

**CITY OF BASTROP, TX**  
**RESOLUTION NO. R-2024-23**

**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 88<sup>th</sup> 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 comprised of 738.229 acres currently situated within the ETJ of the City ("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:**

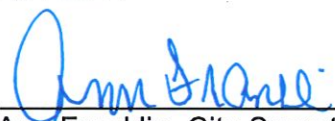
- Section 1. Findings of Fact:** The foregoing recitals are incorporated into this resolution ("Resolution") by reference as findings of fact as if expressly set forth word-for-word herein.
- Section 2. Release:** The Petition is hereby considered verified; therefore, the Property as described in the 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 27th day of February 2024.

**APPROVED:**

by:   
Lyle Nelson, Mayor

**ATTEST:**

  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

  
Alan Bojorquez, City Attorney

**Exhibit "A"**

ETJ Release Petition

**REQUEST AND PETITION FOR RELEASE OF PROPERTY FROM THE  
EXTRATERRITORIAL JURISDICTION OF THE CITY OF BASTROP  
(738.229 ACRES)**

**TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF BASTROP, TEXAS:**

The undersigned ("Petitioners"), acting pursuant to the provisions Sections 42.101-105 of the Texas Local Government Code, respectfully petitions the City of Bastrop (the "City") to release the land described by metes and bounds on Exhibit "A" and depicted on Exhibit "A-1" (the "Land"; Ventana Hills, Ltd., Back Lake Investments, Inc., and Bird Island Investments, Ltd. owning the portions of the Land as identified Exhibit "A-1"), from the extraterritorial jurisdiction ("ETJ") of the City. In support of this petition, Petitioners would show the following:

I.

Petitioners are the owners of all of the Land, comprised of 738.229 acres currently situated within the extraterritorial boundaries of the City in Bastrop County, Texas, and is fully described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference. Petitioners certify that the description of the Land attached as Exhibit "A" is true and correct. A map of the Land to be released is attached hereto as Exhibit "B".

II.

The Land is vacant and there are no residents or registered voters residing on the Land. Pursuant to section 43.102(b) of the Texas Local Government Code, Petitioners certify that they are the owners of one hundred percent (100%) in value of the holders of title of the Land pursuant to the tax rolls of the Bastrop County Appraisal District as evidenced by Exhibit "C" and are, therefore, authorized to file this Petition.

III.

To the extent required by applicable law, this Petition has satisfied the signature requirements described in Sections 42.103 and 42.104(a) of the Texas Local Government Code and Chapter 277 of the Texas Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The individuals who executed this Petition on behalf of the Petitioners are fully authorized to sign this Petition as evidenced by Exhibit "D". The signatures are hereby sufficient to effectuate the immediate release of the Land from the City's ETJ. If the City fails to take action to release the Land by the later of the 45th day after the date the City receives this Petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this Petition, the Land is released by operation of law.

V.

Petitioners pray that (i) this Petition be verified by the City Secretary or other person at the City responsible for verifying signatures, (ii) the Petitioners be notified of the results, and (iii) this Petition be granted, immediately releasing the Land from the City's ETJ.

Executed to be effective as of the 26<sup>th</sup> day of September, 2023.

1  
**Exhibit "A"**

SIGNATURE PAGE TO  
REQUEST AND PETITION FOR RELEASE OF PROPERTY FROM THE  
EXTRATERRITORIAL JURISDICTION OF THE CITY OF BASTROP  
(738.229 ACRES)

**PETITIONERS:**

**Ventana Hills, Ltd.,**  
a Texas limited partnership

By: White Bluff Development, LLC,  
a Texas limited liability company,  
its General Partner

By:   
Stewart Pate, Manager

Date: 9-26-23

DOB or VRN of Signer: 12-31-58

Address of Ownership Entity:

10829 Jollyville Road  
Austin, TX 78759

Residence Address of Signer:

2213 Quarry Rd.  
Austin, TX 78703


THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on this 26<sup>th</sup> day of September, 2023 by Stewart Pate, Manager of White Bluff Development, LLC, a Texas limited liability company, General Partner of Ventana Hills, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(SEAL)



  
Notary Public, State of Texas

**SIGNATURE PAGE TO**  
**REQUEST AND PETITION FOR RELEASE OF PROPERTY FROM THE**  
**EXTRATERRITORIAL JURISDICTION OF THE CITY OF BASTROP**  
**(738.229 ACRES)**

**PETITIONERS:**

**Back Lake Investments, Inc.,**  
a Texas corporation

By:   
Stewart Pate, Manager

Date: 9-26-23

DOB or VRN of Signer: 12-31-58

Address of Ownership Entity:

10829 Jollyville Road  
Austin, TX 78759

Residence Address of Signer:

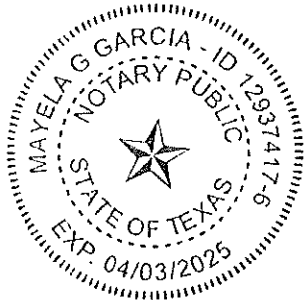
2213 Quarry Rd.  
Austin, TX 78703


THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on this 26<sup>th</sup> day of September, 2023 by Stewart Pate, Manager of Back Lake Investments, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)



  
Notary Public, State of Texas

SIGNATURE PAGE TO

REQUEST AND PETITION FOR RELEASE OF PROPERTY FROM THE  
EXTRATERRITORIAL JURISDICTION OF THE CITY OF BASTROP  
(738.229 ACRES)

PETITIONERS:

**Bird Island Investments, Ltd.,**  
a Texas limited partnership

By: Ranch House Investments, LLC,  
a Texas limited liability company,  
its General Partner

By: *Stewart Pate*  
Stewart Pate, Manager

Date: 9-26-23

DOB or VRN of Signer: 12-31-58

Address of Ownership Entity:

10829 Jollyville Road  
Austin, TX 78759

Residence Address of Signer:

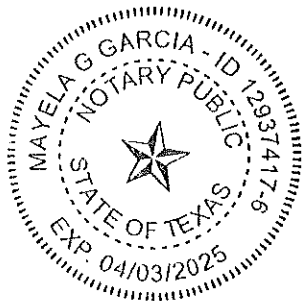
2213 Quarry Rd.  
Austin, TX 78703

THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on this 26<sup>th</sup> day of September, 2023 by Stewart Pate, Manager of Ranch House Investments, LLC, a Texas limited liability company, General Partner of Bird Island Investments, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(SEAL)



*Mayela G. Garcia*  
Notary Public, State of Texas



**EXHIBIT "A"**  
**THE LAND**



# EXHIBIT "A"

738.229 ACRES METES & BOUNDS

## *Land Surveying & Mapping*

---

BEING 738.229 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES STUART SURVEY, ABSTRACT NO. 62, SITUATED IN BASTROP COUNTY, TEXAS, SAID 738.229 ACRES BEING ALL OF THAT 40.279 ACRE TRACT CONVEYED TO BIRD ISLAND INVESTMENTS, LTD BY WARRANTY DEED RECORDED AS DOCUMENT NO. 202111570, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), ALSO BEING ALL OF THAT 370.480 ACRE REMAINDER TRACT CONVEYED TO VENTANA HILLS, LTD BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS DOCUMENT NO. 201512811, (O.P.R.B.C.TX.), ALSO BEING ALL OF THAT 307.360 ACRE REMAINDER TRACT CONVEYED TO VENTANA HILLS, LTD BY WARRANTY DEED WITH VENDOR'S LIEN AS DOCUMENT NO. 201908019, (O.P.R.B.C.TX.), ALSO BEING ALL OF THAT 10.037 ACRE TRACT CONVEYED TO BIRD ISLAND INVESTMENTS, LTD BY CORRECTION DEED AS DOCUMENT NO. 201917485, (O.P.R.B.C.TX.) AND ALSO BEING ALL OF THAT 10.073 ACRE TRACT CONVEYED TO BACK LAKE INVESTMENTS, INC BY CORRECTION DEED AS DOCUMENT NO. 201917484, (O.P.R.B.C.TX.), SAID 738.229 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found iron rod with cap stamped "BURRIS SURVEYING", said point being accepted as the most Easterly corner of Legend Oaks Phase One, according to the map or plat recorded in Book 3, Page 112-B, Plat Records, Bastrop County, Texas (P.R.B.C.TX.), also being accepted as a point in the Northwesterly Right of Way limits of S.H. 21 and being accepted as the most Southerly corner of said 40.279 acre tract, for the most Southerly corner hereof;

THENCE leaving the Northwesterly Right of Way limits of said S.H. 21, with the common Northeasterly limits of said Legend Oaks Phase One, the Southwesterly limits of said 40.279 acre tract and the Southwesterly limits of said 370.480 acre tract, the following three (3) courses:

1. N 46° 05' 04" W, 691.66 feet to the calculated common most Westerly corner of said 40.279 acre tract most Southerly corner of said 370.480 acre tract;
2. N 46° 05' 04" W, 1,496.14 feet to a found 1/2" iron rod;
3. N 46° 09' 02" W, 2,463.21 feet to a found 1/2" iron rod, said point being accepted as the common most Northerly corner of said Legend Oaks Phase One and the most Easterly corner of Legend Oaks Phase Two according to the map or plat recorded in Book 3, Page 161-A, (P.R.B.C.TX.);

THENCE leaving the Northwesterly limits of said Legend Oaks Phase One, with the common Northeasterly limits of said Legend Oaks Phase Two and the Southwesterly limits of said 370.480 acre tract, the following three (3) courses:

1. N 46° 06' 21" W, 418.87 feet to a found 1/2" iron rod;
2. N 46° 08' 30" W, 920.28 feet to a found 1/2" iron rod;
3. N 46° 06' 40" W, 796.25 feet to a found iron rod with cap stamped "1753 PROP COR", said point being accepted as the most Northerly corner of said Legend Oaks Phase Two, also being accepted as a point in the Southeasterly limits of El Dorado Subdivision, according to the map or plat recorded in Cabinet 6, Page 192-A, (P.R.B.C.TX.) and being accepted as the most Westerly corner of said 370.480 acre tract, for the most Westerly corner hereof;

THENCE N 42° 50' 46" E, 576.76 feet leaving the Northeasterly limits of said Legend Oaks Phase One, with the common Southeasterly limits of said El Dorado Subdivision and the Northwesterly limits of said 370.480 acre tract to a found iron rod with cap stamped "1753 PROP COR", said point being accepted as the most Easterly corner of said El Dorado Subdivision, and being accepted as the most Southerly corner of Monterrey Hills Subdivision, Section 2, according to the map or plat recorded in Cabinet 5, Page 36-B, (P.R.B.C.TX.);

THENCE leaving the Northeasterly limits of said El Dorado Subdivision, with the common Southeasterly limits of said Monterrey Hills Subdivision, Section 2, the Southeasterly limits of Monterrey Hills Subdivision, Section 3, the Northwesterly limits of said 370.480 acre tract and the Northwesterly limits of said 307.360 acre tract, the following five (5) courses:

1. N 43° 00' 25" E, 1,848.24 feet to a found iron rod with cap stamped "1753 PROP COR", said point being accepted as the common most Northerly corner of said 370.480 and the most Westerly corner of said 307.360 acre tract;
2. N 42° 56' 50" E, 1,810.15 feet to a found iron rod with cap – illegible, said point being accepted as the common most Easterly corner of said Monterrey Hills Subdivision, Section 2 and the most Southerly corner of said Monterrey Hills Subdivision, Section 3;
3. N 43° 03' 59" E, 479.18 feet to a calculated point;
4. N 42° 51' 55" E, 346.09 feet to a calculated point;
5. N 42° 23' 52" E, 205.28 feet to a found 5/8" iron rod, said point being accepted as the most Easterly corner of said Monterrey Hills Subdivision, Section 3, also being accepted as a point in the Southwesterly Right of Way limits of F.M. 812, 100.00 feet wide and being accepted as the most Northerly corner of said 307.360 acre tract, for the most Northerly corner hereof;

THENCE S 47° 04' 48" E, 5,015.71 feet leaving the common limits of said Monterrey Hills Subdivision, Section 3, with the common Southwesterly Right of Way limits of said F.M. 812 and the Northeasterly limits of said 307.360 acre tract, the Northeasterly limits of said 10.037 acre tract and the Northeasterly limits of said 10.073 acre tract to a found 5/8" iron rod, said point being accepted as the most Northerly corner of that 200.00 acre tract conveyed to Shirley Ann Cain by Independent Executor's Deed as Document No. 200102426 in Volume 1108, Page 841, Official Records, Bastrop County, Texas (O.R.B.C.TX.) and being accepted as the most Easterly corner of said 307.360 acre tract, for the most Easterly corner hereof, passing at 2,239.50 feet a found 5/8" iron rod, said point being accepted as the most Northerly corner of said 10.037 acre tract, passing at 3,064.36 feet a found 5/8" iron rod, being accepted as the common most Easterly corner of said 10.037 acre tract and the most Northerly corner of said 10.073 acre tract, passing at 3,901.86 feet a found 5/8" iron rod, being accepted as the most Easterly corner of said 10.073 acre tract;

THENCE S 42° 55' 39" W, 2,850.78 feet leaving the Southwesterly Right of Way limits of said F.M. 812, with the common Northwesterly limits of said 200.00 acre tract and the Southeasterly limits of said 307.360 acre tract to a found iron rod with cap stamped "1753 PROP COR", said point being accepted as the most Westerly corner of said 200.00 acre tract, also being accepted as the most Southerly corner of said 307.360 acre tract and being accepted as a point in the Northeasterly limits of said 370.480 acre tract;

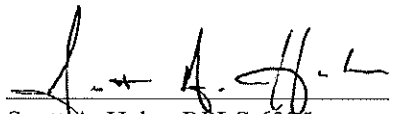
**Exhibit "A"**

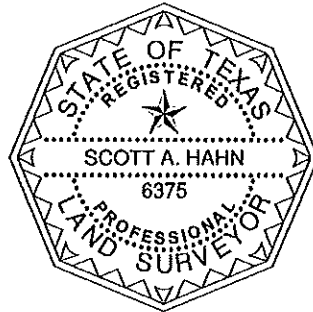
THENCE leaving the Southeasterly limits of said 307.360 acre tract, with the common Southwesterly limits of said 200.00 acre tract, the Northeasterly limits of said 370.480 acre tract and the Northeasterly limits of said 40.279 acre tract, the following three (3) courses:

1. S 46° 58' 05" E, 855.27 feet to a found railroad tie fence post;
2. S 46° 52' 58" E, 1,084.89 feet to the calculated common most Easterly corner of said 370.480 acre tract and the most Northerly corner of said 40.279 acre tract;
3. S 46° 52' 58" E, 697.27 feet to a found 1/2" iron rod, said point being accepted as a point in the Northwesterly Right of Way limits of said S.H. 21, also being accepted as the most Southerly corner of said 200.00 acre tract and being accepted as the most Easterly corner of said 40.279 acre tract;

THENCE leaving the Southwesterly limits of said 200.00 acre tract, with the common Northwesterly Right of Way limits of said S.H. 21 and the Southeasterly limits of said 40.279 acre tract, the following two (2) courses:

1. S 61° 55' 34" W, 2,549.46 feet to a found TxDOT concrete Right of Way monument, said point being the beginning of a curve concave Northwesterly, having a radius of 5,679.58 feet;
2. Southwesterly with said curve to the right through an interior angle of 01°10' 47" an arc length of 116.94 feet, to the POINT OF BEGINNING hereof, having a chord bearing and distance of S 62° 23' 28" W, 116.94 feet to said point, containing a calculated area of 32,157,240.53 sq. ft., 738.229 acres said field notes being described in accordance with a survey made on the ground by me or under my direction. See Exhibit "B" Survey Sketch attached hereto and made a part hereof. All bearings shown are based on NAD 83 Texas State Plane Coordinate System, Central Zone. All distances shown are surface or ground distances.

  
Scott A. Hahn, RPLS 6375  
Spot On Surveying, Inc.  
614 Jerrys Lane, Buda TX. 78610  
TBPLS Firm# 10193894



December 21, 2022

\_\_\_\_\_  
Date

SOS J/N: 0082-21-001

**Exhibit "A"**

EXHIBIT "A-1"  
THE LAND





**EXHIBIT "B"**  
**MAP**





**EXHIBIT "C"**  
**CERTIFICATE OF OWNERSHIP**

BASTROP CENTRAL APPRAISAL DISTRICT

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BASTROP §

I, the undersigned, hereby certify that I have examined the appraisal rolls of Bastrop County, Texas, and find that, as of September 18, 2023, the property described and attached hereto, is assessed on the appraisal rolls of Bastrop County, Texas, for the tax year 2023 in the name(s) of:

Ventana Hills LTD

Table with 3 columns: OWNER/ACCOUNT, ACREAGE, VALUE. Rows include 27012 (370.477 Acres, \$4,656,066) and 88049 (307.4750 Acres, \$4,039,594).

CERTIFIED this 18th day of September 18, 2023.

By: Faun Cullens
Name: Faun Cullens
Title: Chief Appraiser

**BASTROP CENTRAL APPRAISAL DISTRICT**  
 PROPERTY 27012 R  
 Legal Description  
 ABS A62 Stuart, James, 370.477 ACRES  
 Ref ID: 350542  
 R27012  
 Ref ID: R27012  
 Map ID: 01  
 OWNER ID  
 772652  
 OWNERSHIP  
 100.00%  
 PROPERTY APPRAISAL INFORMATION 2023  
 VENTANA HILLS LTD  
 10829 JOLLYVILLE RD  
 AUSTIN, TX 78759  
 ACRES: 370.4770  
 EFF. ACRES:

**ENTITIES**  
 CAD 100%  
 ESD1 100%  
 G01 100%  
 RD1 100%  
 S04 100%  
**VALUES**  
 IMPROVEMENTS 5,133  
 LAND MARKET + 4,650,933  
 MARKET VALUE = 4,656,066  
 PRODUCTIVITY LOSS - 4,624,259  
 APPRAISED VALUE = 31,807  
 HS CAP LOSS - 0  
 ASSESSED VALUE = 31,807

**GENERAL**  
 SITUS 2222 W SH 21 DALE, TX 78616  
 APPR VAL METHOD: Cost  
 SKETCH for Improvement #2 (MISC IMP)  
**UTILITIES**  
 TOPOGRAPHY Adam M  
 ROAD ACCESS LAST APPR. YR 2023  
 ZONING LAST INSP. DATE 03/14/2023  
 BUILDER NEXT INSP. DATE  
 NEXT REASON  
 REMARKS

**BUILDING PERMITS**  
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

**SALE DT PRICE GRANTOR DEED INFO**  
 10/01/2015 SGE PARTNERSHIP WDWL / INSTR / 20151  
 09/08/2014 CAYIAS, JOHN WDWL / 2347 / 429  
 08/14/2002 0 CAISTAR INC CONV / 1253 / 890

**IMPROVEMENT INFORMATION**  
 SUBD: A62 100.00% NBHD: NBHD0217 100.00%  
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON EUNIC COMP ADJ ADJ. VALUE  
 1. UTILITY PACKAGE MH 7" 21,250.00 1985 AV 21,250 23% 100% 100% 100% 0.23 4,888  
 STCD: E3 Homesite: N  
 2. STORAGE BUILD T 1" 110.0 1960 AV 1,223 20% 100% 100% 100% 0.20 245  
 STCD: E2 Homesite: N 1,223 245

**LAND INFORMATION**  
 DIMENSIONS 359.0000 AC UNIT PRICE 12,733.96 GROSS VALUE 4,571,482 1.00 A  
 IRR Wells: 0 Capacity: 0  
 IRR Acres: 0  
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 4,571,482 YES 1D1 AG-NPG 72.00 25,848

**LAND INFORMATION**  
 DIMENSIONS 1.0000 AC UNIT PRICE 12,733.96 GROSS VALUE 12,734 1.00 A  
 IRR Wells: 0 Capacity: 0  
 IRR Acres: 0  
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 12,734 YES 1D1 AG-NPG 72.00 72

continued on next page

Effective Date of Appraisal: 09/18/2023 10:12:42AM by LESLIE M

**BASTROP CENTRAL APPRAISAL DISTRICT**  
 PROPERTY 27012 R  
 Legal Description  
 ABS A62 Stuart, James, 370.477 ACRES

OWNER ID  
 772652  
 OWNERSHIP  
 100.00%

PROPERTY APPRAISAL INFORMATION 2023  
 VENTANA HILLS LTD  
 10829 JOLLYVILLE RD  
 AUSTIN, TX 78759

Ref ID1: 350542  
 R27012  
 Ref ID2: R27012  
 Map ID 01  
 ACRES: 370.4770  
 EFF. ACRES:  
 APPR VAL METHOD: Cost  
 No Sketch Available

SITUS 2222 W SH 21 DALE, TX 78616

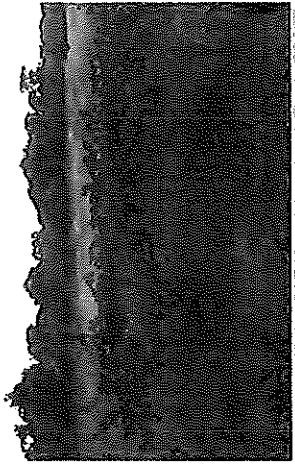
UTILITIES  
 TOPOGRAPHY  
 ROAD ACCESS  
 ZONING  
 BUILDER  
 NEXT REASON  
 REMARKS

LAST APPR. Adam M  
 LAST APPR. YR 2023  
 LAST INSP. DATE 03/14/2023  
 NEXT INSP. DATE

GENERAL

VALUES  
 IMPROVEMENTS \$,133  
 LAND MARKET + 4,650,933  
 MARKET VALUE = 4,656,066  
 PRODUCTIVITY LOSS - 4,624,259  
 APPRAISED VALUE = 31,807  
 HS CAP LOSS - 0  
 ASSESSED VALUE = 31,807  
 EXEMPTIONS

PICTURE



BUILDING PERMITS  
 PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
 10/01/2015 SGE PARTNERSHIP WDWL / INSTR / 20151  
 09/08/2014 CAYIAS, JOHN WDWL / 2347 / 429  
 08/14/2002 0 CAISTAR INC CONV / 1253 / 890

SUBD: A62 100.00% NBHD:NBHD0217 100.00%

IMPROVEMENT INFORMATION  
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

LAND INFORMATION  
 IRR Wells: 0 Capacity: 0 Oil Wells: 0  
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 66,707 YES 1D1 AG-NPG 72.00 754  
 4,650,933

LAND INFORMATION  
 UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC  
 12,733.96 133,414 0.50 1.00 A  
 DIMENSIONS 10.4770 AC

SUBD: A62 100.00% NBHD:NBHD0217 100.00%

LAND INFORMATION  
 IRR Wells: 0 Capacity: 0 Oil Wells: 0  
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 66,707 YES 1D1 AG-NPG 72.00 754  
 4,650,933

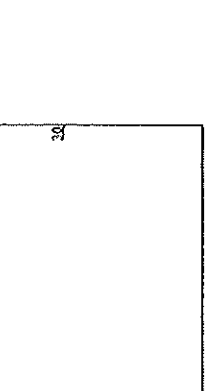
LAND INFORMATION  
 UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC  
 12,733.96 133,414 0.50 1.00 A  
 DIMENSIONS 10.4770 AC

**BASTROP CENTRAL APPRAISAL DISTRICT**  
 PROPERTY 88049 R  
 Legal Description  
 ABS A62 Stuart, James, 307.4750 ACRES  
 OWNER ID 772652  
 OWNERSHIP 100.00%

Ref ID: 386607  
 R88049  
 Ref ID2: R88049  
 Map ID 01  
 Adam M  
 LAST APPR. 2023  
 LAST APPR. YR 03/14/2023  
 LAST INSP. DATE  
 NEXT INSP. DATE

SITUS\_2571 FM 812 DEL VALLE, TX 78617  
 GENERAL  
 UTILITIES  
 TOPOGRAPHY  
 ROAD ACCESS  
 ZONING  
 BUILDER  
 NEXT REASON  
 REMARKS

ACRES: 307.4750  
 EFF. ACRES:  
 APPR VAL METHOD: Cost  
 SKETCH for Improvement #1 (MISC IMP)



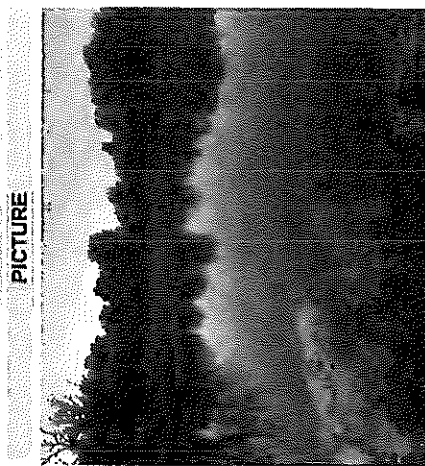
**BUILDING PERMITS**  
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

**SALE DT PRICE GRANTOR DEED INFO**  
 06/03/2019 ANDERSON, CARLOWDVL / 20190  
 02/08/2001 0 CAIN, GLADYS B CONV / 1105 / 386

**SUBD: A62 100.00% NBHD:NBHD0217 100.00%**  
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON EUNJC COMP ADJ ADJ VALUE  
 PB POLE BARN T 3/ 1,800.0 2014 AV 18,280 75% 100% 100% 100% 100% 100% 100% 14,445  
 1. OUTBUILDINGS STCD: E2 1,800.0 19,280  
 Homestead: N

**IMPROVEMENT INFORMATION**  
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 4,025,149 YES 1D1 AG-NPA 72.00 22,138

**IMPROVEMENT FEATURES**



**SUBD: A62 100.00% NBHD:NBHD0217 100.00%**  
 I# DESCRIPTION  
 1. WILDLIFE  
 Comment: SF R48505  
 DIMENSIONS 307.4750 AC 13,080.88 4,025,149 1.00 1.00 A  
 IRR Acres: 0  
 OIL Wells: 0  
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 4,025,149 YES 1D1 AG-NPA 72.00 22,138

BASTROP CENTRAL APPRAISAL DISTRICT

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BASTROP §

I, the undersigned, hereby certify that I have examined the appraisal rolls of Bastrop County, Texas, and find that, as of September 18, 2023, the property described and attached hereto, is assessed on the appraisal rolls of Bastrop County, Texas, for the tax year 2023 in the name(s) of:

Back Lake Investments Inc

Table with 3 columns: OWNER/ACCOUNT, ACREAGE, VALUE. Row 1: 8715818, 10.038 Acres, \$ 261,353

CERTIFIED this 18th day of September 18, 2023.

By: Faun Cullens

Name: Faun Cullens

Title: Chief Appraiser

**BASTROP CENTRAL APPRAISAL DISTRICT**  
 PROPERTY 8715818 R 01/07/2020  
 Legal Description ABS A62 Stuart, James, 10.038 ACRES  
 OWNER ID 793397  
 OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2023  
 BACK LAKE INVESTMENTS INC  
 10829 JOLLYVILLE RD  
 AUSTIN, TX 78759

Ref ID1: 386607 Ref ID2: R88049  
 R88049 Map ID 01

ACRES: 10.0380  
 EFF. ACRES:  
 APPR VAL METHOD: ARB

**GENERAL**  
 UTILITIES  
 TOPOGRAPHY LAST APPR. Adam M  
 ROAD ACCESS LAST APPR. YR 2023  
 ZONING LAST INSP. DATE 03/14/2023  
 BUILDER NEXT INSP. DATE  
 NEXT REASON ASK TO REFILE WILDLIFE APPL PER SCAD. 2N  
 REMARKS

**BUILDING PERMITS**  
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

**SALE DT PRICE GRANTOR DEED INFO**  
 10/16/2019 VENTANA HILLS LT CORR / / 20191

**SUBD: A62 100.00% NBHD:NBHD0217 100.00%**  
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

**LAND INFORMATION**  
 DIMENSIONS 10.0380 AC UNIT PRICE 37,194.90 GROSS VALUE 373,952.00 ADJ MASS ADJ VAL SRC 1.00 A  
 IRR Wells: 0 Capacity: 0  
 MKT VAL 261,353 AG APPLY YES  
 IRR Acres: 0 OIL Wells: 0  
 261,353 101 AG-NPP 72.00

**IMPROVEMENTS**  
 LAND MARKET + 261,353  
 MARKET VALUE = 261,353  
 PRODUCTIVITY LOSS - 260,630  
 APPRAISED VALUE = 723  
 HS CAP LOSS - 0  
 ASSESSED VALUE = 723

**EXEMPTIONS**



PICTURE

IMPROVEMENT FEATURES







**BASTROP CENTRAL APPRAISAL DISTRICT**  
 PROPERTY 8715817 R 01/07/2020 OWNER ID 793396  
 Legal Description ABS A62 Stuart, James, 10.071 ACRES OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2023  
 BIRD ISLAND INVESTMENTS LTD  
 10829 JOLLYVILLE RD  
 AUSTIN, TX 78759

ACRES: 10.0710  
 EFF. ACRES:  
 APPR VAL METHOD: Cost

**GENERAL**  
 UTILITIES LAST APPR. Adam M  
 TOPOGRAPHY LAST APPR. YR 2023  
 ROAD ACCESS LAST INSP. DATE 03/14/2023  
 ZONING NEXT INSP. DATE  
 BUILDER  
 NEXT REASON ASK TO REFILE WILDLIFE APPL FOR 2023 PER  
 REMARKS

**BUILDING PERMITS**  
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

**SALE DT PRICE GRANTOR DEED INFO**  
 10/16/2019 VENTANA HILLS LT CORR / / 20191

**IMPROVEMENT INFORMATION**  
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COME ADJ ADJ VALUE

SUBD: A62 100.00% NBHD:NBHD0217 100.00%  
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COME ADJ ADJ VALUE

SUBD: A62 100.00% NBHD:NBHD0217 100.00%  
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COME ADJ ADJ VALUE

**LAND INFORMATION**  
 IRR Wells: 0 Capacity: 0  
 DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC  
 10.0710 AC 37,147.05 374,108 1.00 1.00 A

**VALUES**  
 IMPROVEMENTS 0  
 LAND MARKET + 374,108  
 MARKET VALUE = 374,108  
 PRODUCTIVITY LOSS - 373,383  
 APPRAISED VALUE = 725  
 HS CAP LOSS - 0  
 ASSESSED VALUE = 725

**EMTILES**  
 CAD 100%  
 ESD1 100%  
 G01 100%  
 RD1 100%  
 S04 100%

**EXEMPTIONS**

**VALUES**

IMPROVEMENTS	0
LAND MARKET	+ 374,108
MARKET VALUE	= 374,108
PRODUCTIVITY LOSS	- 373,383
APPRAISED VALUE	= 725
HS CAP LOSS	- 0
ASSESSED VALUE	= 725

**EMTILES**

CAD	100%
ESD1	100%
G01	100%
RD1	100%
S04	100%

**EXEMPTIONS**

**VALUES**

IRR Acres:	0	Oil Wells:	0
MKT VAL	374,108	AG CLASS	1D1
AG APPLY	YES	AG TABLE	AG UNIT PRC
AG-NPP	72.00	AG-NPP	72.00
	374,108		725

**LAND INFORMATION**

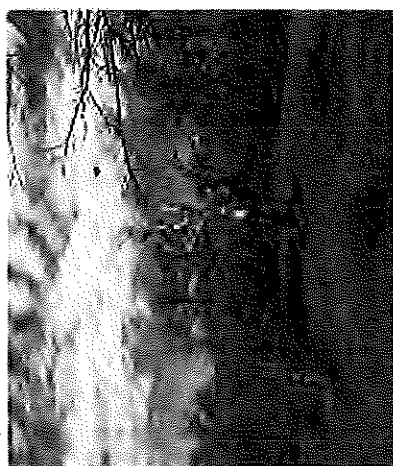
IRR Wells:	0	Capacity:	0
DIMENSIONS	10.0710 AC	UNIT PRICE	37,147.05
GROSS VALUE	374,108	ADJ MASS ADJ	1.00 A
VAL SRC	1.00 A		

**VALUES**

CLAS	A-T-3	SC	D1 N	HS	D1 N	METH	A
100.00%		100.00%					

**VALUES**

AG UNIT PRC	72.00
AG VALUE	725



PICTURE

IMPROVEMENT FEATURES

**EXHIBIT "D"**  
**SIGNATURE AUTHORITY**

**UNANIMOUS WRITTEN CONSENT  
OF  
VENTANA HILLS, LTD.**

The undersigned, being the managers of **WHITE BLUFF DEVELOPMENT, LLC**, a Texas limited liability company, as General Partner of **VENTANA HILLS, LTD.**, a Texas limited partnership (“Company”), waives notice of the time, place and purpose of a special meeting and consents to, adopts, ratifies and approves the following resolutions and each and every action effected thereby.

**RESOLVED**, that White Bluff Development, LLC, as General Partner of Ventana Hills, Ltd., has full power and authority to conduct all business and enter into any and all transactions on behalf of Ventana Hills, Ltd.

**RESOLVED FURTHER**, that any manager of White Bluff Development, LLC shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Company to bind the Company.

**RESOLVED FURTHER**, that the White Bluff Development, LLC grants to **Stewart Pate** the authority to execute and deliver on behalf of the Company all documents incidental to the business purposes of and the investment in, management, maintenance, and operation of real property owned by the Company in his capacity as Manager.

**RESOLVED FURTHER**, that all lawful acts and deeds of the Manager of the Company or by any employees, agents or other representatives of the Company, taken prior to the date hereof to carry out the intent and accomplish the purposes of the foregoing resolutions are hereby approved, adopted, ratified and confirmed in all respects as the acts and deeds of the Company.

**RESOLVED FURTHER**, that this Unanimous Written Consent may be executed in counterparts, and each and every copy so executed shall, when put together with any other executed counterparts, constitute a fully executed copy hereof.

*[signature on following page]*

**IN WITNESS WHEREOF**, this Unanimous Written Consent of Managers is executed to be effective as of September 21, 2023.

**MANAGERS:**

DocuSigned by:  
*Stewart Pate*  
00273B2DF411400...  
Stewart Pate

DocuSigned by:  
*Clay Morgan*  
A65FC48837EE464...  
Clay Morgan

**UNANIMOUS WRITTEN CONSENT  
OF  
BIRD ISLAND INVESTMENTS, LTD.**

The undersigned, being the managers of **RANCH HOUSE INVESTMENTS, LLC**, a Texas limited liability company, as General Partner of **BIRD ISLAND INVESTMENTS, LTD.**, a Texas limited partnership ("Company"), waives notice of the time, place and purpose of a special meeting and consents to, adopts, ratifies and approves the following resolutions and each and every action effected thereby.

**RESOLVED**, that Ranch House Investments, LLC, as General Partner of Bird Island Investments, Ltd., has full power and authority to conduct all business and enter into any and all transactions on behalf of Bird Island Investments, Ltd.

**RESOLVED FURTHER**, that any manager of Ranch House Investments, LLC shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Company to bind the Company.

**RESOLVED FURTHER**, that the Ranch House Investments, LLC grants to **Stewart Pate** the authority to execute and deliver on behalf of the Company all documents incidental to the business purposes of and the investment in, management, maintenance, and operation of real property owned by the Company in his capacity as Manager.

**RESOLVED FURTHER**, that all lawful acts and deeds of the Manager of the Company or by any employees, agents or other representatives of the Company, taken prior to the date hereof to carry out the intent and accomplish the purposes of the foregoing resolutions are hereby approved, adopted, ratified and confirmed in all respects as the acts and deeds of the Company.

**RESOLVED FURTHER**, that this Unanimous Written Consent may be executed in counterparts, and each and every copy so executed shall, when put together with any other executed counterparts, constitute a fully executed copy hereof.

*[signature on following page]*

**IN WITNESS WHEREOF**, this Unanimous Written Consent of Managers is executed to be effective as of September 21, 2023.

**MANAGERS:**

DocuSigned by:  
*Stewart Pate*  
00273B2DF411400... \_\_\_\_\_  
Stewart Pate

DocuSigned by:  
*Clay Morgan*  
A65FC48837EE464... \_\_\_\_\_  
Clay Morgan



**UNANIMOUS WRITTEN CONSENT  
OF  
BACK LAKE INVESTMENTS, INC.**

The undersigned, being the directors of **BACK LAKE INVESTMENTS, INC.**, a Texas corporation ("Company"), waives notice of the time, place and purpose of a special meeting and consents to, adopts, ratifies and approves the following resolutions and each and every action effected thereby.

**RESOLVED**, that the Company grants to **Stewart Pate** the authority to execute and deliver on behalf of the Company, all documents incidental to the business purposes of and the investment in, management, maintenance, and operation of real property owned by the Company in his capacity as Manager.

**RESOLVED FURTHER**, that all lawful acts and deeds of the Manager of the Company or by any employees, agents or other representatives of the Company taken prior to the date hereof to carry out the intent and accomplish the purposes of the foregoing resolutions are hereby approved, adopted, ratified and confirmed in all respects as the acts and deeds of the Company.

**RESOLVED FURTHER**, that this Unanimous Written Consent may be executed in counterparts, and each and every copy so executed shall, when put together with any other executed counterparts, constitute a fully executed copy hereof.

**IN WITNESS WHEREOF**, this Unanimous Written Consent of Directors is executed to be effective as of September 21, 2023.

**DIRECTORS:**

DocuSigned by:  
*Stewart Pate*  
00273B20F411400...  
Stewart Pate \_\_\_\_\_

DocuSigned by:  
*Clay Morgan*  
A65FC48837EE464...  
Clay Morgan \_\_\_\_\_