

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

CHRISTY TRAHAN
(512) 435-2327
ctrahan@abaustin.com

January 3, 2013

Via Hand-Delivery

Ms. Shirley Gentry, City Clerk
City of Austin
301 West 2nd Street
Austin, Texas 78701

Re: Proposed Cascades Municipal Utility District No. 1

Dear Ms. Gentry:

I am enclosing an original Petition for Consent to the Creation of a Municipal Utility District – Cascades Municipal Utility District No. 1.

An original Petition for Consent to the Creation of a Municipal Utility District – Cascades Municipal Utility District No. 1 was delivered to Ms. Virginia Collier of the City's Planning and Development Department this afternoon.

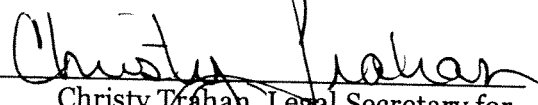
Please acknowledge receipt of the petition by signing and sealing the eight Certificates of Receipt and returning all originals to me via the courier hand-delivering same.

If you have any questions regarding the petition please do not hesitate to contact me.

Sincerely,

ARMBRUST & BROWN, PLLC

By:


Christy Trahan, Legal Secretary for
Sue Brooks Littlefield

Enclosure

**PETITION FOR CONSENT TO THE CREATION
OF MUNICIPAL UTILITY DISTRICT**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS:

The undersigned ("Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petitions the City Council of the City of Austin, Texas (the "City"), for its written consent to the creation of a municipal utility district over the land described by metes and bounds on Exhibit "A", which is attached hereto and incorporated herein for all purposes (the "Land"), and, in support thereof, would show the following:

I.

The name of the proposed district is CASCADES MUNICIPAL UTILITY DISTRICT NO. 1 (the "District").

II.

The District is proposed to be created and organized under the terms and provisions of Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code.

III.

The District will contain approximately 223.68 acres of land, more or less, situated in Travis County, Texas. Approximately 135.8 acres of the land proposed to be included in the District are located within the extraterritorial jurisdiction of the City and approximately 87.88 acres of land proposed to be included in the District are located within the incorporated City limits. The Petitioner requests that the City exclude such 87.88 acres of land from the City limits in order that, upon final creation of the District, all of the Land will be located in the City's extraterritorial jurisdiction. All of the Land proposed to be included may properly be included in the District.

IV.

Petitioner holds title to and is the owner of a majority in value of the holders of title to the Land as indicated by the tax rolls of the Central Appraisal District of Travis County, Texas. The only lienholders on the Land, Southside Bank, Ken and Nathalie Hardy, 2011 Diebold Trust, and Juan Diego Missionary Society, Inc. have consented to the creation of the District as evidenced by the Lienholder's Consents attached as Exhibit "B", "C", "D" and "E", respectively, and incorporated herein.

V.

The general nature of the work to be done by the District at the present time is the design, construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system for domestic and commercial purposes; the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District and to control, abate and amend local storm waters or other harmful excesses of waters; the design, acquisition, construction, financing, issuance of bonds for and conveyance of roads and improvements in aid of roads; the provision of and construction, acquisition, maintenance

and operation of parks and recreational facilities and the construction, acquisition, improvement, maintenance and operation of such other and additional facilities, systems, plants and enterprises as may be consonant with any or all of the purposes for which the District is created.

VI.

There is a necessity for the above-described work, because there is not now available within the area, which will be developed for single family residential and commercial uses, an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, roadway system or parks and recreational facilities. The health and welfare of the present and future inhabitants of the area and adjacent areas require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, roadway system, parks and recreational facilities and other facilities and systems. A public necessity, therefore, exists for the creation of the District in order to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of a waterworks system, sanitary sewer system, drainage and storm sewer system, roadway system, parks and recreational facilities and other systems to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

A preliminary investigation has been made to determine the cost of the proposed District's project, and it is now estimated by Petitioner, from such information as it has available at this time, that such cost will be approximately \$51,500,000.

VIII.

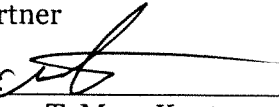
Petitioner, by submission of this petition, requests the City's consent to the creation of the District and to the inclusion of the Land within the District.

WHEREFORE, Petitioner prays that this petition be heard and that your Honorable Body duly pass and approve an ordinance or resolution granting consent to the creation of the District and authorizing the inclusion of the Land within the District.

EXECUTED to be effective as of October 30, 2012.

ONION ASSOCIATES, LTD., a Texas limited partnership

By: Onion ASGP, Inc., a Texas corporation, its General Partner

By: 
T. Marc Knutsen, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 31st day of December, 2012, by T. Marc Knutsen, President of Onion ASGP, Inc., a Texas corporation, General Partner of Onion Associates, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

(SEAL)



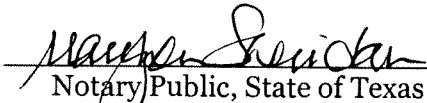

Notary Public, State of Texas

EXHIBIT A



Landesign Services, Inc.

555 Round Rock West Drive
Bldg. D, Suite 170
Round Rock, Texas 78681
512-238-7901 office
512-238-7902 fax

EXHIBIT " " METES AND BOUNDS DESCRIPTION

BEING 223.68 ACRES OF LAND, AS SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 117.188 ACRE TRACT, ALL OF A CALLED 2.273 ACRE TRACT, ALL OF A CALLED 87.884 ACRE TRACT, ALL OF CALLED 8.17 ACRE TRACT ALL DESCRIBED IN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED TO ONION ASSOCIATES, LTD RECORDED IN DOCUMENT NO. 2006236625, ALL OF A CALLED 1.9965 ACRE TRACT DESCRIBED IN DOC. NO. 2006146663 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND 6.038 ACRE TRACT OUT OF LOT 1, ST. ALBIN'S ADDITION A SUBDIVISION OF RECORD IN CABINET 86, SLIDE 88C OF THE PLAT RECORD OF TRAVIS COUNTY ; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap marked "LANDESIGN" set in the existing east right-of-way line of Interstate Highway 35 (IH 35) (400' right-of-way width), in the west line of said Lot 1 and in the east line of a called 14.771 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 1608, Page 170 of the D.R.T.C.T.;

THENCE North 17°32'12" East 1714.84 feet with the west line of said Lot 1, the west line of said 1.9965 acres and the east line of said 87.884 acres and the existing east right-of-way line of IH 35 to a calculated point in the center of Onion Creek at the northwest corner of the 87.884 acres and the southwest corner of Lot A, Onion Creek Section 1-B, a subdivision of record in Book 79, Page 313 of the Plat Records of Travis County, Texas;

THENCE South 75°57'21" East 450.62 feet with the centerline of Onion Creek, the north line of the 87.884 acres, the south line of said Lot A, and the south line of Lot B, Onion Creek Section 1-C, a subdivision of record in Book 79, Page 311 of the Plat Records of Travis County, Texas to a calculated point;

THENCE South 77°12'21" East 334.57 feet with the centerline of Onion Creek, the north line of the 87.884 acres, the south line of said Lot B, the south line of Lot C, Onion Creek Section 1-D, a subdivision of record in Book 79, Page 309 of the Plat Records of Travis County, Texas, and the south line of a remainder of a called 960 acre tract described in deed to Onion Creek Development Company recorded in Volume 9111, Page 262 of the D.R.T.C.T. to a calculated point;

THENCE with the centerline of Onion Creek, the north line of the 87.884 acres, and the south line of said remainder of 960 acres the following eight (8) courses:

1. South 59°56'55" East 220.25 feet to a calculated point;
2. South 75°15'28" East 402.24 feet to a calculated point;
3. South 79°40'28" East 357.17 feet to a calculated point;
4. South 42°47'28" East 114.70 feet to a calculated point;
5. South 60°30'58" East 308.12 feet to a calculated point;
6. South 03°38'28" East 131.00 feet to a calculated point;
7. South 27°58'28" East 206.00 feet to a calculated point;
8. South 56°44'22" East 249.40 feet to a calculated point at the northeast corner of the 87.884 acres and the northwest corner of said 117.188 acres;

THENCE with the centerline of Onion Creek, the north line of the 117.188 acres, and the south line of said remainder of 960 acres the following four (4) courses:

1. South 61°45'03" East 450.70 feet to a calculated point;
2. South 53°04'03" East 251.84 feet to a calculated point;
3. South 45°15'03" East 186.54 feet to a calculated point;
4. South 65°01'55" East 50.33 feet to a calculated point at the northeast corner of the 117.188 acres and the northwest corner of a called 64 acre tract described as First Tract in deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE South 27°48'54" West, passing a capped iron rod stamped "RPLS 4091" at 58.94 feet and continuing a total distance of 838.63 feet with the east line of the 117.188 acres and the west line of the 64 acres to a 1/2" iron rod found;

THENCE South 27°33'39" West 498.18 feet continuing with the east line of the 117.188 acres and the west line of the 64 acres to a 7/8" iron rod found at the southwest corner of the 64 acres;

THENCE South 74°32'31" East 1128.82 feet with the north line of the 117.188 acres and the south line of the 64 acres to a 5/8" iron rod found at the northwest corner of a called 24.60 acre tract described in said deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE South 27°34'11" West 2048.99 feet with the east line of the 117.188 acres and the west line of the 24.60 acres to a 1/2" iron rod found at the southeast corner of the 117.188 acres, the southwest corner of the 24.60 acres, and in the north line of a called 30 acre tract described as part of the Fifth Tract in said deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE North 62°29'14" West 1103.84 feet with the south line of the 117.188 acres and the north line of the 30 acres to a 1/2" iron rod found at the northwest corner of the 30 acres and the northeast corner of a called 30.5 acre tract described as part of the Fifth

Tract in said deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE North 65°21'21" West 458.13 feet with the south line of the 117.188 acres and the north line of the 30.5 acres to a 1/2" iron rod found;

THENCE North 65°40'34" West 449.66 feet continuing with the south line of the 117.188 acres and the north line of the 30.5 acres to a 1/2" iron rod with cap stamped "LANDESIGN" found at the southwest corner of the 117.188 acres and the southeast corner of a called 27 acre tract described as part of the Fifth Tract in said deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE North 27°19'41" East 1665.86 feet with the west line of the 117.188 acres and the east line of the 27 acres to a 60-d found in a hackberry tree;

THENCE North 27°22'02" East 188.61 feet with the west line of the 117.188 acres and the east line of the 27 acres to a 1/2" iron rod found;

THENCE North 25°45'46" East 233.22 feet continuing with the west line of the 117.188 acres and the east line of the 27 acres to a 1/2" iron rod found at the southwest corner of the 87.884 acres and the northeast corner of a the 27 acres;

THENCE North 74°02'03" West 712.31 feet with the south line of the 87.884 acres and the north line of the 27 acres to a 1/2" iron rod with cap stamped "LANDESIGN" set;

THENCE North 73°53'51" West 10.10 feet with the south line of the 87.884 acres and the north line of the 27 acres to a 1/2" iron rod with cap stamped "LANDESIGN" set at the northwest corner of the 27 acres and the northeast corner of the said 2.273 acres;

THENCE with the east line of the 2.273 acres and the west line of the 27 acres the following three (3) courses:

1. South 41°45'45" West 8.27 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. South 81°26'45" West 95.67 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. South 02°46'45" West 125.27 feet to a 1/2" iron rod found at the southeast corner of the 2.273 acres and the northeast corner of a called 8.17 acre tract described in deed to Onion Associates, LTD recorded in Document No. 2006236625 of the O.P.R.T.C.T.;

THENCE with the east line of said 8.17 acre tract, the west line of said 27 acres and with the center of ravine the following seven (7) courses:

1. South 02°45'21" West a distance of 183.65 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
2. South 30°23'21" West a distance of 196.83 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;


3. South 54°24'14" West a distance of 69.90 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
4. South 19°24'02" West a distance of 23.32 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
5. South 38°57'02" East a distance of 47.93 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
6. South 16°41'39" West a distance of 57.49 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
7. South 35°10'00" West a distance of 61.07 feet to a 1/2 inch iron rebar found for the southeast corner of said 8.17 acre tract and the northeast corner of a called 58.3885 acre tract described as Tract 1 conveyed to South IH 35 Investors, LP. of record in Document No. 2006214573 of the Official Public Records of Travis County Texas;

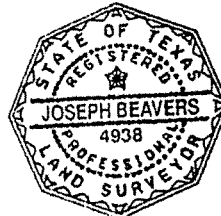
THENCE North 66°56'45" West with the south line of said 8.17 acre tract and the north line of said Tract 1 passing the southeast corner of said Tract 1 and the southwest corner of said Lot 1 at 580.62 feet a continuing a total distance of 866.80 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said Lot 1 the following two (2) courses:

1. North 17°51'38" East a distance of 576.13 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 73°51'44" West a distance of 725.16 feet to the **POINT OF BEGINNING.**

This parcel contains 223.68 acres of land, more or less, out of the Santiago Del Valle Grant in Travis County, Texas. Description prepared from an on-the-ground survey under my direction and supervision. All bearings are based on Grid North of the Texas State Plane Coordinate System, Central Zone.

 20 SEPT 12
 Joseph Beavers Date
 Registered Professional Land Surveyor
 State of Texas No. 4938



Project Number: 206-08-02
 Attachments: Survey Drawing L:\McAngus\ M06148FOXHILL \DWG\CASCADES OVERALL BNDY.DWG

EXHIBIT B

CERTIFICATE OF LIENHOLDER'S CONSENT

THE STATE OF TEXAS

COUNTY OF Smith

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§

SOUTHSIDE BANK, a Texas banking association, being the holder of a lien on a portion of the land which is proposed to be included in Cascades Municipal Utility District No. 1 (the "District") as described in the Petition for Consent to the Creation of a Municipal Utility District signed by Onion Associates, Ltd. (the "Petition") to which this Certificate is attached, hereby consents to the Petition and the creation of the District over such land.

WITNESS MY HAND this 14 day of November, 2012, to be effective October 30, 2012.

SOUTHSIDE BANK

By: Tim Alexander

Tim Alexander, Executive Vice President

THE STATE OF TEXAS

COUNTY OF Smith

§
§
§

Sworn to and subscribed before me on the 14 day of November, 2012 by Tim Alexander, Executive Vice President of Southside Bank, a Texas banking association, on behalf of said banking association.

Tamsen R. Nix
Notary Public, State of Texas

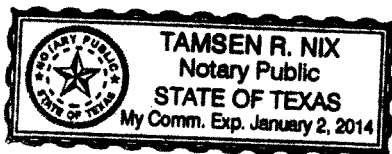


EXHIBIT C

CERTIFICATE OF LIENHOLDER'S CONSENT

THE STATE OF VA §
COUNTY OF FAIRFAX §
§

The undersigned, being the holder of a lien on a portion of the land which is proposed to be included in Cascades Municipal Utility District No. 1 (the "District") as described in the Petition for Consent to the Creation of a Municipal Utility District signed by Onion Associates, Ltd. (the "Petition") to which this Certificate is attached, hereby consents to the Petition and the creation of the District over such land.

WITNESS MY HAND this 13th day of Nov, 2012, to be effective October 30, 2012.

Ken Hardie
Ken Hardie

Nathalie Hardie
Nathalie Hardie

THE STATE OF VA §
COUNTY OF FAIRFAX §
§

Sworn to and subscribed before me on the 13th day of Nov, 2012 by Ken Hardie.

Mustapha Saka Allotey
Notary Public, State of Texas

THE STATE OF VA §
COUNTY OF FAIRFAX §
§

Sworn to and subscribed before me on the 13th day of Nov, 2012 by Nathalie Hardie.

Mustapha Saka Allotey
Notary Public, State of Texas



MUSTAPHA SAKA ALLOTEY
NOTARY PUBLIC 7520618
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2016



MUSTAPHA SAKA ALLOTEY
NOTARY PUBLIC 7520618
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2016

EXHIBIT D

CERTIFICATE OF LIENHOLDER'S CONSENT

THE STATE OF TEXAS

§

COUNTY OF Travis

§

§

The undersigned, on behalf of **2011 DIEBOLD TRUST**, being the holder of a lien on a portion of the land which is proposed to be included in Cascades Municipal Utility District No. 1 (the "District") as described in the Petition for Consent to the Creation of a Municipal Utility District signed by Onion Associates, Ltd. (the "Petition") to which this Certificate is attached, hereby consents to the Petition and the creation of the District over such land.

WITNESS MY HAND this 7th day of November, 2012, to be effective October 30, 2012.

2011 DIEBOLD TRUST

By: _____

Carolyn Beckett
Carolyn Beckett, Trustee

THE STATE OF TEXAS

§

COUNTY OF Travis

§

§

Sworn to and subscribed before me on the 7th day of November, 2012 by Carolyn Beckett, Trustee of 2011 Diebold Trust, on behalf of said trust.

Adriane Daniel
Notary Public, State of Texas

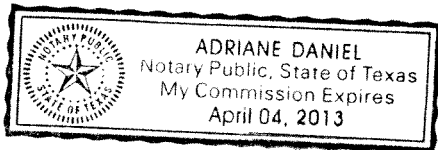


EXHIBIT E

CERTIFICATE OF LIENHOLDER'S CONSENT

THE STATE OF TEXAS

§

COUNTY OF

Hays

§

§

JUAN DIEGO MISSIONARY SOCIETY, INC., a Texas non-profit corporation, being the holder of a lien on a portion of the land which is proposed to be included in Cascades Municipal Utility District No. 1 (the "District") as described in the Petition for Consent to the Creation of a Municipal Utility District signed by Onion Associates, Ltd. (the "Petition") to which this Certificate is attached, hereby consents to the Petition and the creation of the District over such land.

WITNESS MY HAND this 2nd day of January, ^{2013 (Am)} ~~2012~~, to be effective October 30, 2012.

JUAN DIEGO MISSIONARY SOCIETY, INC.,
a Texas non-profit corporation

By:

Eli Limon

Eli Limon, President

THE STATE OF TEXAS

§

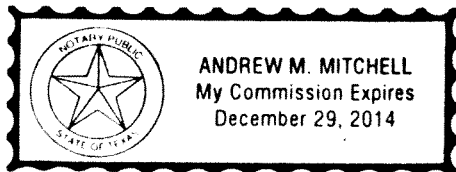
COUNTY OF

Hays

§

§

Sworn to and subscribed before me on the 2nd day of January, ^{2013 (Am)} ~~2012~~
by Eli Limon, President of Juan Diego Missionary Society, Inc., a Texas non-profit corporation,
on behalf of said corporation.

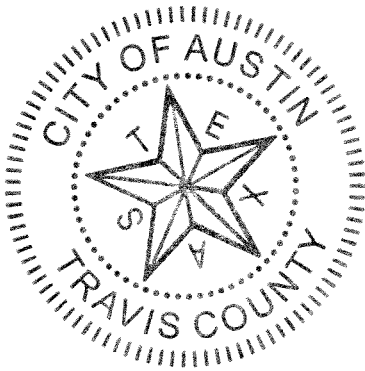



Andrew M. Mitchell
Notary Public, State of Texas

CERTIFICATE OF RECEIPT OF PETITION
FOR CONSENT TO THE CREATION OF MUNICIPAL UTILITY DISTRICT

The undersigned, the duly qualified and acting City Secretary of the City of Austin, Texas, hereby certifies that I have received an executed copy of the Petition for Consent to the Creation of a Municipal Utility District relating to the proposed Cascades Municipal Utility District No. 1.

WITNESS MY HAND and the seal of the City of Austin this 3rd day of January, 2013.

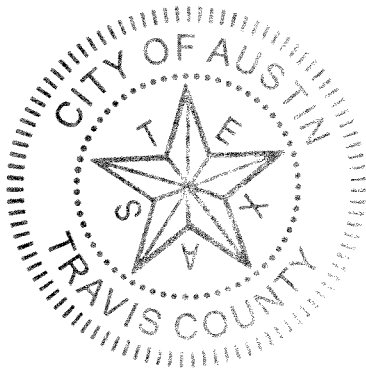




Printed Name: Jannette Goodall
City Secretary, City of Austin, Texas

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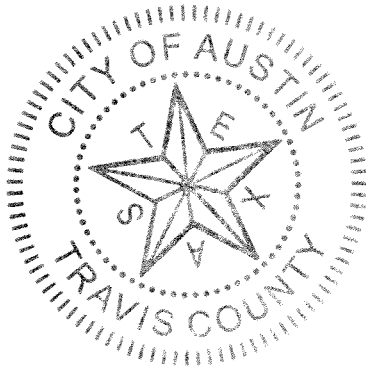




Printed Name: Jannette Goodale
City Secretary, City of Austin, Texas

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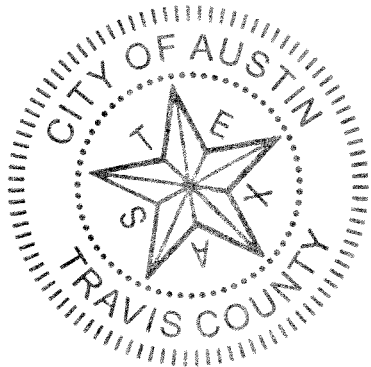




Printed Name: Jannette Goodale
City Secretary, City of Austin, Texas

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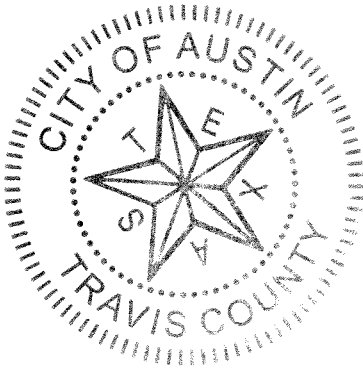




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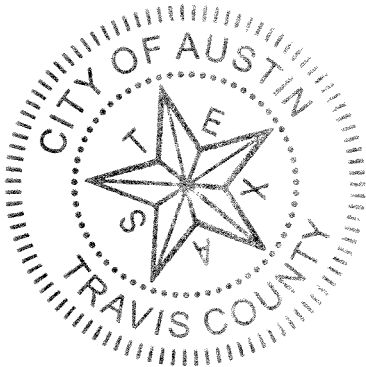

Printed Name: Jannette Goodall
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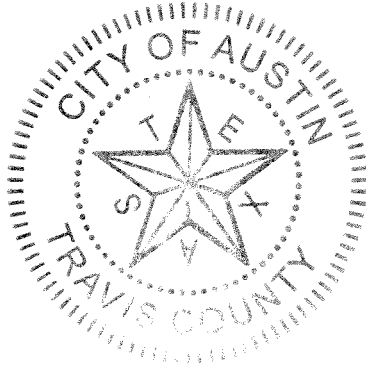

Printed Name: Jannette Goodale
City Secretary, City of Austin, Texas




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Printed Name: JANNETTE GOODALE
City Secretary, City of Austin, Texas

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