

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Oct 02, 2020 02:37 PM Fee: \$66.00

**2020184921**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**AMENDED INFORMATION FORM FILED PURSUANT TO**  
**SEC. 49.455 OF THE TEXAS WATER CODE FOR**  
**TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT**  
**DISTRICT - POINT VENTURE**

1. The name of the District is Travis County Water Control and Improvement District - Point Venture.

2. The complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A".

3. The most recent rate of District taxes on property located in the District is \$0.7409 per \$100 of taxable value.

4. The total amount of bonds which have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity); \$14,500,000.

5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued; \$12,090,000.

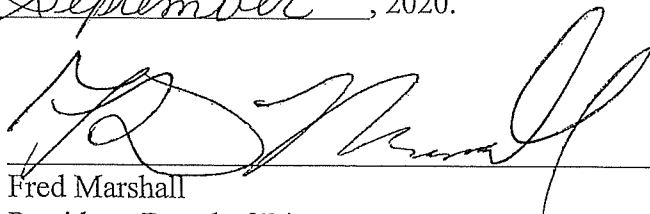
6. No standby fee is imposed by the District.

7. The date on which the election to confirm the creation of the District was held was November 27, 1970.

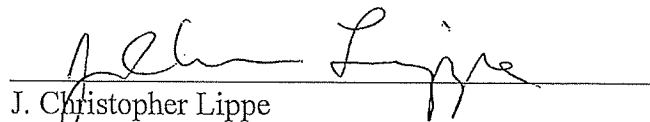
8. The functions performed or to be performed by the District are the provision of water, sewer and drainage service to users within the District.

9. The particular form of Notice to Purchasers required by Sec. 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, completed by the District with all information required to be furnished by the District, is attached hereto as Exhibit "B".

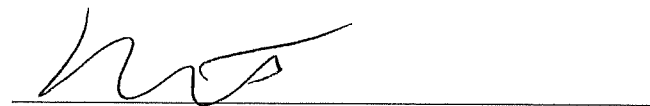
SIGNED this 23 day of September, 2020.



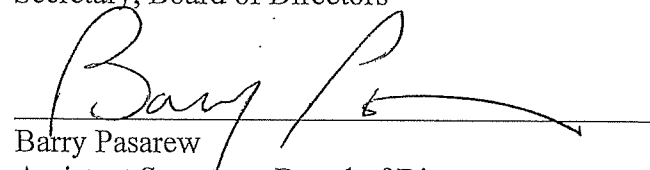
Fred Marshall  
President, Board of Directors




J. Christopher Lippe  
Vice President, Board of Directors



Brian Probst  
Secretary, Board of Directors



Barry Pasarew  
Assistant Secretary, Board of Directors



Annette Kikta  
Assistant Secretary, Board of Directors

ATTEST:



Brian Probst  
Secretary, Board of Directors

[DISTRICT SEAL]



ACKNOWLEDGMENTS

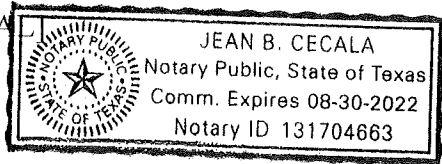
STATE OF TEXAS §

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COUNTY OF TRAVIS §

This instrument was acknowledged before me on Sept 23, 2020 by Fred Marshall, J. Christopher Lippe, Brian Probst, Barry Pasarew and Annette Kikta as Directors of Travis County Water Control and Improvement District - Point Venture.

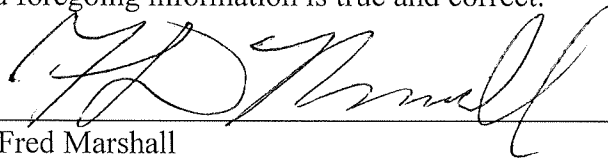
[SEAL]



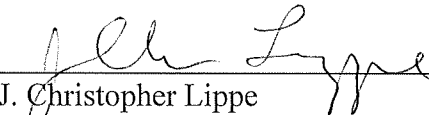
Jean B. Cecala  
Notary Public, State of Texas  
My Commission Expires: 8-30-2022

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

We hereby certify that the above and foregoing information is true and correct.



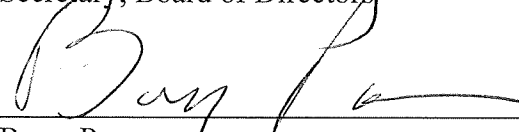
Fred Marshall  
President, Board of Directors



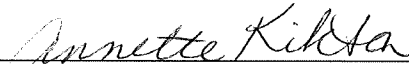
J. Christopher Lippe  
Vice President, Board of Directors



Brian Probst  
Secretary, Board of Directors

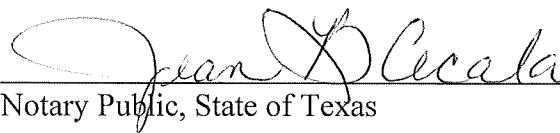


Barry Pasarew  
Assistant Secretary, Board of Directors

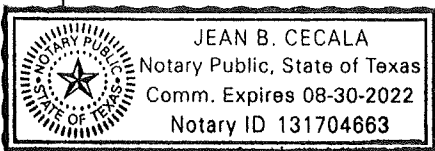


Annette Kikta  
Assistant Secretary, Board of Directors

Sworn and subscribed to before me, the undersigned authority, on this 23<sup>rd</sup> day of September, 2020.

  
Notary Public, State of Texas

[SEAL]



A tract of approximately 1002 acres of land in Travis County, Texas more particularly described as follows:

**BEGINNING** at a rock mound found at the northeast corner of the Adams, Beaty and Moulton Survey No. 141, Abstract No. 2183; said point being a common corner with the Ed Pearson Survey No. 142, Abstract No. 2616; said point also being on the westerly boundary line of the J. Pearson Survey No. 316, Abstract No. 641;

**THENCE** S 29°-13'W., 1321.3 feet along the common line between the said Adams, Beaty and Moulton Survey No. 141, Abstract No. 2183 and the J. Pearson Survey No. 316, Abstract No. 641 to a point;

**THENCE** through the interior of the said J. Pearson Survey No. 316, Abstract No. 641 along the 715 contour line above mean sea level as established by the Corps of Engineers the following two (2) courses:

1. S 12°-59'W., 190.4 feet to a point;
2. N 80°-42'W., 54.50 feet to a point;

**THENCE** S 29°-13'W., 700.00 feet along the common line between the said Adams, Beaty and Moulton Survey No. 141, Abstract No. 2183 and the J. Pearson Survey No. 316, Abstract No. 641 to a point;

**THENCE** through the interior of the said J. Pearson Survey No. 316, Abstract No. 641 along the 715 contour line above mean sea level as established by the Corps of Engineers the following four (4) courses:

1. S 35°-14'E., 144.6 feet to a point;
2. S 24°-48'E., 171.8 feet to a point;
3. S 69°-00'W., 261.7 feet to a point;
4. N 72°-01'W., 104.3 feet to a point;

**THENCE** S 29°-13'W., 1916.8 feet along the common line between the Adams, Beaty and Moulton Survey No. 141, Abstract No. 2183 and the J. Pearson Survey No. 316, Abstract No. 641 to a point on northerly bank of the Colorado River;

**THENCE** along the meandering northerly bank of the Colorado River the following twenty-nine (29) courses:

1. S 70°-13'W., 1192.7 feet to a point;
2. S 63°-19'W., 1442.7 feet to a point;
3. S 61°-06'W., 866.7 feet to a point;
4. S 59°-47'W., 788.8 feet to a point;
5. S 59°-40'W., 645.00 feet to a point;
6. S 65°-47'W., 404.2 feet to a point; . . . .

Exhibit "A"

7. S 72°-00'W., 511.7 feet to a point;
8. S 73°-10'W., 305.2 feet to a point;
9. S 86°-35'W., 447.8 feet to a point;
10. N 87°-23'W., 491.7 feet to a point;
11. N 61°-22'W., 519.00 feet to a point;
12. N 39°-52'W., 572.6 feet to a point;
13. N 30°-41'W., 435.9 feet to a point;
14. N 26°-10'W., 403.7 feet to a point;
15. N 15°-04'W., 275.9 feet to a point;
16. N 4°-36'W., 289.9 feet to a point;
17. N 3°-09'E., 560.8 feet to a point;
18. N 17°-20'E., 364.0 feet to a point;
19. N 15°-36'E., 564.7 feet to a point;
20. N 26°-05'E., 507.8 feet to a point;
21. N 30°-27'E., 515.6 feet to a point;
22. N 33°-08'E., 253.7 feet to a point;
23. N 32°-45'E., 293.6 feet to a point;
24. N 36°-48'E., 223.8 feet to a point;
25. N 29°-33'E., 342.8 feet to a point;
26. N 34°-08'E., 360.2 feet to a point;
27. N 35°-25'E., 327.7 feet to a point;
28. N 31°-39'E., 175.2 feet to a point;
29. N 36°-50'E., 290.36 feet to a point;

THENCE through the interior of the C.C. Browning Survey No. 412, Abstract No. 76 the following two (2) courses:

1. S 58°-48'E., 238.2 feet to a point;
2. N 72°-25'E., 252.3 feet to a point on the common line between the C.C. Browning Survey No. 412, Abstract No. 76 and the B. Milam Survey No. 515, Abstract No. 571;

THENCE S 60°-46'E., 2124.2 feet along the common line between the said C.C. Browning Survey No. 412, Abstract No. 76 and the B. Milam Survey No. 515, Abstract No. 571 to a point;

THENCE through the interior of the said B. Milam Survey No. 515, Abstract No. 571 the following five (5) courses along the 715 contour line above mean sea level as established by the Corps of Engineers;

1. N 49°-28'E., 82.1 feet to a point;
2. N 76°-03'W., 81.9 feet to a point;
3. N 32°-27'W., 313.0 feet to a point;
4. N 22°-26'E., 361.5 feet to a point;
5. N 89°-15'E., 530.0 feet to a point;

THENCE N 29°-15'E., 205.0 feet along the common line between the said B. Milam Survey No. 515, Abstract No. 571 and the T. Anderson Survey No. 85, Abstract No. 2185 to a point;

THENCE through the interior of the said B. Milan Survey No. 515, Abstract No. 571 the following three (3) courses along the 715 contour line above mean sea level as established by the Corps of Engineers;

1. N 45°-39'W., 115.0 feet to a point;
2. N 4°-35'W., 246.0 feet to a point;
3. N 78°-27'E., 330.0 feet to a point;

THENCE N 29°-15'E., 70.0 feet along the common line between the said B. Milan Survey No. 515, Abstract No. 571 and the T. Anderson Survey No. 85, Abstract No. 2183 to a point;

THENCE through the interior of the said B. Milan Survey No. 515 Abstract No. 571 the following four (4) courses along the 715 contour line above mean sea level as established by the Corps of Engineers;

1. N 35°-32'W., 271.0 feet to a point;
2. N 14°-37'E., 218.0 feet to a point;
3. N 56°-47'E., 336.7 feet to a point;
4. S 75°-45'E., 150.0 feet to a point;

THENCE N 29°-15'E., 375.1 feet along the common line between the said B. Milan Survey No. 515 Abstract No. 571 and the Adams, Beaty, and Moulton Survey No. 141 Abstract No. 2183 to a point;

THENCE through the interior of the said Adams, Beaty, and Moulton Survey No. 141 Abstract No. 2183 along the meandering fenced northerly R.O.W. line of Anderson Bend Road the following ten (10) courses:

1. S 35°-32'E., 107.37 feet to a point;
2. S 73°-03'E., 286.9 feet to a point;
3. S 54°-20'E., 190.5 feet to a point;
4. S 59°-17'E., 369.0 feet to a point;
5. S 38°-48'E., 158.9 feet to a point;
6. S 12°-16'E., 130.9 feet to a point;
7. S 43°-21'E., 225.2 feet to a point;
8. S 65°-37'E., 236.2 feet to a point;
9. N 87°-40'E., 109.0 feet to a point;
10. S 40°-02'E., 196.7 feet to a point;

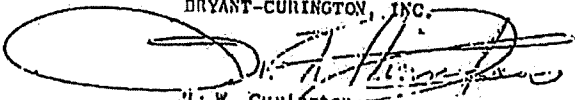
THENCE N 30°-00'E., 1732.0 feet to a point on the common line between the said Adams, Beaty, and Moulton Survey No. 141 Abstract No. 2183 and the Ed Pearson Survey No. 142 Abstract No. 2816;

THENCE S 60°-40'E., 2294.4 feet along the common line between the said Adams, Beaty, and Moulton Survey No. 141 Abstract No. 2183 and the Ed Pearson Survey No. 142 Abstract No. 2816 to the POINT OF BEGINNING, containing approximately 1002 acres of land.

I HEREBY CERTIFY that these notes are the results of records made by others and do not purport to represent an actual survey made on the ground.

WITNESS MY HAND AND SEAL this the 30th day of March, 1970, A.D.

DRYANT-CURINGTON, INC.

  
H. K. Curington  
Registered Professional Engineer



## EXHIBIT "B"

**NOTICE OF PURCHASER**

The real property, described below, which you are about to purchase is located in Travis County Water Control and Improvement District - Point Venture. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.7409 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$26,590,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$12,090,000.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District is located in whole or in part in the corporate boundaries of the Village of Point Venture. The taxpayers of the District are subject to the taxes imposed by the municipality and by the District until the District is dissolved. Property within the District is potentially subject to annexation under the requirements of Texas Local Government Code Chapter 43.

The purpose of this District is to provide water, sewer and drainage services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property which you are acquiring is as follows:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Purchaser

ACKNOWLEDGMENTS

STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_.

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

(SEAL)

\_\_\_\_\_  
Typed or Printed Name  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_.

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

(SEAL)

\_\_\_\_\_  
Typed or Printed Name  
My Commission Expires: \_\_\_\_\_