
BASTROP COUNTY, TEXAS

### FIELD NOTES DESCRIPTION

DESCRIPTION OF 5.16 ACRES OF LAND IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 29.91 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ATLANTIS WKA BASTROP, LLC OF RECORD IN DOCUMENT NO. 202210676, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 5.16 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8-inch iron rod found in the east line of a certain called 1.21 acre tract designated as Tract 1 and described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, at the westerly northwest corner of a certain called 67.83 acre tract designated as Tract 8 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202117668, Official Public Records of Bastrop County, Texas, same being the southwest corner of the said 29.91 acre tract, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** N 27°21'26" E, leaving the westerly northwest corner of the said 67.83 acre tract, with the east line of the said 1.21 acre tract, with the west line of the said 29.91 acre tract, with the west line of the tract described herein, a distance of 545.12 feet to a calculated point for the northwest corner of the tract described herein, from which a 1-inch iron pipe found in the east line of the said 1.21 acre tract, at a westerly northwest corner of the said 29.91 acre tract, same being the southwest corner of a certain called 1.98 acre tract designated as Tract 4 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202117668, Official Public Records of Bastrop County, Texas, bears N 27°21'26" E, a distance of 267.39 feet;

**THENCE** leaving the east line of the said 1.21 acre tract, crossing the said 29.91 acre tract, with the north line of the tract described herein, the following three (3) courses and distances:

1. S 62°28'18" E, a distance of 124.33 feet to a calculated angle point,
2. N 24°19'33" E, a distance of 40.17 feet to a calculated angle point,
3. N 51°11'23" E, a distance of 61.18 feet to a calculated point for the northeast corner of the tract described herein;

**THENCE** continuing across the said 29.91 acre tract, with the east line of the tract described herein, the following two (2) courses and distances:

4. S 09°12'04" E, a distance of 202.66 feet to a calculated angle point, and
5. S 05°37'30" E, a distance of 575.95 feet to a calculated point in the south line of the said 29.91 acre tract and a north line of the said 67.83 acre tract, for the southeast corner of the tract described herein, from which an 8-inch diameter cedar fence corner post found for the southeast corner of the said 29.91 acre tract and a re-entrant corner of the said 67.83 acre tract bears S 62°08'29" E, a distance of 567.83 feet;

**THENCE** N 62°08'29" W, with the south line of the said 29.91 acre tract and a north line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 581.20 feet to the **POINT OF BEGINNING** and containing 5.16 acres of land, more or less.

**Bearing Basis:** Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of March through December 2021, and May 2022.

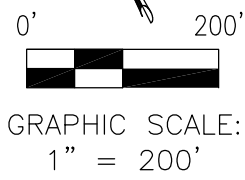
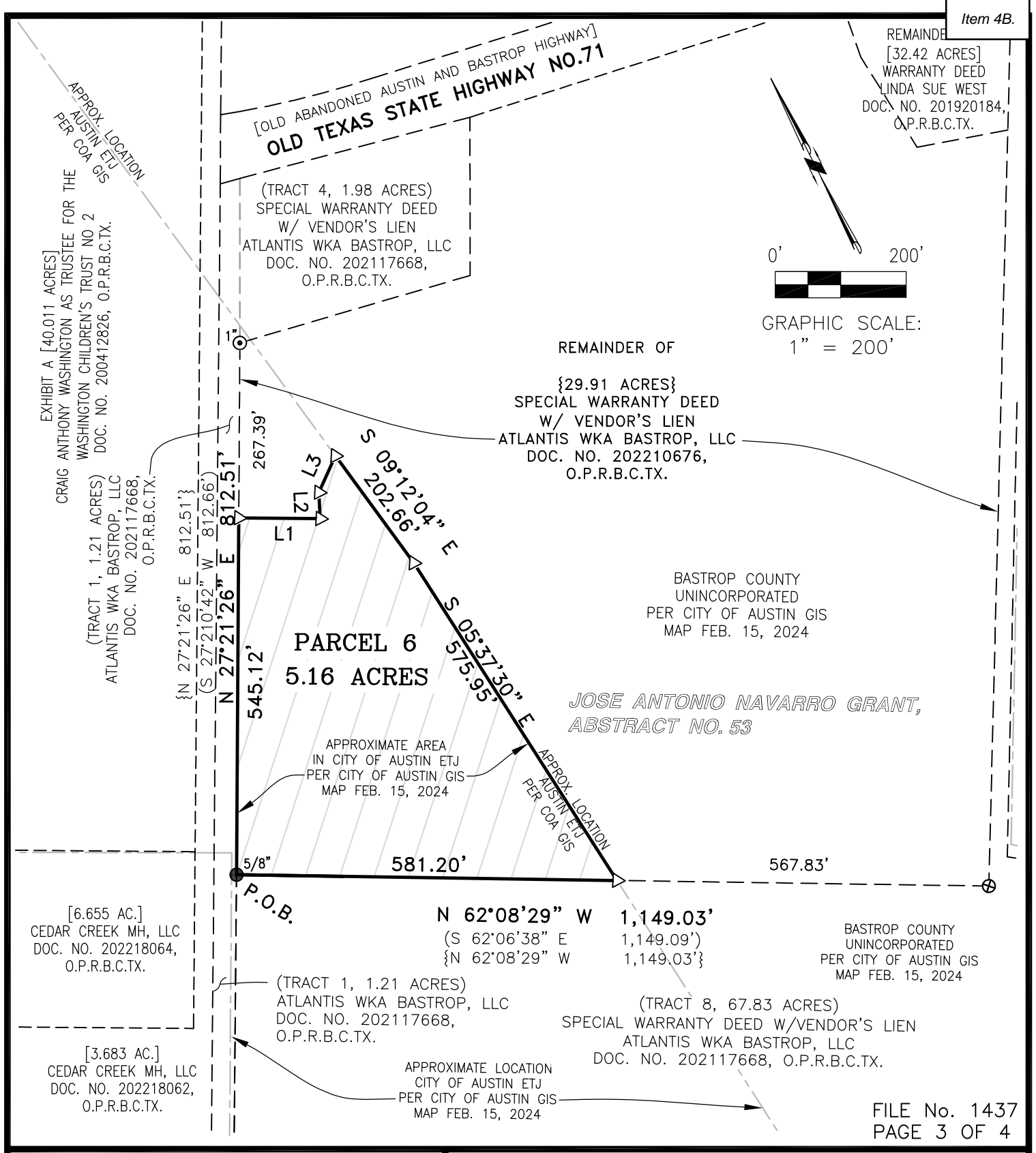
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10<sup>th</sup> day of April 2024 A.D.



HR Green Development TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas





REMAINDER  
[32.42 ACRES]  
WARRANTY DEED  
LINDA SUE WEST  
DOC. NO. 201920184,  
O.P.R.B.C.TX.

REMAINDER OF

{29.91 ACRES}  
SPECIAL WARRANTY DEED  
W/ VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202210676,  
O.P.R.B.C.TX.

BASTROP COUNTY  
UNINCORPORATED  
PER CITY OF AUSTIN GIS  
MAP FEB. 15, 2024

*JOSE ANTONIO NAVARRO GRANT,  
ABSTRACT NO. 53*

APPROXIMATE AREA  
IN CITY OF AUSTIN ETJ  
PER CITY OF AUSTIN GIS  
MAP FEB. 15, 2024

BASTROP COUNTY  
UNINCORPORATED  
PER CITY OF AUSTIN GIS  
MAP FEB. 15, 2024

(TRACT 8, 67.83 ACRES)  
SPECIAL WARRANTY DEED W/VENDOR'S LIEN  
ATLANTIS WKA BASTROP, LLC  
DOC. NO. 202117668, O.P.R.B.C.TX.

APPROXIMATE LOCATION  
CITY OF AUSTIN ETJ  
PER CITY OF AUSTIN GIS  
MAP FEB. 15, 2024

FILE No. 1437  
PAGE 3 OF 4



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**5.16 ACRES**  
JOSE ANTONIO NAVARRO GRANT, A-53  
BASTROP COUNTY, TEXAS



**NOTES:**

1. BEARING AND DIRECTION CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99996723.

**LEGEND**

- ⊙ 1/2" IRON PIPE FOUND
- 5/8" IRON ROD FOUND
- ⊗ 8" DIA. CEDAR FENCE CORNER POST FOUND (BOUNDARY)
- △ CALCULATED POINT
- { } RECORD INFORMATION PER DOC. NO. 202210676, O.P.R.B.C.TX.
- ( ) RECORD INFORMATION PER DOC. NO. 202117668, O.P.R.B.C.TX.
- P.O.B. POINT OF BEGINNING
- O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
- D.R.B.C.TX. DEED RECORDS OF BASTROP COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 62°28'18" E	124.33'
L2	N 24°19'33" E	40.17'
L3	N 51°11'23" E	61.18'

FILE No. 1437  
PAGE 4 OF 4



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512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**5.16 ACRES**  
JOSE ANTONIO NAVARRO GRANT, A-53  
BASTROP COUNTY, TEXAS

### FIELD NOTES DESCRIPTION

DESCRIPTION OF 35.66 ACRES OF LAND IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 67.83 ACRE TRACT OF LAND DESIGNATED AS TRACT 8, DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ATLANTIS WKA BASTROP, LLC OF RECORD IN DOCUMENT NO. 202117668, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 35.66 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8-inch iron rod found at the westerly northwest corner of the said 67.83 acre tract, in the east line of a certain called 1.21 acre tract designated as Tract 1 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, same being the southwest corner of a certain called 29.91 acre tract described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202210676, Official Public Records of Bastrop County, Texas, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** S 62°08'29" E, leaving the east line of the said 1.21 acre tract, with the south line of the said 29.91 acre tract, with a north line of the said 67.83 acre tract, with the north line of the tract described herein, a distance of 581.20 feet to a calculated point for the northeast corner of the tract described herein, from which an 8-inch cedar fence corner post found for the southeast corner of the said 29.91 acre tract and a re-entrant corner of the said 67.83 acre tract bears S 62°08'29" E, a distance of 567.83 feet;

**THENCE** leaving the south line of the said 29.91 acre tract, crossing the said 67.83 acre tract, with the east line of the tract described herein, the following two (2) courses and distances:

1. S 05°37'30" E, a distance of 1,151.62 feet to a calculated angle point, and
2. S 01°52'30" E, a distance of 587.94 feet to a calculated point in the north line of a certain called 1,443.0 acre tract of land designated as Second Tract and described in the deed to John W. Caldwell, Jr. of record in Document No. 201816538, Official Public Records of Bastrop County, Texas, in the south line of the said 67.83 acre tract, for the southeast corner of the tract described herein;

**THENCE** N 62°07'59" W, with the north line of the said 1,443.0 acre tract, with the south line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 1,501.62 feet to a 5/8-inch iron rod with a red illegible plastic cap found at the southwest corner of the said 67.83 acre tract, same being the southeast corner of a certain called 0.64 acre tract designated as Tract 7 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, for the southwest corner of the tract described herein;

**THENCE** leaving the north line of the said 1,443.0 acre tract, with the west line of the said 67.83 acre tract, with the east line of the said 0.64 acre tract and with the east line of the said 1.21 acre tract, the following two (2) courses and distances:

1. N 27°39'37" E, a distance of 897.17 feet to a 1/2-inch iron pipe found at the northeast corner of the said 0.64 acre tract and the southeast corner of the said 1.21 acre tract, for an angle point of the tract described herein, and
2. N 27°31'04" E, a distance of 573.66 feet to the **POINT OF BEGINNING** and containing 35.66 acres of land, more or less.

**Bearing Basis:** Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of March through December 2021, and May 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10<sup>th</sup> day of April 2024 A.D.



HR Green Development TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas





**NOTES:**

1. BEARING AND DIRECTION CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99996723.

**LEGEND**

● 5/8"	5/8" IRON ROD FOUND
● 1/2"	1/2" IRON ROD FOUND
⊙	1" SQUARE BOLT FOUND
⊗	8" DIA. CEDAR FENCE CORNER POST FOUND (BOUNDARY)
△	CALCULATED POINT
{ }	RECORD INFORMATION PER DOC. NO. 202117668, O.P.R.B.C.TX.
( )	RECORD INFORMATION PER DOC. NO. 202210676, O.P.R.B.C.TX.
[ ]	ADJOINER INFORMATION
P.O.B.	POINT OF BEGINNING
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

FILE No. 1437  
PAGE 4 OF 4



5508 HIGHWAY 290 WEST  
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TBPE NO: 16384  
TBPLS NO: 10194101

DEVELOPMENT TX

**SURVEY SKETCH to Accompany Description:**

**35.66 ACRES**  
JOSE ANTONIO NAVARRO GRANT, A-53  
BASTROP COUNTY, TEXAS



July 1, 2024

Sylvia Carrillo, City Manager  
1311 Chestnut Street  
Bastrop, Texas 78602

RE: MUD Consent for additional land in Wildwood MUD

Dear Ms. Carrillo,

Please find attached an application for the expansion of the existing Wildwood Municipal Utility District (MUD). The existing City of Bastrop Consent for the Wildwood MUD was signed on April 25, 2023 and included approximately 418 acres of land located at the far western extent of the City ETJ. The proposed additional land requested for inclusion into the Wildwood MUD is 60.7 acres.

The expansion of the MUD will be part of the master planned community that has been named "Silverleaf". The land uses within the expanded MUD boundary will include a new elementary school site, waste water treatment facility, additional single family residential, parks and amenity open space.

The expanded MUD lands will be served by the same utility providers as the original Wildwood MUD. The land includes the same drainage, infrastructure, circulation, soils, etc., as were depicted in the original MUD consent documents, master plan and engineering reports.

Thank you for your consideration of this MUD expansion request. If you have any questions or concerns, please do not hesitate to call me to discuss.

Sincerely,

Mark Baker  
Principal



**RESOLUTION NO. 2023-67**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, CONSENTING TO THE CREATION AND DIVISION OF WILDWOOD MUNICIPAL UTILITY DISTRICT; PROVIDING FOR AN OPEN MEETINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Wildwood Municipal Utility District, a municipal utility district (the "District") that was created by the 87th Texas Legislature over the land described in Exhibit A within the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City") for the benefit of the affected public property, including the construction and maintenance of water, sewer, division and drainage facilities and roads;

**WHEREAS**, the City of Bastrop desires to assist Bastrop County with the development of new homes for the growing population of Bastrop County; and

**WHEREAS**, the City of Bastrop agrees to manifest its support for the creation of the District in fulfillment of Section 7946A.0104, Texas Special District Local Laws Code, Section 42.042, Texas Local Government Code, and Section 54.016, Texas Water Code; and

**WHEREAS**, the City of Bastrop acknowledges that the District has conducted confirmation and director elections in fulfillment of Section 7946A.0103, Texas Special District Local Laws Code, and further desires to manifest its support and approval for those elections, such that this Resolution qualifies as a consented by ordinance or resolution to the creation of the District and inclusion of land within the District under Section 7946A.0104, Texas Special District Local Laws Code;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:**

**SECTION 1.** The facts and opinions in the preamble of this Resolution are correct.

**SECTION 2.** The City hereby consents and expresses its support for the special legislation attached as Exhibit A.

**SECTION 3.** This Resolution constitutes consent to the creation of the district and to the inclusion of land in the district subject to the inclusion in any legislation creating the District.

**SECTION 4.** The City Council of Bastrop further consents to and acknowledges the validity of the Confirmation and Director elections the District conducted in May 2022 and the results of those elections.

**SECTION 5.** The Mayor and City Secretary are hereby authorized to execute any documents necessary to effectuate this Resolution.

**SECTION 6.** This Resolution shall be effective from and after the date of its passage.



April DULY RESOLVED by the City Council of the City of Bastrop, Texas, on the 25<sup>th</sup> day of \_\_\_\_\_, 2023.

**APPROVED:**

  
\_\_\_\_\_  
Connie B. Schroeder, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**


  
\_\_\_\_\_  
Alan Bojorquez, City Attorney



EXHIBIT A







The State of Texas  
Secretary of State

I, Jose A. Esparza, Deputy of State of the State of Texas, DO HEREBY CERTIFY that the attached is a true and correct copy of House Bill 4645, 87th Session of the Texas Legislature, Regular Session.

Date Issued: July 2, 2021

A handwritten signature in black ink, consisting of the initials "JE" followed by a long horizontal stroke.

Jose A. Esparza  
Deputy Secretary of State



Chapter 761

H.B. No. 4645

1 AN ACT  
2 relating to the creation of the Wildwood Municipal Utility  
3 District, granting a limited power of eminent domain; providing  
4 authority to issue bonds; providing authority to impose  
5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
8 Code, is amended by adding Chapter 7946A to read as follows:

9 CHAPTER 7946A. WILDWOOD MUNICIPAL UTILITY DISTRICT

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 7946A.0101. DEFINITIONS. In this chapter:

- 12 (1) "Board" means the district's board of directors.
- 13 (2) "Commission" means the Texas Commission on  
14 Environmental Quality.
- 15 (3) "Director" means a board member.
- 16 (4) "District" means the Wildwood Municipal Utility  
17 District.

18 Sec. 7946A.0102. NATURE OF DISTRICT. The district is a  
19 municipal utility district created under Section 59, Article XVI,  
20 Texas Constitution.

21 Sec. 7946A.0103. CONFIRMATION AND DIRECTOR ELECTION  
22 REQUIRED. The temporary directors shall hold an election to  
23 confirm the creation of the district and to elect five permanent  
24 directors as provided by Section 49.102, Water Code.

H.B. No. 4645

1        Sec. 7946A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 2 temporary directors may not hold an election under Section  
 3 7946A.0103 until each municipality in whose corporate limits or  
 4 extraterritorial jurisdiction the district is located has  
 5 consented by ordinance or resolution to the creation of the  
 6 district and to the inclusion of land in the district.

7        Sec. 7946A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

8        (a) The district is created to serve a public purpose and benefit.

9        (b) The district is created to accomplish the purposes of:

10        (1) a municipal utility district as provided by  
 11 general law and Section 59, Article XVI, Texas Constitution; and

12        (2) Section 52, Article III, Texas Constitution, that  
 13 relate to the construction, acquisition, improvement, operation,  
 14 or maintenance of macadamized, graveled, or paved roads, or  
 15 improvements, including storm drainage, in aid of those roads.

16        Sec. 7946A.0106. INITIAL DISTRICT TERRITORY. (a) The  
 17 district is initially composed of the territory described by  
 18 Section 2 of the Act enacting this chapter.

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

23        (1) organization, existence, or validity;

24        (2) right to issue any type of bond for the purposes  
 25 for which the district is created or to pay the principal of and  
 26 interest on a bond;

27        (3) right to impose a tax; or

H.B. No. 4645

1                   (4) legality or operation.

2                   SUBCHAPTER B. BOARD OF DIRECTORS

3                   Sec. 7946A.0201. GOVERNING BODY; TERMS. (a) The district  
 4 is governed by a board of five elected directors.

5                   (b) Except as provided by Section 7946A.0202, directors  
 6 serve staggered four-year terms.

7                   Sec. 7946A.0202. TEMPORARY DIRECTORS. (a) The temporary  
 8 board consists of:

9                   (1) Byron Frankland;

10                   (2) Billy Wayne (Trey) Newby III;

11                   (3) John Azar;

12                   (4) Fred Nagel; and

13                   (5) Suzan Leigh Randall.

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

15                   (1) the date permanent directors are elected under  
 16 Section 7946A.0103; or

17                   (2) the fourth anniversary of the effective date of  
 18 the Act enacting this chapter.

19                   (c) If permanent directors have not been elected under  
 20 Section 7946A.0103 and the terms of the temporary directors have  
 21 expired, successor temporary directors shall be appointed or  
 22 reappointed as provided by Subsection (d) to serve terms that  
 23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
 25 Section 7946A.0103; or

26                   (2) the fourth anniversary of the date of the  
 27 appointment or reappointment.

H.B. No. 4645

1        (d) If Subsection (c) applies, the owner or owners of a  
 2 majority of the assessed value of the real property in the district  
 3 may submit a petition to the commission requesting that the  
 4 commission appoint as successor temporary directors the five  
 5 persons named in the petition. The commission shall appoint as  
 6 successor temporary directors the five persons named in the  
 7 petition.

8                                SUBCHAPTER C. POWERS AND DUTIES

9        Sec. 7946A.0301. GENERAL POWERS AND DUTIES. The district  
 10 has the powers and duties necessary to accomplish the purposes for  
 11 which the district is created.

12        Sec. 7946A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 13 DUTIES. The district has the powers and duties provided by the  
 14 general law of this state, including Chapters 49 and 54, Water Code,  
 15 applicable to municipal utility districts created under Section 59,  
 16 Article XVI, Texas Constitution.

17        Sec. 7946A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
 18 Section 52, Article III, Texas Constitution, the district may  
 19 design, acquire, construct, finance, issue bonds for, improve,  
 20 operate, maintain, and convey to this state, a county, or a  
 21 municipality for operation and maintenance macadamized, graveled,  
 22 or paved roads, or improvements, including storm drainage, in aid  
 23 of those roads.

24        Sec. 7946A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 25 road project must meet all applicable construction standards,  
 26 zoning and subdivision requirements, and regulations of each  
 27 municipality in whose corporate limits or extraterritorial

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1 jurisdiction the road project is located.

2 (b) If a road project is not located in the corporate limits  
 3 or extraterritorial jurisdiction of a municipality, the road  
 4 project must meet all applicable construction standards,  
 5 subdivision requirements, and regulations of each county in which  
 6 the roadproject is located.

7 (c) If the state will maintain and operate the road, the  
 8 Texas Transportation Commission must approve the plans and  
 9 specifications of the road project.

10 Sec. 7946A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 11 ORDINANCE OR RESOLUTION. The district shall comply with all  
 12 applicable requirements of any ordinance or resolution that is  
 13 adopted under Section 54.016 or 54.0165, Water Code, and that  
 14 consentsto the creation of the district or to the inclusion of land  
 15 in the district.

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 7946A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 18 The district may issue, without an election, bonds and other  
 19 obligations secured by:

20 (1) revenue other than ad valorem taxes; or

21 (2) contract payments described by Section  
 22 7946A.0413.

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

27 (c) The district may not issue bonds payable from ad valorem



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1 taxes to finance a road project unless the issuance is approved by a  
 2 vote of a two-thirds majority of the district voters voting at an  
 3 election held for that purpose.

4 Sec. 7946A.0402. OPERATION AND MAINTENANCE TAX. (a) IF  
 5 authorized at an election held under Section 7946A.0401, the  
 6 district may impose an operation and maintenance tax on taxable  
 7 property in the district in accordance with Section 49.107, Water  
 8 Code.

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

11 Sec. 7946A.0403. CONTRACT TAXES. (a) In accordance with  
 12 Section 49.108, Water Code, the district may impose a tax other than  
 13 an operation and maintenance tax and use the revenue derived from  
 14 the tax to make payments under a contract after the provisions of  
 15 the contract have been approved by a majority of the district voters  
 16 voting at an election held for that purpose.

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

20 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

21 Sec. 7946A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 22 OBLIGATIONS. The district may issue bonds or other obligations  
 23 payable wholly or partly from ad valorem taxes, impact fees,  
 24 revenue, contract payments, grants, or other district money, or any  
 25 combination of those sources, to pay for any authorized district  
 26 purpose.

27 Sec. 7946A.0502. TAXES FOR BONDS. At the time the district

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1 issues bonds payable wholly or partly from ad valorem taxes, the  
 2 board shall provide for the annual imposition of a continuing  
 3 direct advalorem tax, without limit as to rate or amount, while all  
 4 or part of the bonds are outstanding as required and in the manner  
 5 provided by Sections 54.601 and 54.602, Water Code.

6 Sec. 7946A.0503. BONDS FOR ROAD PROJECTS. At the time of  
 7 issuance, the total principal amount of bonds or other obligations  
 8 issued or incurred to finance road projects and payable from ad  
 9 valorem taxes may not exceed one-fourth of the assessed value of the  
 10 real property in the district.

11 SECTION 2. The Wildwood Municipal Utility District  
 12 initially includes all the territory contained in the following  
 13 area:

14 DESCRIPTION OF APPROXIMATELY 418.30 ACRES OF LAND IN THE JOSE  
 15 ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS;  
 16 BEING ALL OF A CERTAIN CALLED 121.72 ACRE TRACT DESCRIBED IN THE  
 17 SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
 18 RECORD IN DOCUMENT NO. 201413308, OFFICIAL PUBLIC RECORDS OF  
 19 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 168.95 ACRE TRACT  
 20 DESIGNATED AS TRACT 4 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
 21 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
 22 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A  
 23 PORTION OF A CERTAIN CALLED 1.98 ACRE TRACT DESIGNATED AS TRACT 1  
 24 AND DESCRIBED IN THE SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND  
 25 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201413307, OFFICIAL  
 26 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
 27 CALLED 67.83 ACRE TRACT DESIGNATED AS TRACT 2 AND DESCRIBED IN THE

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1 SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
 2 RECORD IN DOCUMENT NO. 201413307, OFFICIAL PUBLIC RECORDS OF  
 3 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 0.64 ACRE TRACT  
 4 DESCRIBED IN EXHIBIT A-1 , AND A PORTION OF A CERTAIN CALLED 1.21  
 5 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE DEED WITHOUT WARRANTY TO  
 6 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
 7 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ALL OF  
 8 A CERTAIN CALLED 62.586 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE  
 9 GENERAL WARRANTY DEED TO BERDOLL INVESTMENTS LP OF RECORD IN  
 10 DOCUMENT NO. 201312598, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY,  
 11 TEXAS, ALL OF A CERTAIN CALLED 24.012 ACRE TRACT DESIGNATED AS TRACT  
 12 2 AND DESCRIBED IN EXHIBIT B, IN THE GENERAL WARRANTY DEED TO HAL  
 13 BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944,  
 14 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A  
 15 CERTAIN CALLED 6.177 ACRE TRACT DESIGNATED AS TRACT 1 AND DESCRIBED  
 16 IN EXHIBIT A, IN THE SAID GENERAL WARRANTY DEED TO HAL BERDOLL AND  
 17 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944, OFFICIAL  
 18 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
 19 CALLED 0.306 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
 20 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
 21 201111354, DOCUMENT NO. 201701630, AND DOCUMENT NO. 201701631,  
 22 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 418.30 ACRES  
 23 OF LAND, BEING COMPRISED OF TRACT 1 - 449.03 ACRES, AND TRACT 2 -  
 24 5.563 ACRES, SAVE AND EXCEPT TRACT 3 - 35.66 ACRES, AND SAVE AND  
 25 EXCEPT TRACT 4 - 0.637, AS SURVEYED BY LANDDEV CONSULTING, LLC,  
 26 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 27 TRACT 1 - 449.03 Acres

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1 BEGINNING at a bolt found in the south right-of-way line of  
 2 State Highway 71, a variable-width right-of-way, at the northeast  
 3 corner of the said 62.586 acre tract, same being the northwest  
 4 corner of Lot 1, JW Subdivision, a subdivision according to the plat  
 5 or map of record in Cabinet 7, Page 68-A, Plat Records of Bastrop  
 6 County, Texas, for the northeast corner of the tract described  
 7 herein;

8 THENCE with the east line of the said 62.586 acre tract, and  
 9 the west line of said Lot 1, JW Subdivision, with an east line of the  
 10 tract described herein, the following two (2) courses and  
 11 distances:

12 1. S 28°22'06" W, a distance of 604.12 feet to a calculated  
 13 angle point at the southwest corner of said Lot 1, JW Subdivision,  
 14 for an angle point in an east line of the tract described herein,  
 15 and

16 2. S 27°42'48" W, at a distance of 2,184.16 feet, passing a  
 17 1/2-inch iron rod and continuing for a total distance of 2,185.28  
 18 feet to an axle found in the north line of a certain called 1,443.0  
 19 acre tract designated as Second Tract and described in the deed to  
 20 John W. Caldwell, Jr. of record in Document No. 201816538, Official  
 21 Public Records of Bastrop County, Texas, for the easterly southeast  
 22 corner of the tract described herein;

23 THENCE with a south line of the said 62.586 acre tract, the  
 24 south line of the said 67.83 acre tract, and the south line of the  
 25 said 0.64 acre tract, with the north line of the said 1,443.0 acre  
 26 tract, with a south line of the tract described herein, the  
 27 following four (4) courses and distances:

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- 1           1. N 62°30'36" W, a distance of 578.60 feet to a 1/2-inch  
2 iron rod found at an angle point,
- 3           2. N 62°05'35" W, a distance of 422.69 feet to a 1-inch  
4 square iron rod found at an angle point,
- 5           3. N 62°07'59" W, a distance of 1,883.16 feet to a 5/8-inch  
6 iron rod with a red illegible plastic cap found at a point-on-line,  
7 and
- 8           4. N 62°07'59" W, a distance of 27.48 feet to a 3-inch metal  
9 fence post found in the east line of the said 168.95 acre tract, at  
10 the southwest corner of the said 0.64 acre tract, for a re-entrant  
11 corner of the tract described herein,
- 12           THENCE with the east line of the said 168.95 acre tract, and  
13 the east line of the said 121.72 acre tract, with the west line of  
14 the said 1,443.0 acre tract, with an east line of the tract  
15 described herein, the following three (3) courses and distances:
- 16           1. S 27°33'16" W, a distance of 1,350.13 feet to a 1/2-inch  
17 iron rod found at an angle point,
- 18           2. S 27°33'46" W, a distance of 2,962.00 feet to a leaning  
19 1/2-inch iron rod found at the southeast corner of the said 168.95  
20 acre tract and the northeast corner of the said 121.72 acre tract,  
21 and
- 22           3. S 27°20'28" W, a distance of 2,815.27 feet to a 1-inch  
23 iron pipe found in the north line of a certain called 769.524 acre  
24 tract designated as Tract 2 and described in the deed to Carr Family  
25 Partnership, LTD. of record in Volume 736, page 233, Official  
26 Public Records of Bastrop County, Texas, at the southeast corner of  
27 the said 121.72 acre tract, for the southerly southeast corner of

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1 the tract described herein;

2 THENCE N 62°35'22" W, with the north line of the said 769.524  
3 acre tract, with the south line of the said 121.72 acre tract, with  
4 a south line of the tract described herein, a distance of 1,884.51  
5 feet to a 1/2-inch iron rod found in the east line of a certain  
6 called 951.10 acre tract described in the deed to Carr Family  
7 partnership, LTD. of record in Document No. 956, Page 441, Deed  
8 Records of Bastrop County, Texas, at the southwest corner of the  
9 said 121.72 acre tract, for the southwest corner of the tract  
10 described herein;

11 THENCE N 27°17'56" E, leaving the north line of the said  
12 769.524 acre tract, with the east line of the said 951.10 acre  
13 tract, with the west line of the said 121.72 acre tract, with the  
14 west line of the tract described herein, a distance of 2,809.87 feet  
15 to a calculated point for the northwest corner of the said 121.72  
16 acre tract and the southwest corner of the said 168.95 acre tract,  
17 for an angle point in the west line of the tract described herein;

18 THENCE with the west and north lines of the said 168.95 acre  
19 tract, with the west and north lines of the tract described herein,  
20 the following four (4) courses and distances:

21 1. N 27°21'42" E, with the east line of the said 951.10 acre  
22 tract, a distance of 3,164.61 feet to a 1/2-inch iron pipe found at  
23 the westerly northwest corner of the said 168.95 acre tract and the  
24 southwest corner of a certain called 48.634 acre tract described in  
25 the deed to Clarence L. Vinklarek et. Ux. of record in Volume 217,  
26 Page 208, Deed Records of Bastrop County, Texas,

27 2. S 62°34'59" E, with the south line of the said 48.634 acre



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1 tract, a distance of 1,225.65 feet to a 1/2-inch iron pipe found at  
2 a re-entrant corner,

3         3. N 27°27'06" E, a distance of 2,050.44 feet to a 1/2-inch  
4 iron rod found at the northerly northwest corner of the said 168.95  
5 acre tract, same being the southwest corner of a certain called  
6 6.667 acre tract described in the gift deed to Katie Frerich  
7 Karnstadt of record in Document No. 201406127, Official Public  
8 Records of Bastrop County, Texas, and

9         4. S 62°32'13" E, with the south line of the said 6.667 acre  
10 tract, and the south line of a certain called 3.707 acre tract  
11 described in the deed to Robert Frerich and Tamara Frerich of record  
12 in Document No. 200112158, Official Public Records of Bastrop  
13 County, Texas, a distance of 670.10 feet to a 1/2-inch iron pipe  
14 found at the northeast corner of the said 168.95 acre tract, and the  
15 southeast corner of the said 3.707 acre tract, same being the  
16 southwest corner of the said 1.21 acre tract, for a re-entrant  
17 corner of the tract described herein;

18         THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
19 tract, and the east line of the said 3.707 acre tract, with the west  
20 line of the tract described herein, a distance of 1,629.03 feet to a  
21 calculated point for the northwest corner of the said 1.21 acre  
22 tract, for a northwest corner of the tract described herein;

23         THENCE S 78°22'38" E, a distance of 31.12 feet to a bent 1-inch  
24 iron pipe found at the northeast corner of the said 1.21 acre tract  
25 and the northwest corner of the said 1.98 acre tract, for a  
26 northwest corner of the tract described herein;

27         THENCE S 77°54'08" E, with the north line of the said 1.98 acre

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1 tract, with a north line of the tract described herein, a distance  
 2 of 363.58 feet to a 1-1/2-inch iron pipe found at the northeast  
 3 corner of the said 1.98 acre tract, same being the northerly  
 4 northwest corner of a certain tract designated as Tract Two and  
 5 described in the deed to Lina Sue West of record in Document  
 6 No. 20196184, Official Public Records of Bastrop County, Texas, for  
 7 a northeast corner of the tract described herein;

8 THENCE with an east and south line of the said 1.98 acre  
 9 tract, with a west and north line of the said Second Tract, with an  
 10 east and south line of the tract described herein, the following two  
 11 (2) courses and distances:

12 1. S 26°56'38" W, a distance of 241.66 feet to a calculated  
 13 point for the southeast corner of the said 1.98 acre tract, and

14 2. N 79°19'42" W, a distance of 366.39 feet to a bent 1-inch  
 15 iron pipe found in the east line of the said 1.21 acre tract, at the  
 16 southwest corner of the said 1.98 acre tract, for a re-entrant  
 17 corner of the tract described herein;

18 THENCE S 27°21'26" W, with the west line of the said Second  
 19 Tract, with the east line of the said 1.21 acre tract, with the west  
 20 line of the tract described herein, a distance of 812.51 feet to a  
 21 5/8-inch iron rod found at the southwest corner of the said Second  
 22 Tract, and the westerly northwest corner of the said 67.83 acre  
 23 tract for a re-entrant corner of the tract described herein;

24 THENCE with the south and east line of the said Second Tract,  
 25 with a north and west line of the said 67.83 acre tract, with a north  
 26 and west line of the tract described herein, the following two (2)  
 27 courses and distances:

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- 1           1. S 62°08'29" E, a distance of 1,149.03 feet to an 8-inch  
2 fence post found at the southeast corner of the said Second Tract  
3 and a re-entrant corner of the said 67.83 acre tract, and  
4           2. N 28°26'14" E, a distance of 1,440.02 feet to a calculated  
5 point for the northeast corner of the said Second Tract, and a  
6 northwest corner of the said 67.83 acre tract, for a northwest  
7 corner of the tract described herein;  
8           THENCE with the south right-of-way line of said State Highway  
9 71, with the north line of the said 67.83 acre tract, with the north  
10 line of the said 24.012 acre tract, and with the north line of the  
11 said 62.386 acre tract, with the north line of the tract described  
12 herein, the following six (6) courses and distances:  
13           1. S 76°31'21" E, a distance of 22.68 feet to a fence post  
14 found at an angle point,  
15           2. S 79°43'49" E, a distance of 101.07 feet to a Texas  
16 Department of Transportation (TxDOT) Type-I concrete monument  
17 found at a point-of-curvature,  
18           3. With the arc of a curve to the right, having a radius of  
19 2,755.03 feet, an arc distance of 189.73 feet, and a chord which  
20 bears S 78°28'39" E, a distance of 189.70 feet to a calculated  
21 non-tangent end of curve,  
22           4. S 53°05'32" E, a distance of 454.67 feet to a Texas  
23 Department of Transportation (TxDOT) Type-I concrete monument  
24 found at an angle point,  
25           5. S 55°16'20" E, a distance of 69.16 feet to a calculated  
26 angle point, and  
27           6. S 54°07'31" E, a distance of 918.17 feet to the POINT OF

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1 BEGINNING and containing 449.03 acres of land, more or less.

2 TRACT 2 - 5.563 Acres

3 BEGINNING at a Texas Department of Transportation (TxDOT)  
 4 Type-II concrete monument found in the south right-of-way line of  
 5 State Highway 71, a variable-width right-of-way, in the north line  
 6 of the said 6.177 acre tract, at the northeast corner of a certain  
 7 called 0.9152 acre tract designated as Parcel 26 and described in  
 8 the deed to the State of Texas of record in Document No. 202005708,  
 9 Official Public Records of Bastrop County, Texas, for a northwest  
 10 corner as POINT OF BEGINNING of the tract described herein;

11 THENCE S 59°57'55" E, a distance of 722.58 feet to a  
 12 calculated point for the east corner of the said 6.177 acre tract,  
 13 for the east corner of the tract described herein;

14 THENCE with the north line of the vacated portion of State  
 15 Highway 71, with the south line of the said 6.177 acre tract, and  
 16 with the south line of the said 0.306 acre tract, with the south  
 17 line of the tract described herein, the following three (3) courses  
 18 and distances:

19 1. N 80°14'31" W, at a distance of 906.31 feet, passing a  
 20 Texas Department of Transportation (TxDOT) Type-I concrete  
 21 monument found at a point-on-line, and continuing for a total  
 22 distance of 1,060.87 feet to a Texas Department of Transportation  
 23 (TxDOT) Type-I concrete monument found at a point-of-curvature,

24 2. With the arc of a curve to the right, having a radius of  
 25 1,504.75 feet, an arc distance of 214.68 feet, and a chord which  
 26 bears N 71°15'23" W, a distance of 214.50 feet to a calculated point  
 27 for the southeast corner of the said 0.306 acre tract, for a point

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1 of compound-curvature in the south line of the tract described  
2 herein, and

3           3. With the arc of a curve to the right, having a radius of  
4 1,858.52 feet, an arc distance of 30.16 feet, and a chord which  
5 bears N 22°08'53" W, a distance of 30.16 feet to a calculated point  
6 in the east line of a certain called 3.707 acre tract described in  
7 the deed to Robert Frerich and Tamara Frerich of record in Document  
8 No. 200112158, Official Public Records of Bastrop County, Texas,  
9 for the southwest corner of the said 0.306 acre tract, for the  
10 southwest corner of the tract described herein;

11           THENCE N 27°36'14" E, with the west line of the said 0.306 acre  
12 tract and the east line of the said 3.707 acre tract, with the west  
13 line of the tract described herein, a distance of 371.91 feet to an  
14 iron rod with a 2-inch aluminum cap stamped "TXDOT" found at the  
15 southwest corner of the said 0.9152 acre tract, for the westerly  
16 northwest corner of the tract described herein;

17           THENCE leaving the west line of the said 3.707 acre tract,  
18 crossing the said 0.306 acre tract and the said 6.177 acre tract,  
19 with the south and east lines of the said 0.9152 acre tract, with  
20 the north and west lines of the tract described herein, the  
21 following five (5) courses and distances:

22           1. S 59°59'51" E, a distance of 122.61 feet to a Texas  
23 Department of Transportation (TXDOT) Type-II concrete monument  
24 found at an angle point,

25           2. S 52°51'00" E, a distance of 201.55 feet to a Texas  
26 Department of Transportation (TXDOT) Type-II concrete monument  
27 found at an angle point,

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1           3. S 68°35'00" E, a distance of 101.08 feet to a Texas  
2 Department of Transportation (TXDOT) Type-II concrete monument  
3 found at an angle point,

4           4. S 59°56'27" E, a distance of 100.02 feet to a Texas  
5 Department of Transportation (TXDOT) Type-II concrete monument  
6 found at an angle point, and

7           5. N 30°04'14" E, a distance of 75.98 feet to the POINT OF  
8 BEGINNING and containing 5.563 acres of land, more or less.

9           TRACT 3 - SAVE AND EXCEPT 35.66 Acres

10          BEGINNING at a 5/8-inch iron rod found at the westerly  
11 northwest corner of the said 67.83 acre tract, in the west line of  
12 the said 1.21 acre tract, same being the southwest corner of a  
13 certain tract designated as Tract Two and described in the deed to  
14 Lina Sue West of record in Document No. 20190184, Official Public  
15 Records of Bastrop County, Texas, for the northwest corner and  
16 POINT OF BEGINNING of the tract described herein;

17          THENCE S 62°08'29" E, with the south line of the said Second  
18 Tract, with a north line of the said 67.83 acre tract, a distance of  
19 581.20 feet to a calculated point for the northeast corner of the  
20 tract described herein;

21          THENCE leaving the south line of the said Second Tract,  
22 crossing the said 67.83 acre tract, with the east line of the tract  
23 described herein, the following two (2) courses and distances:

24           1. S 05°37'30" E, a distance of 1,151.62 feet to a calculated  
25 angle point, and

26           2. S 01°52'30" E, a distance of 587.94 feet to a calculated  
27 point in the north line of a certain called 1,443.0 acre tract

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1 designatrd as Second Tract and described in the deed to John W.  
 2 Caldwell, Jr. of record in Document No. 201816538, Official Public  
 3 Records of Bastrop County, Texas, in the south line of the said  
 4 67.83 acre tract, for the southeast corner of the tract described  
 5 herein;

6 THENCE N 62°07'59" W, with the north line of the said 1,443.0  
 7 acre tract, with the south line of the said 67.83 acre tract, with  
 8 the south line of the tract described herein, a distance of 1,501.62  
 9 feet to a 5/8-inch iron rod with a red illegible plastic cap found  
 10 at the southwest corner of the said 67.83 acre tract and the  
 11 northwest corner of the said 1,443.0 acre tract, same being the  
 12 southeast corner of the said 0.64 acre tract, for the southwest  
 13 corner of the tract described herein;

14 THENCE with the west line of the said 67.83 acre tract, with  
 15 the east line of the said 0.64 acre tract, and with the east line of  
 16 the said 1.21 acre tract, the following two (2) courses and  
 17 distances;

18 1. N 27°39'37" E, a distance of 897.17 feet to a 1/2-inch  
 19 iron pipe found at the northeast corner of the said 0.64 acre tract  
 20 and the southeast corner of the said 1.21 acre tract, and

21 2. N 27°31'04" E, a distance of 573.66 feet to the POINT OF  
 22 BEGINNING and containing 35.66 acres of land, more or less.

23 TRACT 4 - SAVE AND EXCEPT 0.637 Acres

24 COMMENCING at a 5/8-inch iron rod found at the westerly  
 25 northwest corner of the said 67.83 acre tract, in the west line of  
 26 the said 1.21 acre tract, same being the southwest corner of a  
 27 certain tract designated as Tract Two and described in the deed to



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1 Lina Sue West of record in Document No. 20190184, Official Public  
2 Records of Bastrop County, Texas;

3 THENCE N 27°21'26" E, with the west line of the said Tract Two,  
4 with the east line of the said 1.21 acre tract, a distance of 33.58  
5 feet to the southeast corner and POINT OF BEGINNING of the tract  
6 described herein;

7 THENCE N 62°53'25" W, leaving the west line of the said Tract  
8 Two, crossing the said 1.21 acre tract, with the south line of the  
9 tract described herein, a distance of 34.50 feet to a calculated  
10 point in the west line of the said 1.21 acre tract, and the east line  
11 of a certain called 3.707 acre tract described in the deed to Robert  
12 Frerich and Tamara Frerich of record in Document No. 200112158,  
13 Official Public Records of Bastrop County, Texas for the southwest  
14 corner of the tract described herein;

15 THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
16 tract, with the east line of the said 3.707 acre tract, with the  
17 west line of the tract described herein, a distance of 848.65 feet  
18 to a calculated point, for the northwest corner of the tract  
19 described herein;

20 THENCE S 09°12'05" E, leaving the east line of the said 3.707  
21 acre tract, crossing the said 1.21 acre tract, with the north line  
22 of the tract described herein, a distance of 53.40 feet to a  
23 calculated point in the east line of the said 1.21 acre tract and  
24 the west line of the said 1.98 acre tract, for a point-on-line in  
25 the northline of the tract described herein;

26 THENCE S 09°12'05" E, leaving the east line of the said 1.21  
27 acre tract, crossing the said 1.98 acre tract, with the north line

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1 of the tract described herein, a distance of 27.22 feet to a  
 2 calculated point in the south line of the said 1.98 acre tract, and  
 3 the north line of the said Tract Two, for an angle point of the tract  
 4 described herein;

5 THENCE N 79°19'42" W, with the south line of the said 1.98 acre  
 6 tract, with the north line of the said Tract Two, with a south line  
 7 of the tract described herein, a distance of 16.76 feet to a bent  
 8 1-inch iron pipe found in the east line of the said 1.21 acre tract,  
 9 at the southwest corner of the said 1.98 acre tract, and the  
 10 westerly northwest corner of the said Tract Two, for a re-entrant  
 11 corner of the tract described herein;

12 THENCE S 27°21'26" W, with the west line of said Tract Two,  
 13 with the east line of the said 1.21 acre tract, with the east line of  
 14 the tract described herein, a distance of 778.93 feet to the POINT  
 15 OF BEGINNING and containing 0.637 acres of land, more or less.

16 FOR A TOTAL AREA OF 418.30 ACRES BEING ALL OF TRACT 1 AND  
 17 TRACT 2, SAVE AND EXCEPT TRACT 3 AND TRACT 4 DESCRIBED HEREIN.

18 Bearing Basis: Texas Coordinate System, Central Zone (4203),  
 19 NAD 83(2011), Grid.

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

27 (b) The governor, one of the required recipients, has

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1 submitted the notice and Act to the Texas Commission on  
2 Environmental Quality.

3 (c) The Texas Commission on Environmental Quality has filed  
4 its recommendations relating to this Act with the governor, the  
5 lieutenant governor, and the speaker of the house of  
6 representatives within the required time.

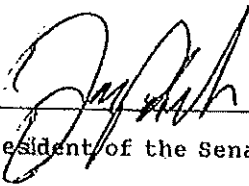
7 (d) All requirements of the constitution and laws of this  
8 state and the rules and procedures of the legislature with respect  
9 to the notice, introduction, and passage of this Act are fulfilled  
10 and accomplished.


11 SECTION 4. (a) If this Act does not receive a two-thirds  
12 vote of all the members elected to each house, Subchapter C, Chapter  
13 7946A, Special District Local Laws Code, as added by Section 1 of  
14 this Act, is amended by adding Section 7946A.0306 to read as  
15 follows:

16 Sec. 7946A.0306. NO EMINENT DOMAIN POWER. The district may  
17 not exercise the power of eminent domain.

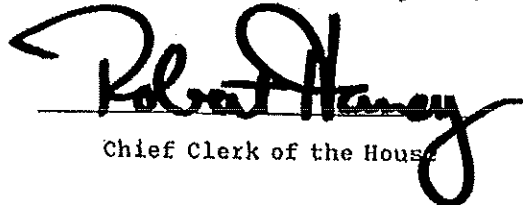
18 (b) This section is not intended to be an expression of a  
19 legislative interpretation of the requirements of Section 17(c),  
20 Article I, Texas Constitution.

21 SECTION 5. This Act takes effect immediately if it receives  
22 a vote of two-thirds of all the members elected to each house, as  
23 provided by Section 39, Article III, Texas Constitution. If this  
24 Act does not receive the vote necessary for immediate effect, this  
25 Act takes effect September 1, 2021.

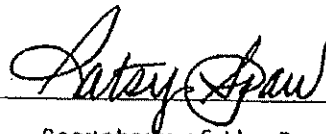
  
\_\_\_\_\_  
President of the Senate

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\_\_\_\_\_  
Speaker of the House

I certify that H.B. No. 4645 was passed by the House on May 14, 2021, by the following vote: Yeas 105, Nays 40, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 4645 on May 28, 2021, by the following vote: Yeas 98, Nays 41, 1 present, not voting.

  
\_\_\_\_\_  
Chief Clerk of the House

I certify that H.B. No. 4645 was passed by the Senate, with amendments, on May 26, 2021, by the following vote: Yeas 31, Nays 0.


  
\_\_\_\_\_  
Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

\_\_\_\_\_

Governor

FILED IN THE OFFICE OF THE  
SECRETARY OF STATE  
4:30 PM O'CLOCK  
JUN 15 2021  
  
\_\_\_\_\_  
Secretary of State

