

Exhibit A

S.B. No. 1872

1 WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED APRIL 14, 2011  
2 AND RECORDED IN DOCUMENT NO. 2011053054 OF THE OFFICIAL PUBLIC  
3 RECORDS OF TRAVIS COUNTY, TEXAS;

4 SAID 701.655 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES  
5 AND BOUNDS AS FOLLOWS:

6 BEGINNING at a 1/2" rebar found in the north right-of-way  
7 line of Old Lockhart Highway (right-of-way width varies), being the  
8 southeast corner of the 679.66 acre tract, being also the southwest  
9 corner of Lot 1 of Capitol View Estates, a subdivision of record in  
10 Volume 45, Page 13 of the Plat Records of Travis County, Texas;

11 THENCE with the north right-of-way line of Old Lockhart  
12 Highway and the south line of the 679.66 acre tract the following  
13 ten (10) courses and distances:

- 14 1. North 52°14'14" West, a distance of 88.15 feet to a 1/2" rebar  
15 found;
- 16 2. North 41°41'09" West, a distance of 711.88 feet to a 1/2" iron  
17 pipe found;
- 18 3. North 40°58'33" West, a distance of 460.57 feet to a 1/2" rebar  
19 found;
- 20 4. North 35°38'06" West, a distance of 332.61 feet to a 1/2" iron  
21 pipe found;
- 22 5. North 38°14'16" West, a distance of 94.62 feet to a 1/2" iron  
23 pipe found;
- 24 6. North 34°52'34" West, a distance of 116.37 feet to a 1/2" iron  
25 pipe found;
- 26 7. North 36°52'03" West, a distance of 761.83 feet to a 1/2" iron  
27 pipe found;

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1 8. North 36°04'28" West, a distance of 525.66 feet to a 3/4" iron  
2 pipe found;

3 9. North 37°05'20" West, a distance of 350.14 feet to a metal fence  
4 post found;

5 10. North 35°03'44" West, a distance of 102.42 feet to a 3/4" iron  
6 pipe found for the southeast corner of the 0.805 acre tract;

7       THENCE North 36°56'38" West, with the north right-of-way line  
8 of Old Lockhart Highway and the south line of the 0.805 acre tract,  
9 a distance of 158.54 feet to a 3/4" iron pipe found for the  
10 southwest corner of the 0.805 acre tract, being in the south line of  
11 the 679.66 acre tract;

12       THENCE North 36°41'16" West, with the north right-of-way line  
13 of Old Lockhart Highway and the south line of the 679.66 acre tract,  
14 a distance of 400.57 feet to a 1/2" rebar found for a southwest  
15 corner of the 679.66 acre tract, being the southeast corner of a  
16 0.994 acre tract of land described in Volume 12478, Page 528 of the  
17 Real Property Records of Travis County, Texas;

18       THENCE North 28°56'17" East, with the west line of the 679.66  
19 acre tract and the east line of the 0.994 acre tract, a distance of  
20 321.00 feet to a calculated point for the northeast corner of the  
21 0.994 acre tract, being a southeast corner of a 3.59 acre tract of  
22 land described in Document No. 2009200063 of the Official Public  
23 Records of Travis County, Texas;

24       THENCE with the common line of the 679.66 acre tract and the  
25 3.59 acre tract the following two (2) courses and distances:

26 1. North 28°50'57" East, a distance of 437.63 feet to a 1/2" rebar  
27 found for the northeast corner of the 3.59 acre tract;

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1 2. North 60°15'24" West, a distance of 130.11 feet to a 1/2" rebar  
2 found for the northwest corner of the 3.59 acre tract, being an  
3 angle point in the east line of a 16.46 acre tract of land described  
4 in Document No. 2004222100 of the Official Public Records of Travis  
5 County, Texas;

6 THENCE with the common line of the 679.66 acre tract and the  
7 16.46 acre tract the following three (3) courses and distances:

8 1. North 59°54'43" West, a distance of 44.13 feet to a 1/2" rebar  
9 found;

10 2. North 29°01'25" East, a distance of 1551.18 feet to a 3/4" iron  
11 pipe found for the northeast corner of the 16.46 acre tract;

12 3. North 62°41'57" West, a distance of 345.07 feet to a 1/2" iron  
13 pipe found for the northwest corner of the 16.46 acre tract, being  
14 the northeast corner of Lot 7, Block D, Perkins Park, Section One, a  
15 subdivision of record in Volume 50, Page 78 of the Plat Records of  
16 Travis County, Texas;

17 THENCE North 62°57'34" West, with the south line of the 679.66  
18 acre tract and the north line of Perkins Park, Section One, a  
19 distance of 310.24 feet to a 1/2" rebar found for the northwest  
20 corner of Lot 8, Block K, Perkins Park, Section One, being the  
21 northeast corner of a 6.59 acre tract of land described in Document  
22 No. 2000167421 of the Official Public Records of Travis County,  
23 Texas;

24 THENCE with the common line of the 679.66 acre tract and the  
25 6.59 acre tract the following three (3) courses and distances:

26 1. North 62°54'58" West, a distance of 162.11 feet to a 1" iron pipe  
27 found for the northwest corner of the 6.59 acre tract;

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1 2. South 29°33'50" West, a distance of 963.76 feet to a 1/2" rebar  
2 with Chaparral cap set;

3 3. South 29°33'00" West, a distance of 753.69 feet to a 1/2" rebar  
4 found in the north right-of-way line of Old Lockhart Highway, being  
5 an angle point in the southwest line of the 679.66 acre tract, being  
6 also the southwest corner of the 6.59 acre tract;

7       THENCE with the common right-of-way line of Old Lockhart  
8 Highway and the 679.66 acre tract the following five (5) courses and  
9 distances:

10 1. North 26°32'14" West, a distance of 566.22 feet to a 1/2" rebar  
11 found;

12 2. North 18°08'20" West, a distance of 141.82 feet to a 1/2" rebar  
13 found;

14 3. North 07°42'27" East, a distance of 89.82 feet to a 1/2" rebar  
15 found;

16 4. North 28°37'37" East, a distance of 229.06 feet to a 1" iron pipe  
17 found;

18 5. North 29°33'21" East, at a distance of 460.01 feet, passing a  
19 1/2" rebar with Chaparral cap set for the south corner of the 0.828  
20 acre tract, continuing with the common right-of-way line of Old  
21 Lockhart Highway and the 0.828 acre tract, in all, a distance of  
22 670.57 feet to a 3/4" iron pipe found;

23       THENCE North 30°58'10" East, with the common right-of-way  
24 line of Old Lockhart Highway and the 0.828 acre tract, same being  
25 the west line of the 679.66 acre tract, a distance of 129.75 feet to  
26 a 1/2" rebar found in the south line of a 1.5 acre tract of land  
27 described in Volume 11234, Page 365 of the Real Property Records of

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1 Travis County, Texas;

2       THENCE with the common line of the 0.828 acre tract and the  
3 1.5 acre tract, same being the west line of the 679.66 acre tract,  
4 the following three (3) courses and distances:

5 1. South 26°34'49" East, a distance of 11.29 feet to a 1/2" rebar  
6 found;

7 2. North 27°27'35" East, a distance of 172.54 feet to a 1/2" rebar  
8 found;

9 3. North 26°27'24" East, at a distance of 227.52 feet passing a  
10 1/2" rebar found for an angle point in the south right-of-way line  
11 of Slaughter Lane East (right-of-way width varies) as described in  
12 Document No. 2008134870 of the Official Public Records of Travis  
13 County, Texas, being in the west line of the said 85.600 acre tract,  
14 being also the northeast corner of a 1.5 acre tract described in  
15 Volume 11234, Page 365 of the Real Property Records of Travis  
16 County, Texas, continuing with the south right-of-way line of  
17 Slaughter Lane East and the west line of the 0.828 acre tract, in  
18 all, a distance of 229.16 feet to a 1/2" rebar found for an angle  
19 point in the south right-of-way line of Slaughter Lane East, being  
20 the northwest corner of the 0.828 acre tract;

21       THENCE North 26°54'47" East, with the west line of the 679.66  
22 acre tract, crossing Slaughter Lane East, a distance of 146.04 feet  
23 to a 1/2" rebar with Chaparral cap found in the north right-of-way  
24 line of Slaughter Lane East, being a point in the west line of the  
25 175.000 acre tract and also being in the east line of a 67.95 acre  
26 tract described in Document No. 2002232017 of the Official Public  
27 Records of Travis County, Texas;

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1           THENCE North 26°54'47" East, with the west line of the 679.66  
2 acre tract, the west line of the 175.000 acre tract and the east  
3 line of the 67.95 acre tract, a distance of 1458.21 feet to a 1/2"  
4 rebar found for an angle point in the east line of the 67.95 acre  
5 tract, being the southeast corner of the 1.477 acre tract;

6           THENCE North 26°55'30" East, with the west line of the 697.66  
7 acre tract, the west line of the 175.000 acre tract and the east  
8 line of the 1.477 acre tract, at a distance of 351.90 feet, passing  
9 an angle point in the west line of the 85.600 acre tract, continuing  
10 with the west line of the 85.600 acre tract, the west line of the  
11 697.66 acre tract and the east line of the 1.477 acre tract, in all,  
12 a distance of 364.88 feet to a 1/2" rebar found at an angle point in  
13 the west line of the 85.600 acre tract, being the northeast corner  
14 of the 1.477 acre tract and being also an angle point in the south  
15 right-of-way line of Nuckols Crossing Road (70' right-of-way  
16 width);

17           THENCE with the common line of Nuckols Crossing Road, the  
18 85.600 acre tract and the 679.66 acre tract, the following seven (7)  
19 courses and distances:

- 20 1. North 27°13'23" East, a distance of 107.04 feet to a 1/2" rebar  
21 found;  
22 2. North 36°26'26" East, a distance of 98.94 feet to a 3/4" iron  
23 pipe found;  
24 3. North 27°09'55" East, a distance of 1122.38 feet to a 3/4" iron  
25 pipe found;  
26 4. With a curve to the right, having a radius of 136.02 feet, an  
27 arc length of 214.24 feet, and a chord which bears North 72°14'38"

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1 East, a distance of 192.77 feet to a 3/4" iron pipe found;  
2 5. South 62°37'40" East, a distance of 734.70 feet to a nail found  
3 in a fence post;  
4 6. With a curve to the left, having a radius of 990.40 feet, an arc  
5 length of 286.98 feet, and a chord which bears South 70°56'14" East,  
6 a distance of 285.97 feet to a 1/2" rebar found;  
7 7. South 79°14'59" East, a distance of 524.60 feet to a 1/2" rebar  
8 with cap set for the northeast corner of the 85.600 acre tract,  
9 being in the north line of the 679.66 acre tract;

10 THENCE with the south right-of-way line of Nuckols Crossing  
11 Road and the north line of the 679.66 acre tract the following two  
12 (2) courses and distances:

13 1. South 79°14'59" East, a distance of 645.80 feet to a 3/4" iron  
14 pipe found, from which, a 1/2" rebar found bears South 84°49'23"  
15 East, a distance of 5.32 feet;  
16 2. South 85°18'25" East, at a distance of 77.47 feet, passing a  
17 1/2" rebar with cap set for the intersection of Nuckols Crossing  
18 Road and Vertex Boulevard, continuing with the prolongation of the  
19 south right-of-way line of Nuckols Crossing Road, in all, a  
20 distance of 178.50 feet to a 1/2" rebar found for the southwest  
21 corner of Lot 1, Gentry Estates, a subdivision of record in Volume  
22 75, Page 88 of the Plat Records of Travis County, Texas, being also  
23 the northwest corner of a 15.604 acre tract described in Document  
24 No. 2006099949 of the Official Public Records of Travis County,  
25 Texas;

26 THENCE crossing the 679.66 acre tract with the east  
27 right-of-way line of Vertex Boulevard and the west line of the

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1 15.604 acre tract, the following two (2) courses and distances:

2 1. South 31°49'52" West, a distance of 11.02 feet to a 1/2" rebar  
3 with Chaparral cap found;

4 2. With a curve to the left, having a radius of 1050.00 feet, an  
5 arc length of 631.79 feet, and a chord which bears South 14°35'36"  
6 West, a distance of 622.31 feet to a 1/2" rebar with Chaparral cap  
7 found for the southeast termination of Vertex Boulevard, being also  
8 a point in the east line of a 2.495 acre described in Document No.  
9 2006099945 of the Official Public Records of Travis County, Texas;

10 THENCE continuing across the 679.66 acre tract with the west  
11 line of the 15.604 acre tract and the east line of the 2.495 acre  
12 tract the following two (2) courses and distances:

13 1. With a curve to the left, having a radius of 1050.00 feet, an  
14 arc length of 356.17 feet, and a chord which bears South 12°21'43"  
15 East, a distance of 354.46 feet to a 1/2" rebar with Chaparral cap  
16 found;

17 2. South 22°04'46" East, a distance of 217.30 feet to a 1/2" rebar  
18 with Chaparral cap found for the southwest corner of said 15.604  
19 acre tract, being the northwest corner of said 26.519 acre tract;

20 THENCE continuing across the 679.66 acre tract with the  
21 common line of the 15.604 acre and 26.519 acre tracts, the following  
22 three (3) courses and distances:

23 1. North 89°49'06" East, a distance of 173.88 feet to a 1/2" rebar  
24 with Chaparral cap found;

25 2. North 84°49'06" East, a distance of 389.86 feet to a 1/2" rebar  
26 with Chaparral cap found;

27 3. North 00°06'16" East, a distance of 814.03 feet to a 1/2" rebar

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1 with Chaparral cap found for an angle point in the north line of the  
2 26.519 acre tract, being in the north line of the 679.66 acre, same  
3 being the northeast corner of the 15.604 acre tract, and being also  
4 a point in the south line of Lot 1 of said Gentry Estates;

5       THENCE South 61°01'04" East, with the north line of the 26.519  
6 acre tract, the north line of the 679.66 acre tract and the south  
7 line of Lot 1, Gentry Estates, a distance of 484.73 feet to a 3/4"  
8 iron pipe found for the southeast corner of Lot 1, Gentry Estates,  
9 being the southwest corner of Block B of Final Plat of Thaxton  
10 Place, a subdivision of record in Document No. 200800080 of the  
11 Official Public Records of Travis County, Texas;

12       THENCE South 61°02'12" East, with the , the north line of the  
13 679.66 acre tract, the north line of the 26.519 acre tract and the  
14 south line of Block B of Thaxton Place, at a distance of 509.80  
15 feet, passing the northwest corner of the 2.031 acre tract,  
16 continuing with the north line of the 679.66 acre tract, the north  
17 line of the 2.031 acre tract, the north line of the 26.519 acre  
18 tract, and the south line of Block B of Thaxton place, in all, a  
19 distance of 549.85 feet to a 1/2" rebar found for the northeast  
20 corner of the 679.66 acre tract, the northeast corner of the 2.031  
21 acre tract, the northeast corner of the 26.519 acre tract, and also  
22 being the southeast corner of Block B of Thaxton Place and a point  
23 in the west line of Lot 13, Block X of Sheldon 230, Section 1, Phase  
24 1 a subdivision of record in Document No. 200500225 of the Official  
25 Public Records of Travis County, Texas;

26       THENCE South 26°18'36" West, with the east line of the 697.66  
27 acre tract, the east line of the 2.031 acre tract, the east line of

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1 the 26.519 acre tract, and the west lines of Block X of Sheldon 230,  
2 Section 1, Phase 1, Block DD of Sheldon 230 Section 1, Phase 3 a  
3 subdivision of record in Document No. 200600032 of the Official  
4 Public Records of Travis County, Texas, Baythorne Drive (60'  
5 right-of-way described in Document No. 200700032 of the Official  
6 Public Records of Travis County, Texas, and Block DD of Sheldon 230  
7 Section 1, Phase 2 a subdivision of record in Document No. 200600033  
8 of the Official Public Records of Travis County, Texas, a distance  
9 of 2090.63 feet to a 1/2" rebar with Chaparral cap found for the  
10 southwest corner of Block DD of Sheldon 230 Section 1, Phase 2,  
11 being the northwest corner of the 6.125 acre tract;

12       THENCE South 63°39'27" East, with the north line of the 6.125  
13 acre tract and the south line of Block DD of Sheldon 230 Section 1,  
14 Phase 2, a distance of 375.16 feet to a 1/2" rebar with Chaparral  
15 cap set for the northeast corner of the 6.125 acre tract, being the  
16 northwest corner of a 22.802 acre tract described in Document No.  
17 2007210182 of the Official Public Records of Travis County, Texas;

18       THENCE South 26°22'18" West, with the east line of the 6.125  
19 acre tract, the west line of the 22.802 acre tract and the west line  
20 of a 7.598 acre tract described in Document No. 2009200351, a  
21 distance 721.24 feet to a 1/2" rebar with Chaparral cap found for  
22 the northeast termination of Slaughter Lane East, described in  
23 Document 2010044359 of the Official Public Records of Travis  
24 County, Texas, being a point in the west line of the 22.802 acre  
25 tract;

26       THENCE South 26°22'18" West, with the east termination of  
27 Slaughter Lane East and the west line of the 22.802 acre tract, a

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1 distance of 141.81 feet to a 1/2" rebar found for the southeast  
2 termination of Slaughter Lane East, being the southwest corner of  
3 the 22.802 acre tract, the northwest corner of the 22.818 acre tract  
4 and being also the northeast corner of the 6.658 acre tract;

5       THENCE South 63°41'20" East, with the north line of the 22.818  
6 acre tract and the south line of the 22.802 acre tract, at a  
7 distance of 1246.34 feet passing 1/2" rebar found, in all, a  
8 distance of 1246.85 feet to a calculated point for the northeast  
9 corner of the 22.818 acre tract, being the southeast corner of the  
10 22.802 acre tract, being in the west right-of-way line of an  
11 apparent road;

12       THENCE with the east line of the 22.818 acre tract and the  
13 west line of the apparent road the following two (2) courses and  
14 distances:

15 1. South 13°52'34" West, a distance of 157.47 feet to a 1/2" rebar  
16 found;

17 2. South 27°10'07" West, a distance of 638.82 feet to a 1/2" rebar  
18 with Chaparral cap set for the southeast corner of the 22.818 acre  
19 tract, being in the north right-of-way line of Capitol View Drive  
20 (60' right-of-way width), being also the northeast corner of Lot  
21 15-B, Resubdivision of Lots 14 & 15, Capitol View Estates, a  
22 subdivision of record in Volume 47, Page 100 of the Plat Records of  
23 Travis County, Texas;

24       THENCE North 62°33'37" West, with the south line of the 22.818  
25 acre tract and the north line of Lot 15-B, a distance of 561.95 feet  
26 to a 1/2" rebar found for the northwest corner of Lot 15-B, being an  
27 angle point in the east line of the 679.66 acre tract;

1           THENCE South 27°16'23" West, with the east line of the 679.66  
2   acre tract, the west line of the said Resubdivision of Lots 14 & 15,  
3   Capitol View Estates, the west line of Capitol View Estates, the  
4   west line of the Resubdivision of Lots 10, 11, 21, 22 & 23, Capitol  
5   View Estates, a subdivision of record in Volume 48, Page 1 of the  
6   Plat Records of Travis County, Texas, the west line of the  
7   Resubdivision of Lot 5, Capitol View Estates, a subdivision of  
8   record in Volume 55, Page 47 of the Plat Records of Travis County,  
9   Texas, and the west line of the Resubdivision of Lot 4, Capitol View  
10   Estates, a subdivision of record in Volume 58, Page 66 of the Plat  
11   Records of Travis County, Texas, a distance of 4347.40 feet to the  
12   POINT OF BEGINNING, containing 701.655 acres of land, more or less.

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

20           (b) The governor, one of the required recipients, has  
21   submitted the notice and Act to the Texas Commission on  
22   Environmental Quality.

23           (c) The Texas Commission on Environmental Quality has filed  
24   its recommendations relating to this Act with the governor,  
25   lieutenant governor, and speaker of the house of representatives  
26   within the required time.

27           (d) The general law relating to consent by political

1 subdivisions to the creation of districts with conservation,  
2 reclamation, and road powers and the inclusion of land in those  
3 districts has been complied with.

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

8 SECTION 4. This Act takes effect immediately if it receives  
9 a vote of two-thirds of all the members elected to each house, as  
10 provided by Section 39, Article III, Texas Constitution. If this  
11 Act does not receive the vote necessary for immediate effect, this  
12 Act takes effect September 1, 2013.