

CITY OF BASTROP, TX
RESOLUTION NO. R-2023-157

EXTRATERRITORIAL JURISDICTION RELEASE

A RESOLUTION OF THE CITY OF BASTROP, TEXAS, FOR
THE RELEASE OF LAND FROM THE CITY'S
EXTRATERRITORIAL JURISDICTION UPON REQUEST
AND PROVIDING FOR FINDINGS OF FACT, REPEALER,
SEVERABILITY, EFFECTIVE DATE, PROPER NOTICE,
AND MEETING

- WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the City of Bastrop ("City") has general authority to adopt an ordinance, resolution, or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and
- WHEREAS,** pursuant to Texas Senate Bill 2038 passed by the Texas State Legislature in the 88th Legislative Session, Texas Local Government Code Chapter 42 allows for the release of an area from the City's extraterritorial jurisdiction ("ETJ") by petition of landowners or by election; and
- WHEREAS,** pursuant to Texas Local Government Code Section 42.102, a resident of an area or the owners of the majority in value of an area in the City's ETJ may file a petition with the City Secretary for the area to be released from the ETJ; and
- WHEREAS,** pursuant to Texas Local Government Code Section 42.152, a resident of an area in the City's ETJ may request the City to hold an election to vote on the question of whether to release the area from the City's ETJ by filing a petition with the City Secretary; and
- WHEREAS,** the City Council has received a petition for the release of a certain tract of land being 489.0 acres currently located within the City's ETJ, being Tracts 1, 2, 3, and 4 out of a larger 643.5-acre tract located in the Joseph Rogers Survey, Abstract No. 55, Bastrop County, Texas ("Property"), which Property is more accurately described in Exhibit A, which is attached hereto and incorporated herein; and,
- WHEREAS,** having received verification from the City Secretary, the City Council finds the attached ETJ Release Petition for the Property ("Petition"), which is attached here as Exhibit A and incorporated herein, is valid and this Resolution is necessary and proper for the good government, peace, or order of the City to release the Property from the City's ETJ.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bastrop, Texas:

- Section 1. Findings of Fact:** The foregoing recitals are incorporated into this resolution ("Resolution") by reference as findings of fact as if expressly set forth word-for-word herein.
- Section 2. Release:** The Petition is hereby considered verified; therefore, the Property as described in the Petition is hereby released from the City's ETJ.
- Section 3. Filing:** The City Secretary is hereby directed to file a certified copy of this Resolution and an updated map of the City's ETJ boundary with the County Clerk of Bastrop County, Texas.
- Section 4. Repealer:** To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.
- Section 5. Severability:** Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.
- Section 6. Effective Date:** This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.
- Section 7. Proper Notice & Meeting:** It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.


PASSED & APPROVED on First Reading by the City Council of the City of Bastrop,
on this, the 10th day of October, 2023.

APPROVED:

by: 


Lyle Nelson, Mayor

ATTEST:



Ann Franklin, City Secretary

APPROVED AS TO FORM:



Alan Bojorquez, City Attorney

Exhibit "A"

ETJ Release Petition

Exhibit A
Patrick W. Christensen
Attorney At Law

Patrick W. Christensen
Attorney at Law

patrick@christensensatx.com

2700 Tower Life Building
310 S. St. Mary's Street
San Antonio, Texas 78205
Telephone: 210.320.2540

August 30, 2023

City Of Bastrop
Attn.: Ann Franklin, City Clerk
1311 Chestnut Street
Bastrop, Texas 78602

RE: Petition to Withdraw from City ETJ pursuant to State Law for the 489.0 Acres as Described in the Attached Petition

Dear Ms. Franklin:

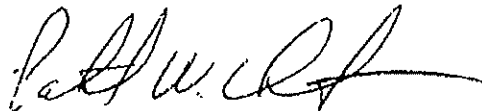
Enclosed please find the Petition for Removal from the Extra-Territorial Jurisdiction for a 489.0 Acre Tract owned by LanZola MHP4, LP, S1. The request is made pursuant to §42.101-105 and §42.151-156, of the Tex. Loc. Gov't. Code.

If you have any questions regarding this petition, please contact either of the following:

LanZola Land Fund 1, L.L.C.
Attn.: Bernardo Reiter, Development Director
11215 Conroy Lane, Unit 1
Manchaca, Texas 78652
512-291-3058 ext. 400
bernardo.reiter@lanzola.com

Patrick W. Christensen, Attorney for Petitioner
310 S. St. Mary's Street, Suite 2700
San Antonio, Texas 78212
210-320-2540
patrick@christensensatx.com

Sincerely,



By: Patrick W. Christensen
Attorney at Law

Enclosures as Stated:

Exhibit A

PETITION FOR REMOVAL FROM EXTRA-TERRITORIAL JURISDICTION

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF BASTROP FOR REMOVAL FROM THE CITY EXTRA TERRITORIAL JURISDICTION

WHEREAS, the undersigned is the owner of a certain tract of property located within the City of Bastrop, Bastrop County, Texas (the "City"), such property more particularly described hereinafter by true and correct legal description (referred to herein as the "Subject Property");

WHEREAS, the Subject Property is contiguous and adjacent to the corporate limits of the City;

WHEREAS, the undersigned owner, pursuant to §42.101-105 and §42.151-156, *Tex. Loc. Gov't. Code*, is authorized to remove the Subject Property from the City of Bastrop's Extra-Territorial Jurisdiction; and

NOW, THEREFORE, the undersigned by this Request and Petition:

SECTION ONE: Requests the City Council of the City to commence proceedings to remove the Subject Property from its Extra-Territorial Jurisdiction (the "ETJ") of the City of Bastrop, Bastrop County, Texas, of all portions of the Subject Property, including the abutting streets, roadways, and rights-of-way, not previously annexed into the City or included into the City ETJ and further described as follows:


All that certain tract or parcel of land, located in Bastrop County, Texas, being 489.0 acres, more or less, and more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION TWO: Agrees that a copy of this Request and Petition may be filed of record in the offices of the City of Bastrop and in the real property records of Bastrop County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the Subject Property.

Exhibit A

FILED, this 31 day of August 2023, with the City Secretary of the City of Bastrop, Texas.

Petitioner: Lanzola MHP4, LP, S1

By: 
Name: José Ángel Santos, Manager of Lanzola MHP4, LP, S1.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared José Ángel Santos, Manager of Lanzola MHP4, LP, S1., a Texas Limited Partnership, and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they had authority to bind the entity and that they executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of August, 2023.

(SEAL)

Notary Public-State of Texas

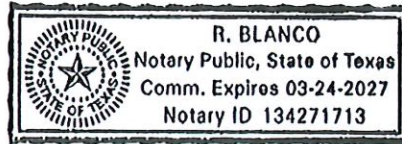
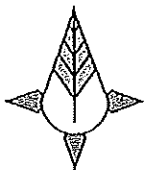


Exhibit A

**EXHIBIT "A" TO PETITION FOR REMOVAL FROM
EXTRA-TERRITORIAL JURISDICTION
[FOLLOWS THIS PAGE]**

Exhibit A



MC SURVEYING, LLC
31 Silver Elm Place, Spring, TX 77381
Phone: (737) 202-8333
TBPELS FIRM REG # 10194678

METES & BOUNDS DESCRIPTION

BEING A 643.50 ACRE TRACT OF LAND LOCATED IN THE JOSEPH ROGERS SURVEY, ABSTRACT NUMBER 55, BASTROP COUNTY, TEXAS, AND BEING ALL OF THE FOLLOWING TRACTS OF LAND COMBINED; A CALLED 100.000 ACRES (TRACT 1), AND A CALLED 144.176 ACRES (TRACT 4), BOTH CONVEYED TO DJ DEYHIMI HOLDINGS LIMITED PARTNERSHIP IN DOCUMENT NUMBER 202112471 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.); AND BEING ALL OF A SECOND CALLED 100.000 ACRES (TRACT 2), AND A SECOND CALLED 144.176 ACRES (TRACT 3), BOTH CONVEYED TO CASH COMPANY, LLC IN DOCUMENT NUMBER 202112472 (O.P.R.B.C.T.); AND BEING ALL OF A CALLED 155.311 ACRES (DESIGNATED AS TRACT 5) CONVEYED TO DJ DEYHIMI HOLDINGS LIMITED PARTNERSHIP IN DOCUMENT NUMBER 201903878 (O.P.R.B.C.T.); SAID 643.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 10 inch fence post found for the north corner of herein described tract and said Tract 1, same being the northeast corner of a called 10.019 acre tract described to Eric Shane Puckett, Et. al. in Document Number 201415029 (O.P.R.B.C.T.), same being in the east margin of a called private road known as Burrell Road, no document of record found, and same being in the southwest right of way line of Coon Neck Road, a variable width right of way, further described in Volume 965, Page 772 of the Deed Records of Bastrop County, Texas (D.R.B.C.T.);

Thence, with the north lines of Tract 1, Tract 2, and Tract 3, same being the south right of way line of Coon Neck Road, the following courses and distances:

1. S 62°39'49" E, 1642.00 feet to a wood fence post, found,
2. S 51°39'32" E, 170.18 feet to a 1/2 inch iron rod, found,
3. S 62°43'13" E, 519.66 feet to a 1/2 inch iron rod, found,
4. S 71°14'37" E, 168.00 feet to a 1/2 inch iron rod, found,
5. S 63°08'59" E, 688.33 feet to a steel pipe fence post, found for the northeast corner of Tract 3, same being the northwest corner of a called 10.815 acre tract described to Cash Company, LLC in Document Number 20212479 (O.P.R.B.C.T.);

Thence, S 27°26'58" W, 1632.57 feet with the west line of said 10.815 acre tract, same being the northerly east line of said Tract 3, to a fence corner post, found for the southwest corner of said 10.815 acre tract;

Thence, S 62°50'20" E, 1396.94 feet with the south line of said 10.815 acre tract, the south line of a called 19.38 acre tract described to Donald Wimmer in Document Number 200301204 (O.P.R.B.C.T.), the south line of a called 15.028 acre tract described to Richard and Agnes Martin in Volume 370, Page 894 (D.R.B.C.T.), and the south line of a called 6.00 acre tract described to Henry Ramon in Volume 1132, Page 380 (D.R.B.C.T.), to a 2 inch steel fence post, found for the southeast corner of said 6.00 acre tract; TO A

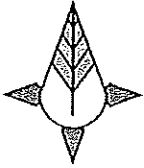
Thence, S 62°49'09" E, 283.35 feet with the south line of a called 1132 acre tract described to Jose Ramirez in Document Number 20170793 (O.P.R.B.C.T.), to an iron rod with "1753" cap, found for an exterior corner of the herein described tract and said Tract 3, and same being in the west margin of Lower Elgin Road, a variable width right of way, no deed of record found;

Thence, S 19°04'05" E, 126.48 feet with the west right of way of Lower Elgin Road to an 80-0 nail found in a dead tree for an angle point, and continuing with said west right of way margin and an east line of Tract 3, S 05°51'58" E, 63.32 feet to an iron rod with "1752" cap, found for the most easterly corner of Tract 3, same being in the north line of a called 18.00 acre tract described to J.B. and Wanda McMains in Volume 243, Page 148 (D.R.B.C.T.);

Thence, with common lines of said 18.00 acre tract, a called 16.997 acre tract, described to Jeremiah and Prescilla Jarvis in Volume 243, Page 144 (D.R.B.C.T.), a called 25.433 acre tract, described to Michael and Patricia Simpson in Document Number 2003098687 (O.P.R.B.C.T.), and a called 14.977 acre tract, described to Domonie Schiff in Volume 739, Page 733 (D.R.B.C.T.), the following courses and distances:

1. N 62°21'22" W, 386.49 feet to a 2 inch steel fence post, found for an angle point,

Exhibit A



MC SURVEYING, LLC
31 Silver Elm Place, Spring, TX 77381
Phone: (737) 202-8333
TBPELS FIRM REG # 10194678

2. N 61°23'08" W, 97.01 feet to a 4 inch steel fence post, found for an interior ell corner,
3. S 27°16'00" W, 910.24 feet to 1/2 inch iron rod, found for the common west corner of said 18.00 acre and 16.997 acre tracts
4. S 27°01'41" W, 579.40 feet to a 1/2 inch iron pipe, found for an angle point and the common west corner of said 16.997 acre and 25.433 acre tracts;
5. S 27°20'56" W, 1666.19 feet to a 1 inch iron pipe, found for the southwest corner of said 14.977 acre tract, same being the southeast corner of Tract 3, and same being in the north line of a called 100.00 acre tract described to Domanie Schiff in Volume 719, Page 594 (D.R.B.C.T.);

Thence, N 63°08'43" W, 1369.28 feet with the north line of said 100.00 acre Schiff tract, to a 12 inch wood fence post, found for an exterior corner of Tract 3, and same being in the east line of a called 8.58 acre tract, described to Jose Contreras in Volume 1024, Page 1 (D.R.B.C.T.);

Thence, N 27°51'38" E, 482.86 feet with the east line of said 8.58 acre tract, and the east line of called 10.67 acre tract, described to Jose Contreras in Document Number 202107011 (O.P.R.B.C.T.), to a 1/2 inch iron rod, found for the northeast corner of said 10.67 acre tract;

Thence, N 62°35'31" W, 1099.56 feet with the north line of said 10.67 acre tract, to an iron rod set in stone, found for the northwest corner of said 10.67 acre tract, same being an interior corner of Tract 4;

Thence, S 26°46'12" W, 768.97 feet with the east line of Tract 4 and the west lines of said 10.67 acre tract and said 8.58 acre tract, to a 1/2 inch iron rod, found for an angle point;

Thence, S 27°06'52" W, 629.52 feet with the east line of Tract 4 and the west line of said 8.58 acre tract, and the west line of a called 8.19 acre tract described to David Rainwater in Volume 308, Page 272 (D.R.B.C.T.), to a 5/8 inch iron rod, found for the common west corner of said 8.19 acre tract and a called 8.25 acre tract, described to Kelly Binfield in Document Number 20150530 (O.P.R.B.C.T.);

Thence, S 26°58'53" W, 623.87 feet with the east line of Tract 4 and the west line of said 8.25 acre tract, and the west line of a called 7.01 acre tract, described to Kelly Binfield in Document Number 201914540 (O.P.R.B.C.T.), to a 5/8 inch iron rod, found for the common west corner of said 7.01 acre tract, and a called 8.814 acre tract, described to William Wright in Document Number 201915271 (O.P.R.B.C.T.);

Thence, S 26°50'27" W, 791.81 feet with the east line of Tract 4 and the west line of said 8.814 acre tract to a 1/2 inch iron rod, found for the common west corner of said 8.184 acre tract, and a called 8.09 acre tract, described to Kellie and Jonathan Cox in Document Number 201811580 (O.P.R.B.C.T.);

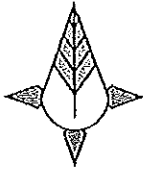
Thence, S 26°47'17" W, 289.93 feet with the east line of Tract 4 and the west line of said 8.09 acre tract, to a 1/2 inch iron rod, found for the common west corner of said 8.09 acre tract and a called 8.109 acre tract, described to Jesse Martin in Document Number 201501863 (O.P.R.B.C.T.);

Thence, S 26°25'20" W, 291.72 feet with the east line of Tract 4 and the west line of said 8.109 acre tract, to a 5/8 inch iron rod, found for the southwest corner of said 8.109 acre tract, same being the northwest corner of a called 7.997 acre tract, described to Alison Rydell in Document Number 201502404 (O.P.R.B.C.T.);

Thence, with the east line of Tract 4, the west line of said 7.997 acre tract, the west line of a called 8.254 acre tract, described to Jose Mendez in Document Number 201610000 (O.P.R.B.C.T.), and the west line of a called 7.991 acre tract, described to Linda Kraemer in Volume 1131, Page 602 (D.R.B.C.T.), the following courses and distances:

1. S 26°55'51" W, 50.09 feet to a 5/8 inch iron rod, found for an angle point,
2. S 27°38'09" W, 238.59 feet to a 5/8 inch iron rod, found for a common corner,

Exhibit A



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3. S 27°00'20" W, 239.64 feet to a 5/8 inch iron rod, found for an angle point,
4. S 26°45'04" W, 57.96 feet to a 1/2 inch iron rod, found for a common corner,
5. S 27°06'14" W, 289.30 feet to a 5/8 inch iron rod found for the southeast corner of said Tract 4, same being the southwest corner of said 7.991 acre tract, same being the northwest corner of a called 74.918 acre tract, described to Aaron Grant et. ux. in Volume 2324, Page 162 (D.R.B.C.T.), and same being the northeast corner of a called 89.397 acre tract, described to Aaron and Patricia Grant in Document Number 201706751 (D.P.R.B.C.T.)

Thence, with the south line of Tract 4 and a north line of said 89.397 acre tract, and then the southeast lines of Tract 5, same being the west lines of said 89.397 acre tract, the following courses and distances

1. N 62°31'00" W, 1334.02 feet to an iron rod with "1753" cap, found for an interior corner of the herein described tract,
2. S 29°56'35" W, passing at 1855.26 feet, a 5/8 inch iron rod, found for reference, and continuing in total 1967.87 feet to a calculated point in the approximate centerline of Wilbarger Creek,
3. S 84°08'27" E, 68.14 feet to a calculated point in the approximate centerline of Wilbarger Creek,
4. S 02°27'49" W, 296.68 feet to a calculated point in the approximate centerline of Wilbarger Creek,
5. S 10°22'57" W, 75.31 feet to a calculated point in the approximate centerline of Wilbarger Creek, same being the common corner of a called 150.30 acre tract, described to Aaron Grant in Document Number 201915672 (D.P.R.B.C.T.)

Thence, S 85°35'58" W, with the south line of Tract 5, same being the north line of said 150.30 acre tract, passing at 85.39 feet, a concrete monument, found for reference, and continuing in total 673.42 feet to a 1/2 inch iron rod, found for an interior corner;

Thence, S 18°33'37" W, 653.85 feet, with the most southerly east line of Tract 5, same being a west line of said 150.30 acre tract, to an iron rod with "Garon" cap, found for an exterior corner at the south tip of the herein described tract;

Thence, N 66°00'52" W, 28.91 feet, with the south line of Tract 5, same being a north line of said 150.30 acre tract, to a 1/2 inch iron rod with "6714" cap, set at the south tip of the herein described tract, same being the southeast corner of a called 79.568 acre tract, described to John Meier in Document Number 202002552 (D.P.R.B.C.T.);

Thence, N 06°08'21" E, 1339.74 feet with the east line of said 79.568 acre tract, same being the west line of Tract 5, passing Wilbarger Creek, to a 1/2 inch iron rod with "6714" cap, set for an angle point;

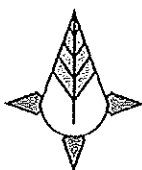
Thence, N 06°01'04" E, 1993.32 feet with the east line of said 79.568 acre tract, and the east line of a called 50.95 acre tract, described to Joe Allen in Volume 128, Page 523 (D.R.B.C.T.), to a concrete monument, found for the northeast corner of said 50.95 acre tract, same being the southeast corner of a called 5.20 acre tract, described to John Altmiller in Volume 1324, Page 639 (D.R.B.C.T.);

Thence, N 16°41'05" E, 366.17 feet with the east line of said 5.20 acre tract, to metal fence post, found for an angle point in a west line of Tract 5, same being the southeast corner of a called 10 acre tract, described to Martin Revocable Living Trust in Document Number 200700532 (D.P.R.B.C.T.);

Thence, N 17°14'38" E, 569.66 feet with the east line of said 10 acre Martin tract, to a metal fence post, found for an interior corner of Tract 5, same being the northeast corner of said 10 acre Martin tract;

Thence, N 62°17'51" W, 945.16 feet with the north line of said 10 acre Martin tract, and the north line of a called 1.485 acre tract, described to Marissa Contreras in Document Number 201908293 (D.P.R.B.C.T.), to a 1/2 inch iron rod, found for the southerly northwest corner of Tract 5, and same being in the east right of way line of Farm to Market Road (FM) 1704, an apparent 80 foot wide right of way, no deed of record found;

Exhibit A



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Thence, N 27°38'52" E, 947.18 feet with the west line of Tract 5, same being the east right of way line of FM 1704, to a 3/8 inch iron rod found for the northerly northwest corner of Tract 5, same being the southwest corner of a called 6.173 acre tract, described to Arturo and Claudia Nelms in Document Number 202019797 (O.P.R.B.C.T.);

Thence, S 55°23'04" E, 1477.62 feet with the north line of Tract 5, and the south line of said 6.173 acre tract, to a 1/2 inch iron rod, found for the southeast corner of said 6.173 acre tract, same being a southwest corner of a called 48.155 acre tract, described to Guanmodel, LLC in Document Number 201807280 (O.P.R.B.C.T.);

Thence, with a south and east line of said 48.155 acre tract, the following courses and distances:

1. S 65°59'59" E, 305.82 feet to a 5/8 inch iron rod,
2. N 19°10'33" E, 276.67 feet to an 8 inch fence post, found for an exterior corner of said 48.155 acre tract, same being in a south line of a called 40 acre tract, described to HGH Partners, LTD in Volume 884, Page 468 (O.R.B.C.T.);

Thence, S 62°12'28" E, 1047.51 feet with a south line of said 40 acre tract, to a 5/8 inch iron rod, found for a southeast corner of said 40 acre tract, same being an interior corner of Tract 5;

Thence, N 28°47'53" E, 1610.18 feet with an east line of said 40 acre tract, to a fence post, same being at the northeast corner of said 40 acre tract, and same being at the southeast corner of a called 54,2570 acre tract, described to HGH Partners, LTD in Volume 884, Page 468 (O.R.B.C.T.);

Thence, with the common line of said 54,2570 acre tract, along an existing fence line, the following courses and distances:

1. N 27°32'49" E, 95.58 feet a fence post,
2. N 55°47'54" E, 8.33 feet to a fence post,
3. N 65°20'01" E, 12.80 feet to a fence post,
4. N 28°33'28" E, 54.41 feet to a fence post,

Thence, N 28°18'49" E, 1344.88 feet, continuing with the east line of said 54,2570 acre tract, and with the east line of a called 37.18 acre tract, described to Rodney Hibbs in Document Number 201812945 (O.P.R.B.C.T.), to a 5/8 inch iron rod, found for the common westerly corner of Tract 5 and Tract I;

Thence, N 28°39'52" E, 318.47 feet continuing with the east line of said 37.18 acre tract, and then the east line of a called 25 acre tract, described to HGH Partners, LTD, to a fence post, found;

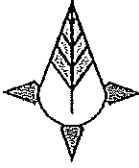
Thence, N 28°13'50" E, 768.34 feet with the east line of said 25 acre tract, and then the east line of a called 27.592 acre tract, described to Austin Hibbs in Document Number 201802808, to a 1/2 inch iron rod with "6714" cap, set for an interior corner of Tract I;

Thence, N 61°14'15" W, 903.74 feet with the north line of said 27.592 acre tract, to a 5/8 inch iron rod, found for an exterior corner of Tract I, same being the southeast corner of a called 16.986 acre tract, described to Michael Haxton, et al, in Volume 757, Page 809 (O.R.B.C.T.);

Thence, N 26°23'17" E, 1136.64 feet with the east line of said 27.592 acre tract, and with the east line of a called 10.007 acre tract, to a 10 inch fence post, found for a common angle point;

Thence, N 26°31'07" E, 585.39 feet continuing with the east line of said 10.007 acre tract, and with the east line of a called 10.014 acre tract, described to James Smith in Volume 1183, Page 458 (O.R.B.C.T.), to a 12 inch fence post, found for the common east corner of said 10.014 acre tract and said 10.019 acre Puckett tract;

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Thence, N 29°22'11" E, with the east line of said 10.019 acre Puckett tract and the west line of Tract I, 471.37 feet back to the POINT OF BEGINNING of the herein described tract of land, containing 643.50 acres.

Basis of bearing is the Texas Coordinate System, Central Zone (4203), NAD83. All distances (U.S. Survey Feet) are grid and may be converted to ground by multiplying by an inverted combined scale factor of 1.000047.

I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying survey drawing of even date, represent an actual survey performed on the ground in the month of March, 2022.

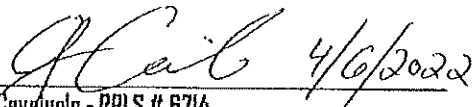

Garrett Cavaiuolo - RPLS # 6714
Garrett@MCSurveyTX.com
TBPELS# 10194678
PRJ# 0059-8P055A



Exhibit A

REVISIONS

1. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

2. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

3. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

4. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

5. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

6. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

7. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

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9. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

10. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

11. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

12. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

13. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

14. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

15. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

16. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

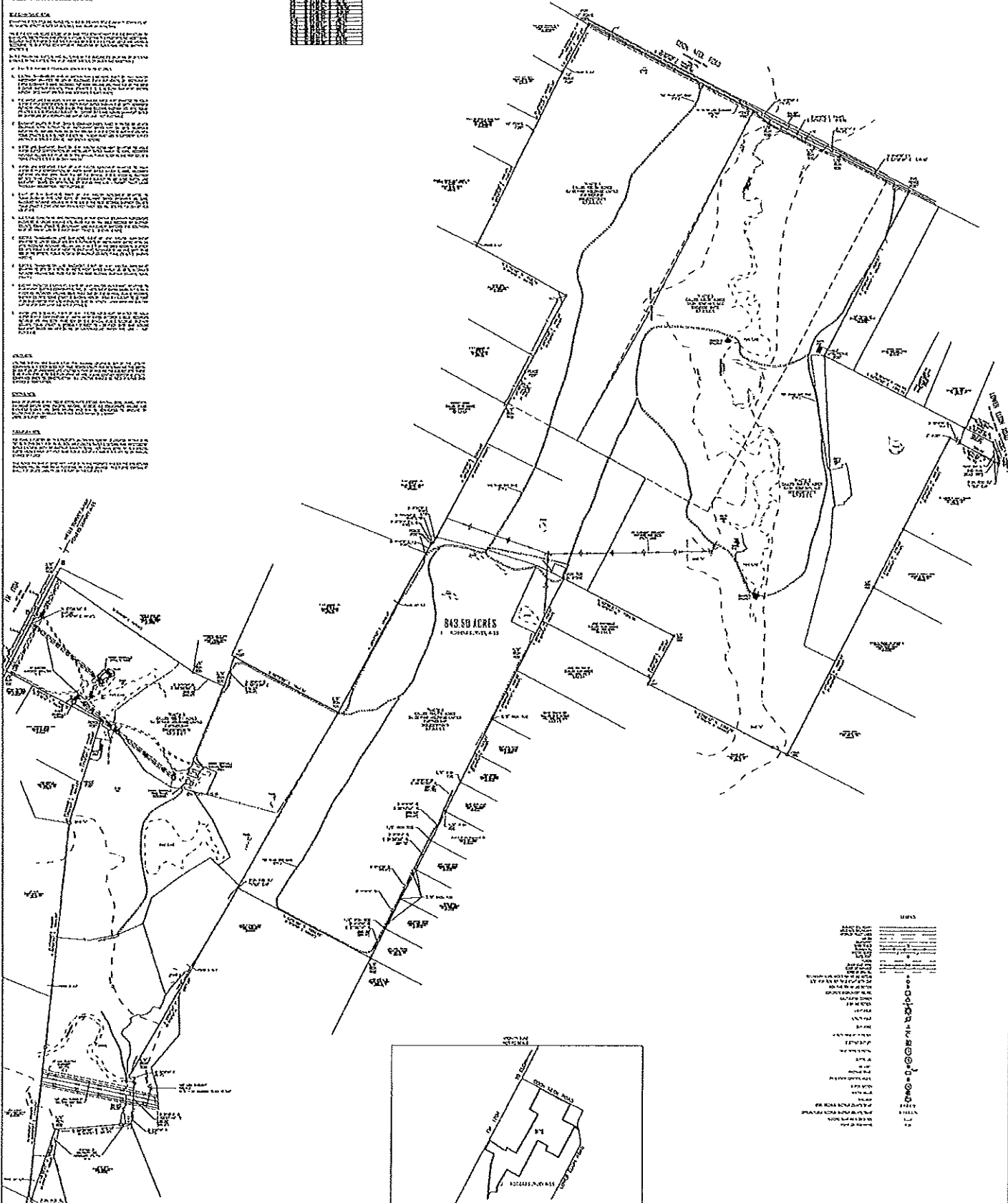
17. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

18. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

19. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

20. CORRECTED THE AREA OF THE TRACTS TO BE 845.50 ACRES.

NO.	DESCRIPTION	AREA
1	TRACT 1	100.00
2	TRACT 2	100.00
3	TRACT 3	100.00
4	TRACT 4	100.00
5	TRACT 5	100.00
6	TRACT 6	100.00
7	TRACT 7	100.00
8	TRACT 8	100.00
9	TRACT 9	100.00
10	TRACT 10	100.00
11	TRACT 11	100.00
12	TRACT 12	100.00
13	TRACT 13	100.00
14	TRACT 14	100.00
15	TRACT 15	100.00
16	TRACT 16	100.00
17	TRACT 17	100.00
18	TRACT 18	100.00
19	TRACT 19	100.00
20	TRACT 20	100.00



NOTES

1. THIS SURVEY WAS MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1954.

2. THE AREA OF THE TRACTS IS 845.50 ACRES.

3. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

4. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

5. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

6. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

7. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

8. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

9. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

10. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

11. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

12. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

13. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

14. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

15. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

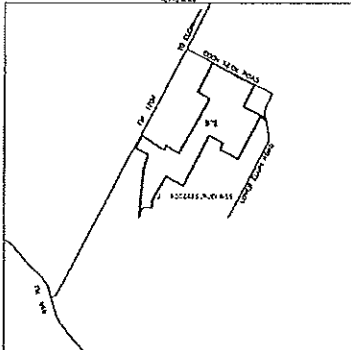
16. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

17. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

18. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

19. THE TRACTS ARE AS SHOWN ON THIS SURVEY.

20. THE TRACTS ARE AS SHOWN ON THIS SURVEY.



845.50 ACRE LAND TITLE SURVEY GASTROP COUNTY, TEXAS

BY **J. BRANNING III**

REGISTERED SURVEYOR

STATE OF TEXAS

COMMISSION EXPIRES 12/31/55

NO. 12345

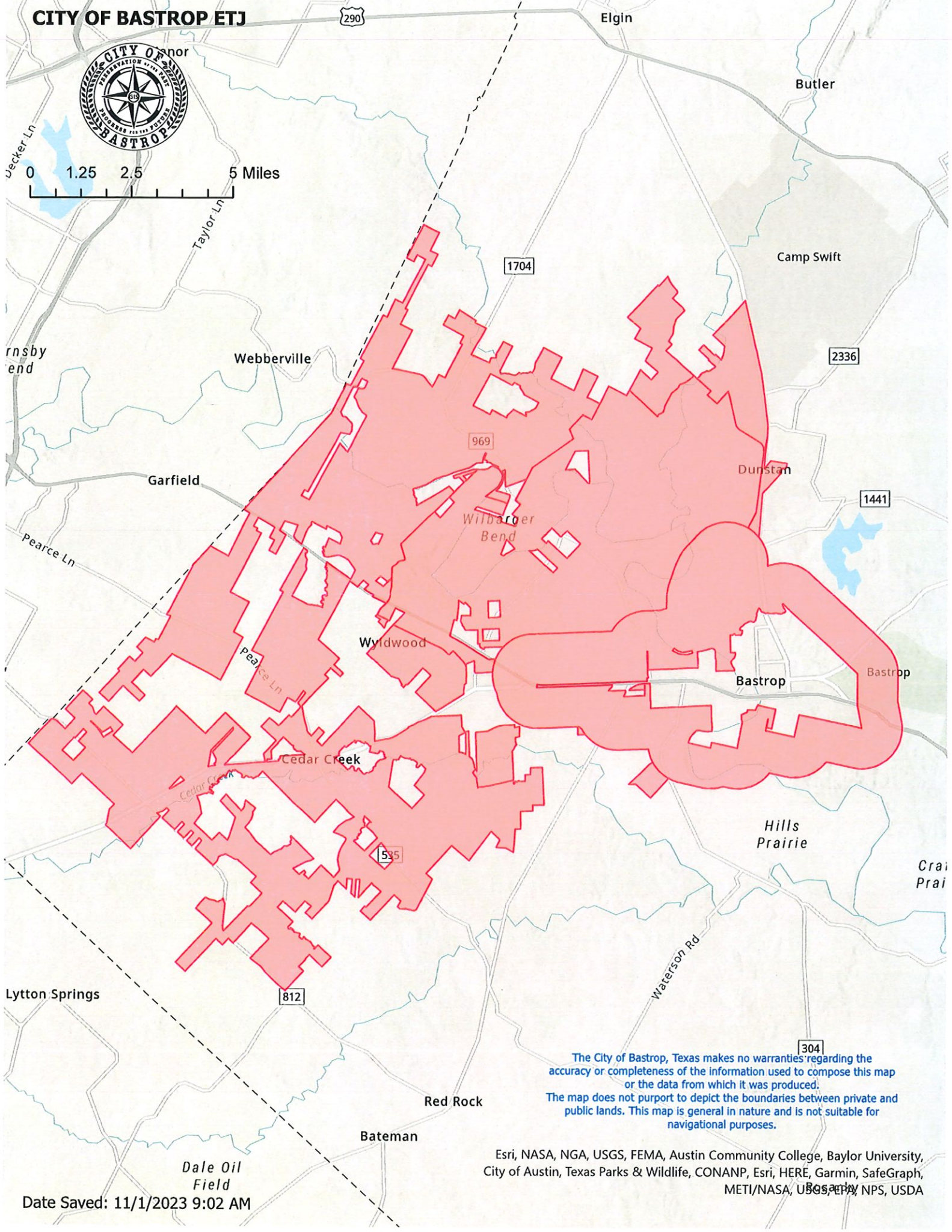
DATE 3/15/54

SCALE 1" = 400'

CITY OF BASTROP ETJ



0 1.25 2.5 5 Miles



The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

Esri, NASA, NGA, USGS, FEMA, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

Date Saved: 11/1/2023 9:02 AM