

ORDINANCE NO. 2011-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP TEXAS, PROVIDING FOR THE ANNEXATION INTO THE CITY OF BASTROP, BASTROP COUNTY, TEXAS OF THE HEREINAFTER DESCRIBED SPARSELY OCCUPIED TERRITORY, LOCATED ADJACENT TO THE CITY'S CORPORATE LIMITS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY AND NOT BEING A PART OF ANY INCORPORATED AREA; EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE TERRITORY CONSISTING OF APPROXIMATELY 1,265.41 ACRES OF LAND, MORE OR LESS INTO THE CITY'S MUNICIPAL LIMITS, FOR ALL PURPOSES; PROVIDING FOR RELATED ANNEXATION SERVICE PLANS; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; GRANTING TO ALL THE INHABITANTS OF THE ANNEXED TERRITORY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accord with the powers granted to the City of Bastrop, Texas, under the Constitution and the laws of the State of Texas, the Home Rule Charter of the City of Bastrop, Texas, Section 2.03, authorizes the City to annex territory into the municipal limits of the City, pursuant to the applicable regulations and processes set forth by the State; and

WHEREAS, the City has complied with all legal requirement of the State of Texas, as set forth in the Local Government Code, Chapter 43, for annexation of the sparsely occupied properties provided for herein below, located within the extraterritorial jurisdiction of the City and not within any other incorporated area;

WHEREAS, all requisite public notices and hearings have been timely provided and held; and

WHEREAS, when required by State law, the City has offered, provided, negotiated and/or entered into binding non-annexation agreements on terms mutually agreeable to the City and the pertinent land owners, which agreements will be filed of record with the Clerk of Bastrop County, Texas; and

WHEREAS, all of the herein-described property lies adjacent to and contiguous to the City of Bastrop, Texas; and

WHEREAS, the procedures prescribed by both local and State law have been duly followed with respect to the following described territory, to wit:

- Tract #3** Settlement on the Colorado, Lot 8, being a tract of approximately .6941 acres, , BCAD Parcel ID – R66861, record property owner – Robert K. Long;
- Tract #6** A98, of the Nancy Blakey Survey, being a tract of approximately .809 acres, BCAD Parcel ID – R24712, record property owner – WGK Enterprises, Inc.;
- Tract # 7** A98, of the Nancy Blakey Survey, being a tract of approximately 1.920 acres, BCAD Parcel ID – R78667, record property owner – Steven Classen;
- Tract # 9** A98, of the Nancy Blakey Survey, being a tract of approximately 42.660 acres, BCAD Parcel ID – R23813, record property owners – Tin and Muoi Ngo;
- Tract # 12** Suburbia Estates, Lot 1A, Resubdivision of Lot 1, being approximately 2.844 acres, BCAD Parcel ID – R75417, record property owner – Jason Alley;
- Tract # 13** Suburbia Estates, Lot 2, being approximately 5.4510 acres, BCAD Parcel ID – R23160, record property owner – Germer Industries, Inc.;
- Tract #14** *[Withdrawn by the City from the annexation process.]*
- Tract #15** *[[Withdrawn by the City from the annexation process.]]*
- Tract #16** Suburbia Estates, Lot 3, (Amended Plat of Tracts 5-8), being approximately 6.84 acres, BCAD Parcel ID – R23184, record property owners – Charles Henry McAuley and Josephine Emily Schmidt ;
- Tract #18** Tx DOT right-of-way adjacent to and south of Highway 71 and FM 20 being approximately 129.23 acres;
- Tract #19** Colorado River generally along the southeast and southwest boundary extending for approximately 2,800 linear feet of tract R35704 and generally along the northeast and northwest boundary of tract R47759 totaling approximately 17 acres; and
- Tract #20** Highway 969 along the western boundaries of tracts R47759 and R23100 and existing City limits being approximately 8.07 acres.

[All as numbered and shown on the attached Exhibit “A” and applicable page of Exhibit “B”]

WHEREAS, the procedures prescribed by both local and State law have been duly followed with respect to the following described territory, which tracts are subject to and provide for in applicable Developer’s Agreements, as set forth and required by State law, to wit:

- Tract #1** A limited portion, i.e., ±45 acres out of A3, of the Stephen F. Austin Survey, being a tract of approximately 347.862 acres, BCAD Parcel ID – R35704, record property owner – Bar W Ranch Partnership, LTD;
- Tract #2** A98, of the Nancy Blakey Survey, Tract 2, being a tract of approximately 322.788 acres, , BCAD Parcel ID – R47759, record property owner –Lloyd F. Ketha, c/o Karmen Townsend;
- Tract #4** A98, of the Nancy Blakey Survey, being a tract of approximately 12.911 acres, , BCAD Parcel ID – R60445, record property owner – Robert E. Duff Children’s Trust & J. Bradley Duff Children’s Trust, c/o John B. Duff ;
- Tract #5** Lone Star Storage Subdivision, Reserve A98 of the Nancy Blakey Survey, being a tract of approximately 54.126 acres, BCAD Parcel ID – R23100, record property owner – Robert E. Duff Children’s Trust & J. Bradley Duff Children’s Trust, c/o John B. Duff ;
- Tract #8** A98, of the Nancy Blakey Survey, being a tract of approximately 396.9410 acres, BCAD Parcel ID – R23092, record property owner –John B. and Robert E. Duff;
- Tract #10** A98, of the Nancy Blakey Survey, being a tract of approximately 169.773 acres BCAD Parcel ID – R108532, record property owner – John Dale Weaver, Jr. c/o Walters Southwest, ;
- Tract #11** Suburbia Estates, Lot 1B, Resubdivision of Lot 1, being approximately 8.705 acres, BCAD Parcel ID – R75418, record property owner – Jason Alley;
- Tract #17** A98, of the Nancy Blakey Survey, being approximately 40.231 acres, BCAD Parcel ID – R23221, record property owner – Bobbie Jean Talley;

[All as numbered and shown on the attached Exhibit “A” and applicable page of Exhibit “B”]

WHEREAS, the City finds that it is in the best interest of the public to have certain tracts that will not be annexed into the City to be surrounded by annexed areas; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Part 1: The City finds that the facts and recitations contained in the preamble of this Ordinance are found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Part 2: The heretofore described properties are hereby annexed to the City of Bastrop, Bastrop County, Texas, and the boundary limits of the City of Bastrop,

Texas shall be, and the same are, hereby extended to include the above described tracts and territory within the City limits of the City of Bastrop, except as set forth in applicable Development Agreements, and the same shall hereafter be included within the territorial limits of said City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Bastrop and they shall be bound by the acts, ordinances, resolutions, and regulations of said City.

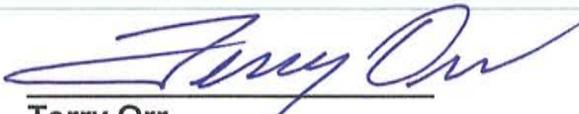
The City Secretary is hereby directed to file with the County Clerk of Bastrop, Texas, a certified copy of this Ordinance, including all Exhibits.

READ and APPROVED on First Reading on the 25th day of October 2011.

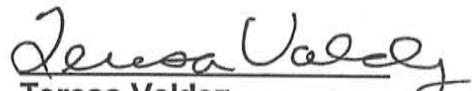
READ and ADOPTED on Second Reading on the 8th day of November 2011.

APPROVED:

ATTEST:



Terry Orr
Mayor



Teresa Valdez
City Secretary



Exhibit A
2011 Annexation
Adopted
November 8, 2011

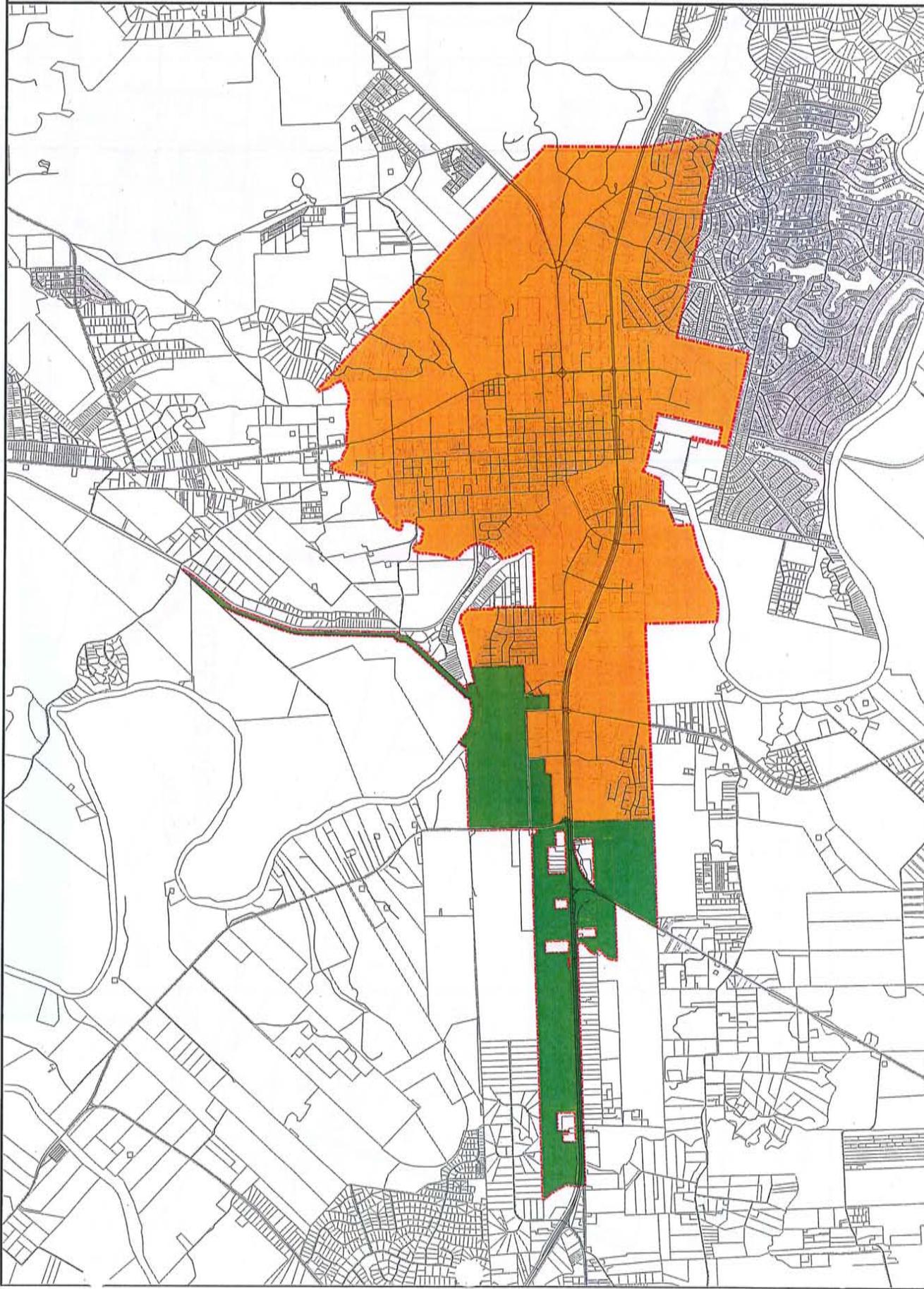
- Legend
- Streets
 - Parcels
 - 2011 Annexation
 - City Limits

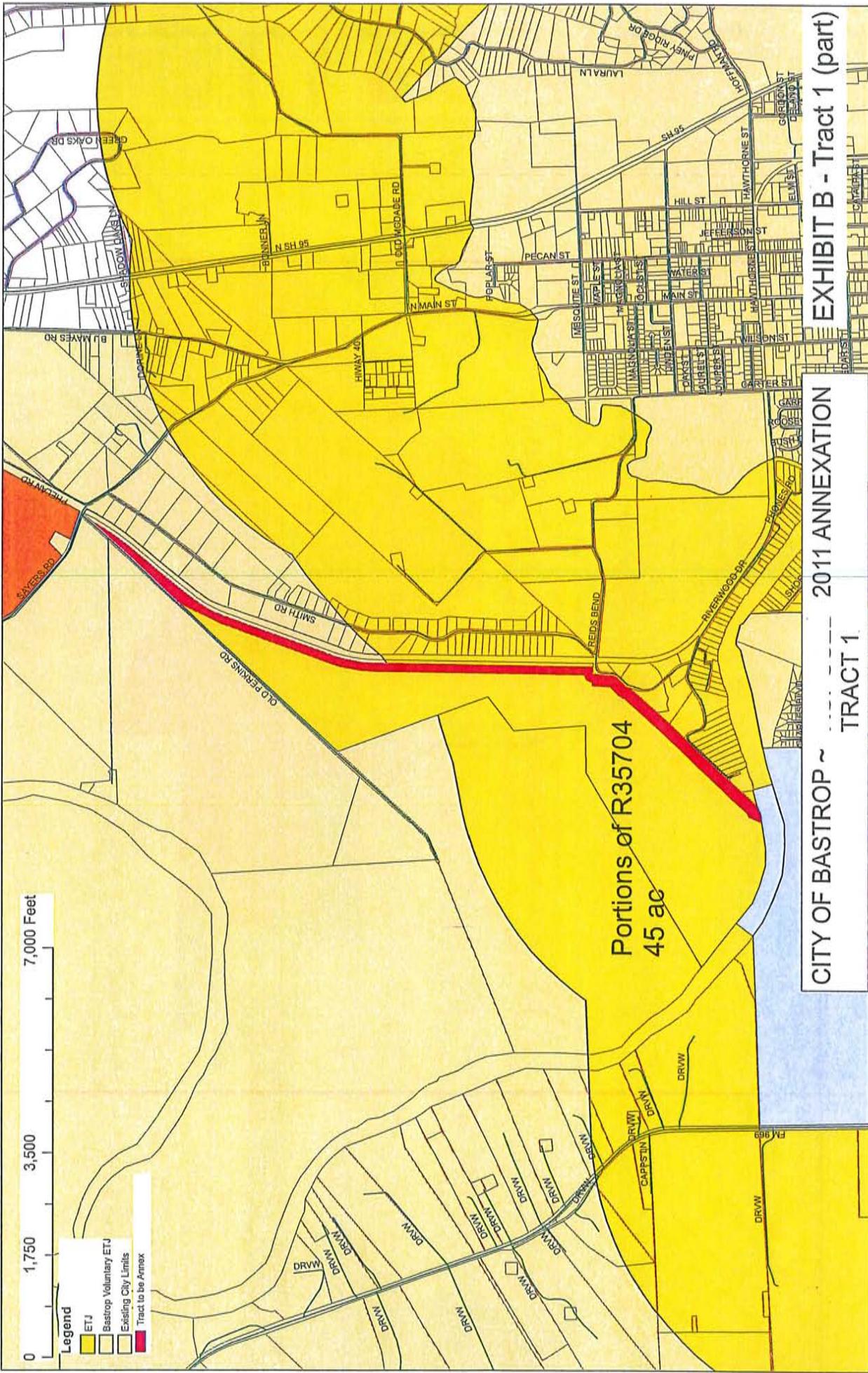
Cartographic Data for
General Planning Purposes Only

The accuracy and precision of this cartographic data is limited and should be used for information/planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



1 inch = 3,500 feet





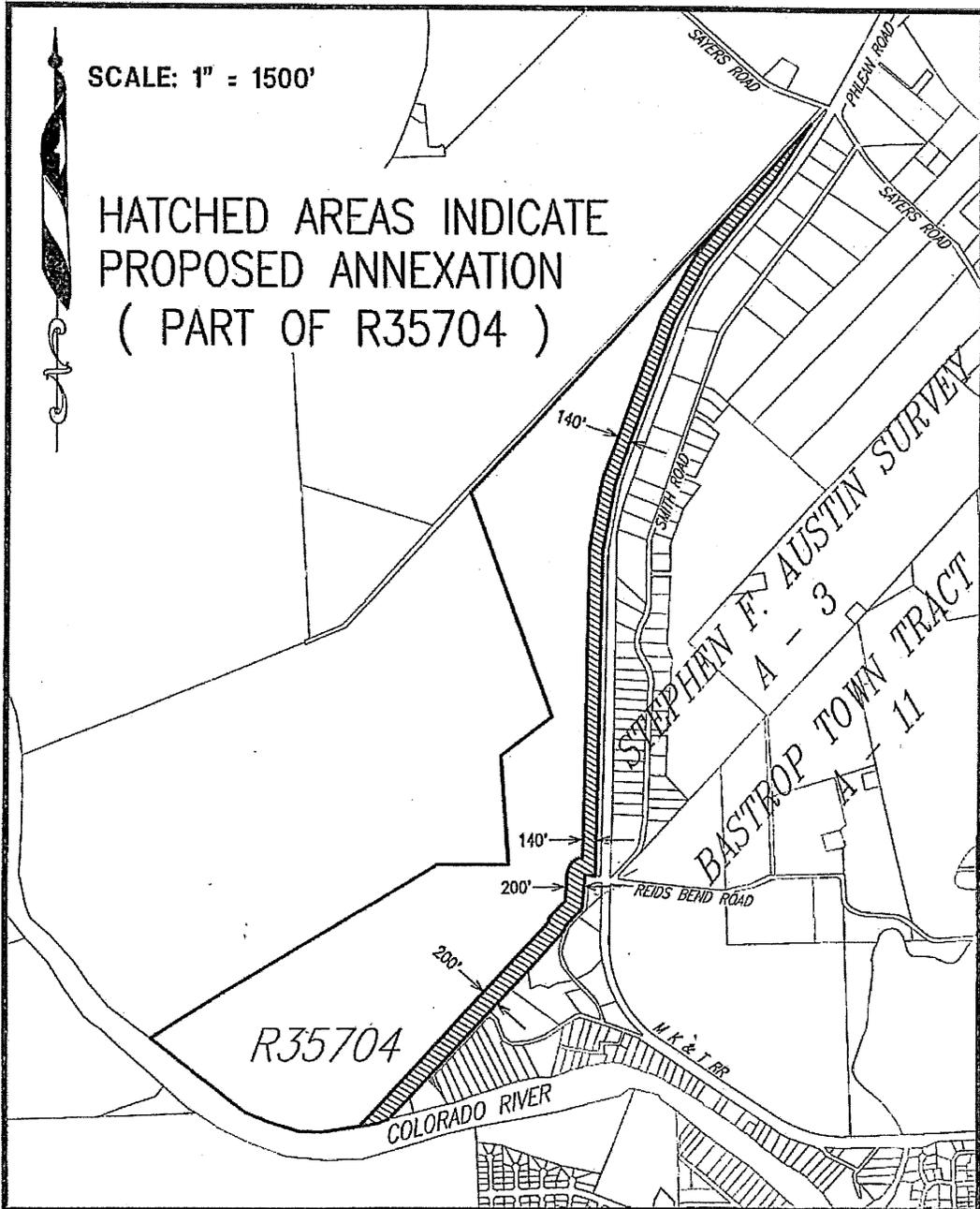
0 1,750 3,500 7,000 Feet

- Legend**
- ETJ
 - Bastrop Voluntary ETJ
 - Existing City Limits
 - Tract to be Annexed

Portions of R35704
45 ac

CITY OF BASTROP ~ 2011 ANNEXATION
TRACT 1

EXHIBIT B - Tract 1 (part)



SCALE: 1" = 1500'

HATCHED AREAS INDICATE
PROPOSED ANNEXATION
(PART OF R35704)

R35704

THIS PLAT WAS PERPARED FROM PUBLIC AND PRIVATE RECORDS, AND DOES NOT REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND, AT THIS TIME, BY THIS SURVEYOR.

DALE L. OLSON

REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

PLAT SHOWING

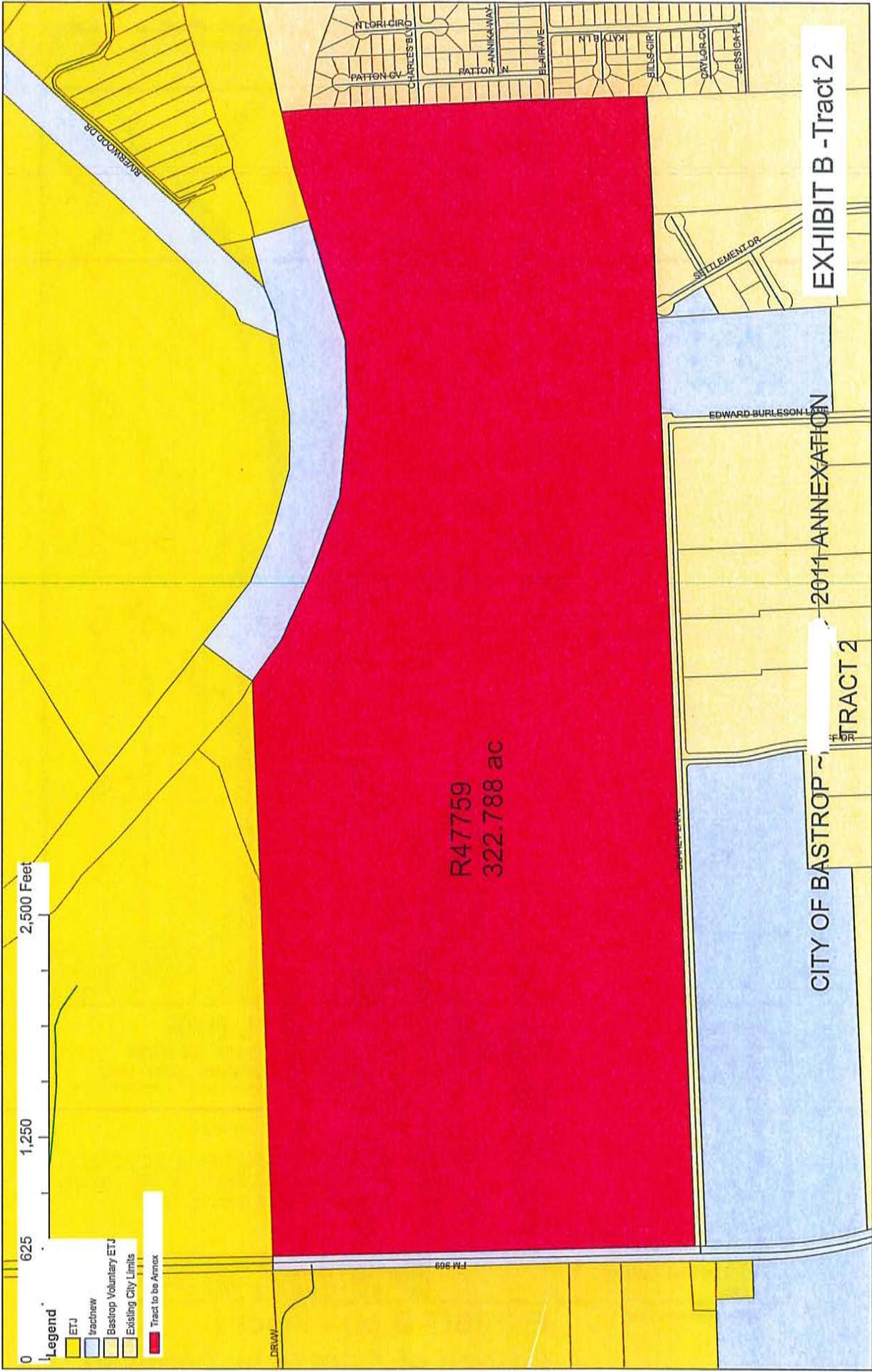
AN ANNEXATION STRIP ON A 347.862 ACRE TRACT IN THE STEPHEN F. AUSTIN SURVEY, A-3, IN BASTROP COUNTY, TEXAS.

DALE L. OLSON MICHAEL D. OLSON
REG. NO. 1753 REG. NO. 5386
DALE L. OLSON SURVEYING COMPANY
DATE: 10/10/11

SCALE: 1" = 1500'	BAR W RANCH PARTNERSHIP, Ltd.		
DRAFTSMAN: R. Coebus	ORDER #	PLAT FILE #	-0-
DATE: 10/10/11	DSX-FILE: ORGNL.dwg		

© 2011 Dale L. Olson Surveying Company. ALL RIGHTS RESERVED

**EXHIBIT B (a) - Tract 1
Portion of Tract to be Annexed**



0 625 1,250 2,500 Feet

- Legend**
- ETJ
 - Inadnew
 - Bastrop Voluntary ETJ
 - Existing City Limits
 - Tract to Annex

R47759
322.788 ac

EXHIBIT B - Tract 2

2011 ANNEXATION

TRACT 2

CITY OF BASTROP

DRWN

T.M. 906

0 160 320 640 Feet

Legend

- ETJ
- Bastrop Voluntary ETJ
- Existing City Limits
- Tract to be Annexed

BLAKEY LANE

EDWARD BURLESON LANE

R66861
0.6941 ac

TRAIL DRIVE CIR

SETTLEMENT DR

WAGON WHEEL CIR

CITY OF BASTROP - TRACT 3 2011 ANNEXATION

EXHIBIT B - Tract 3

0 200 400 800 Feet

Legend

- ETJ
- Blasting Voluntary ETJ
- Existing City Limits
- Tract to be Annexed

BLANEY LANE

R60445
12.911 ac

EDWARD BURLESON LANE

WAGON WHEEL CR

SETTLEMENT DR

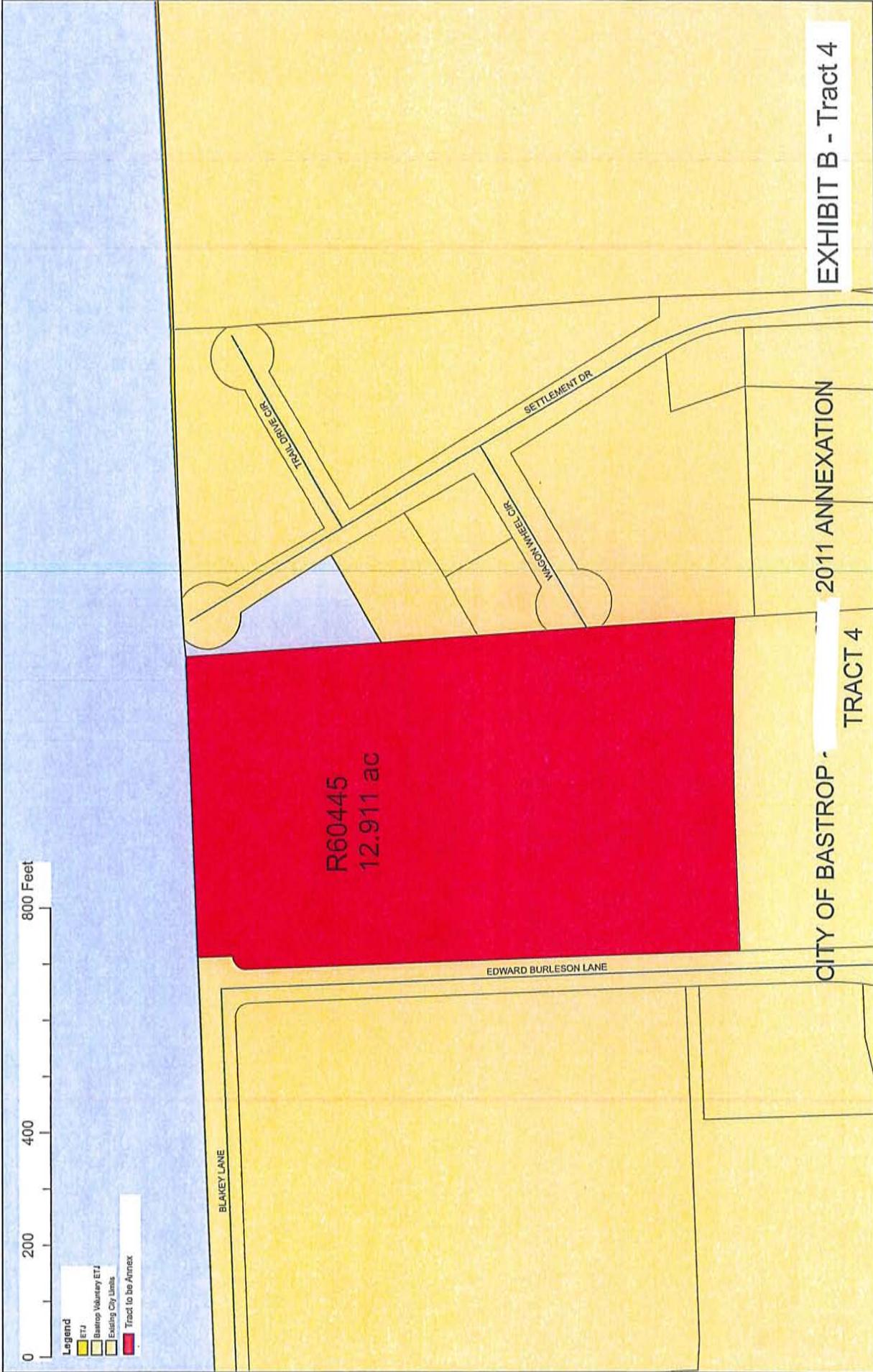
TRAIL DRIVE CR

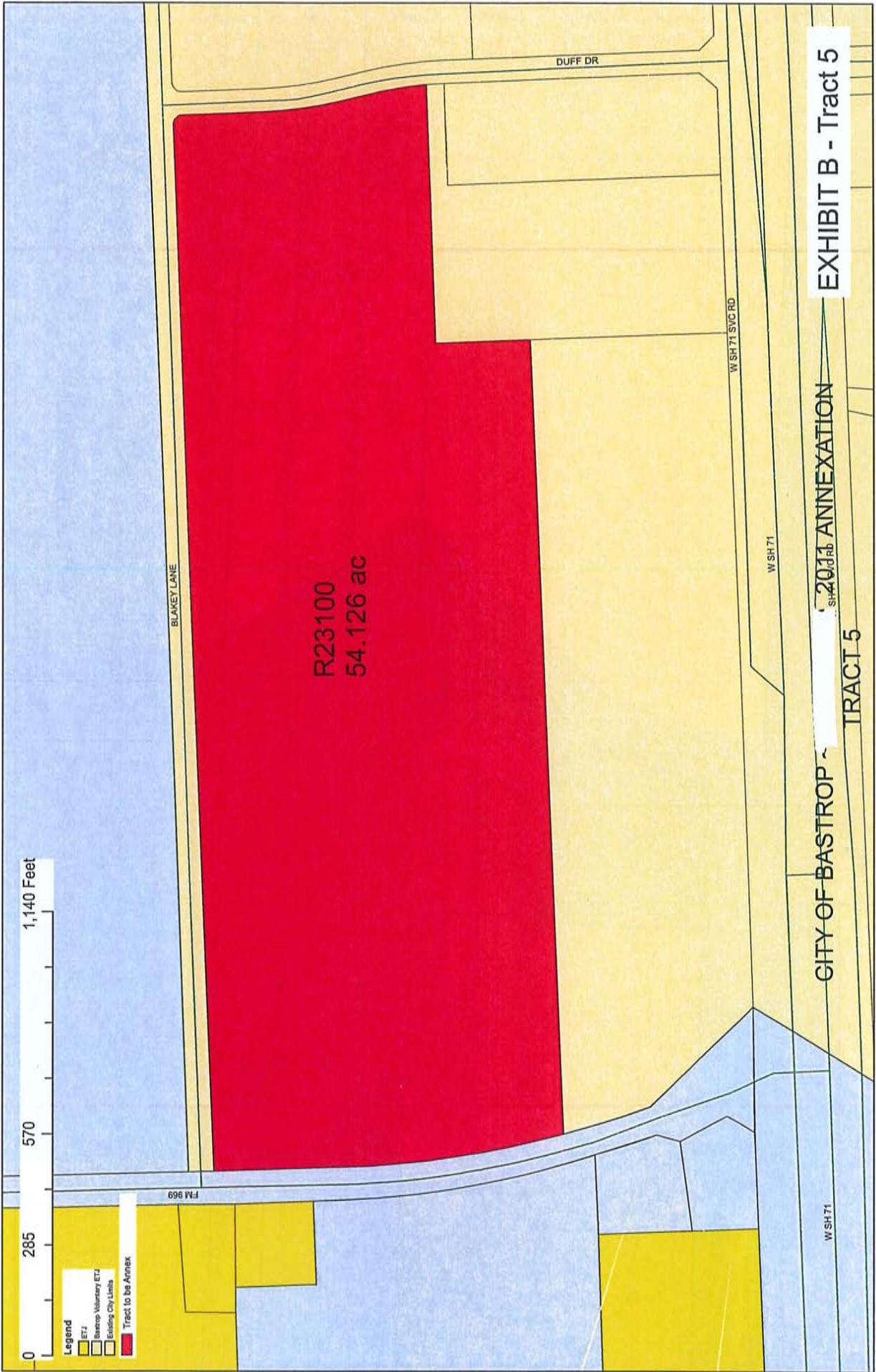
CITY OF BASTROP

TRACT 4

2011 ANNEXATION

EXHIBIT B - Tract 4







- Legend**
- ETJ
 - Bastrop Voluntary ETJ
 - Existing City Limits
 - Tract to be Annex

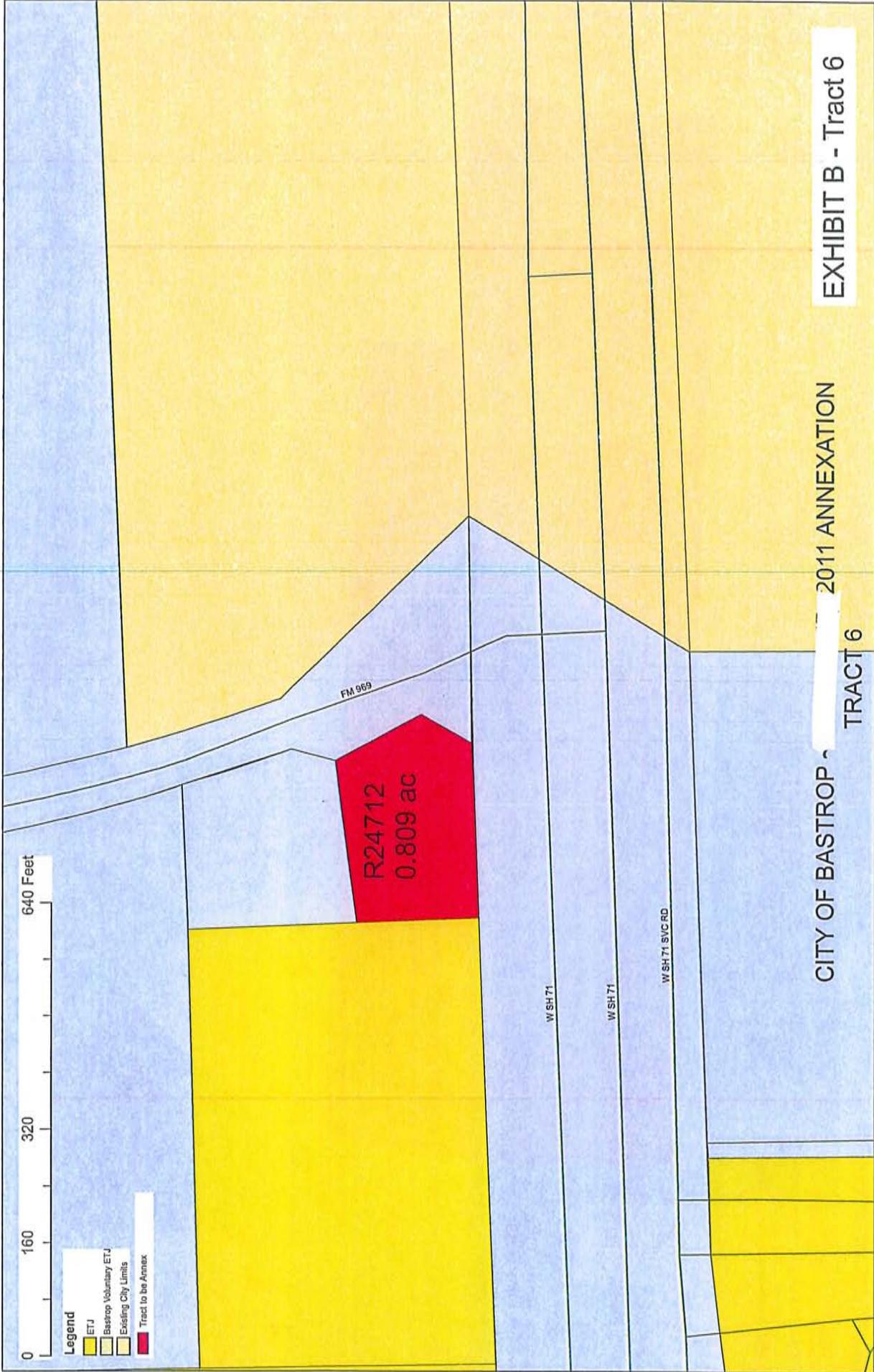
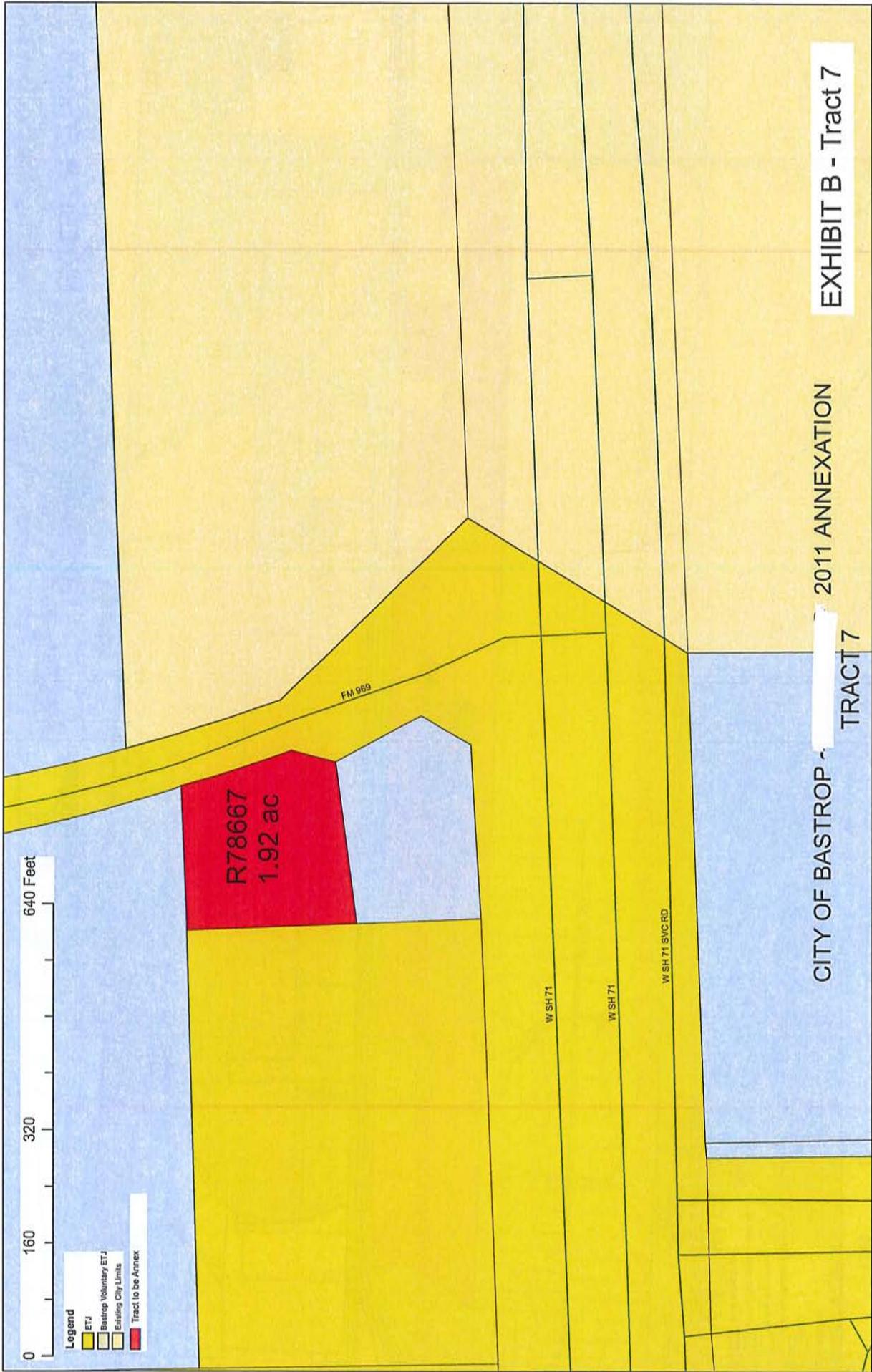


EXHIBIT B - Tract 6

CITY OF BASTROP - 2011 ANNEXATION

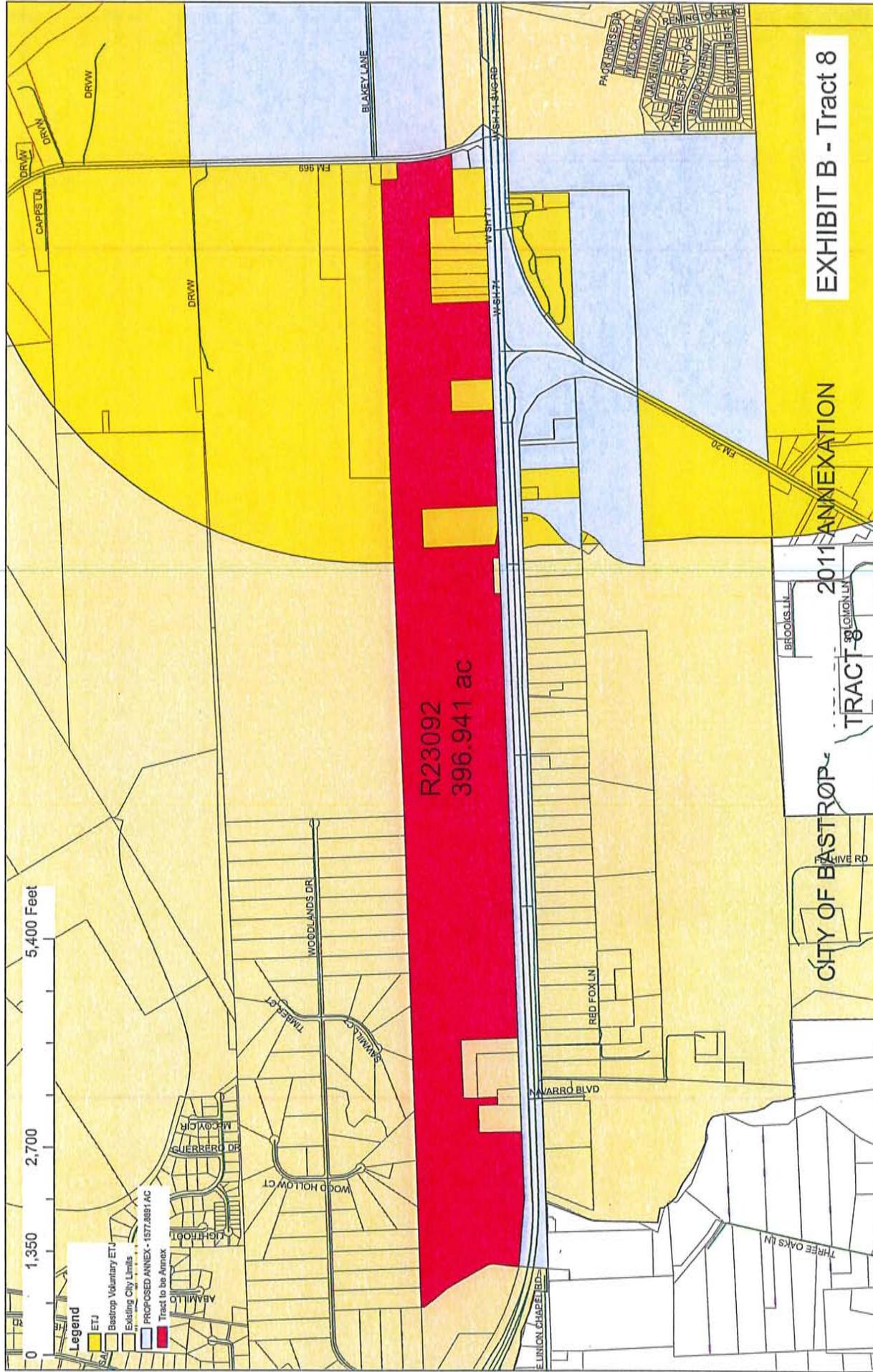
TRACT 6



CITY OF BASTROP 2011 ANNEXATION

EXHIBIT B - Tract 7

TRACT 7



Legend

- ETJ
- Basstrop Voluntary ETJ
- Existing City Limits
- PROPOSED ANNEX - 1577.8881 AC
- Tract to be Annex

0 1,350 2,700 5,400 Feet

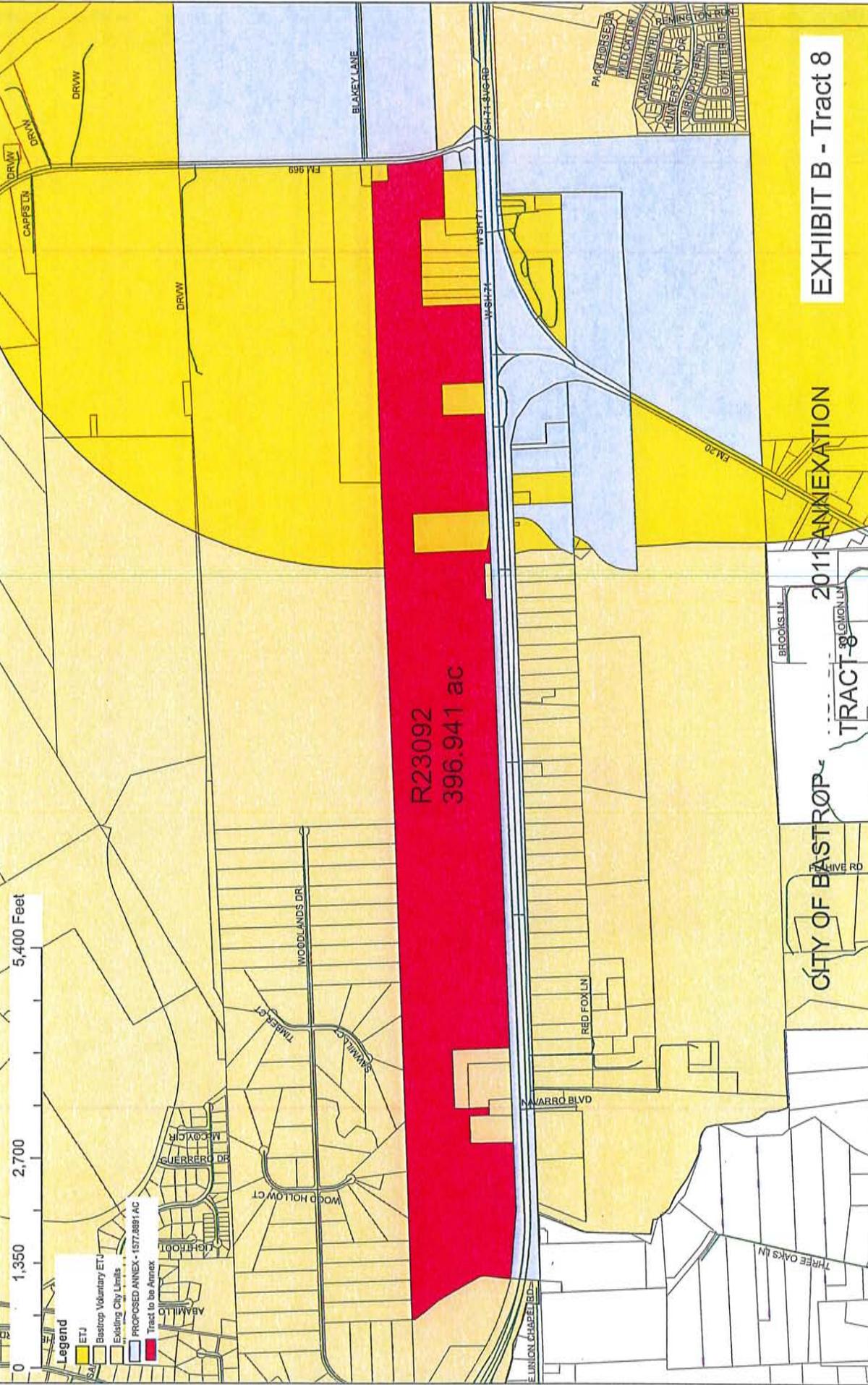
R23092
396.941 ac

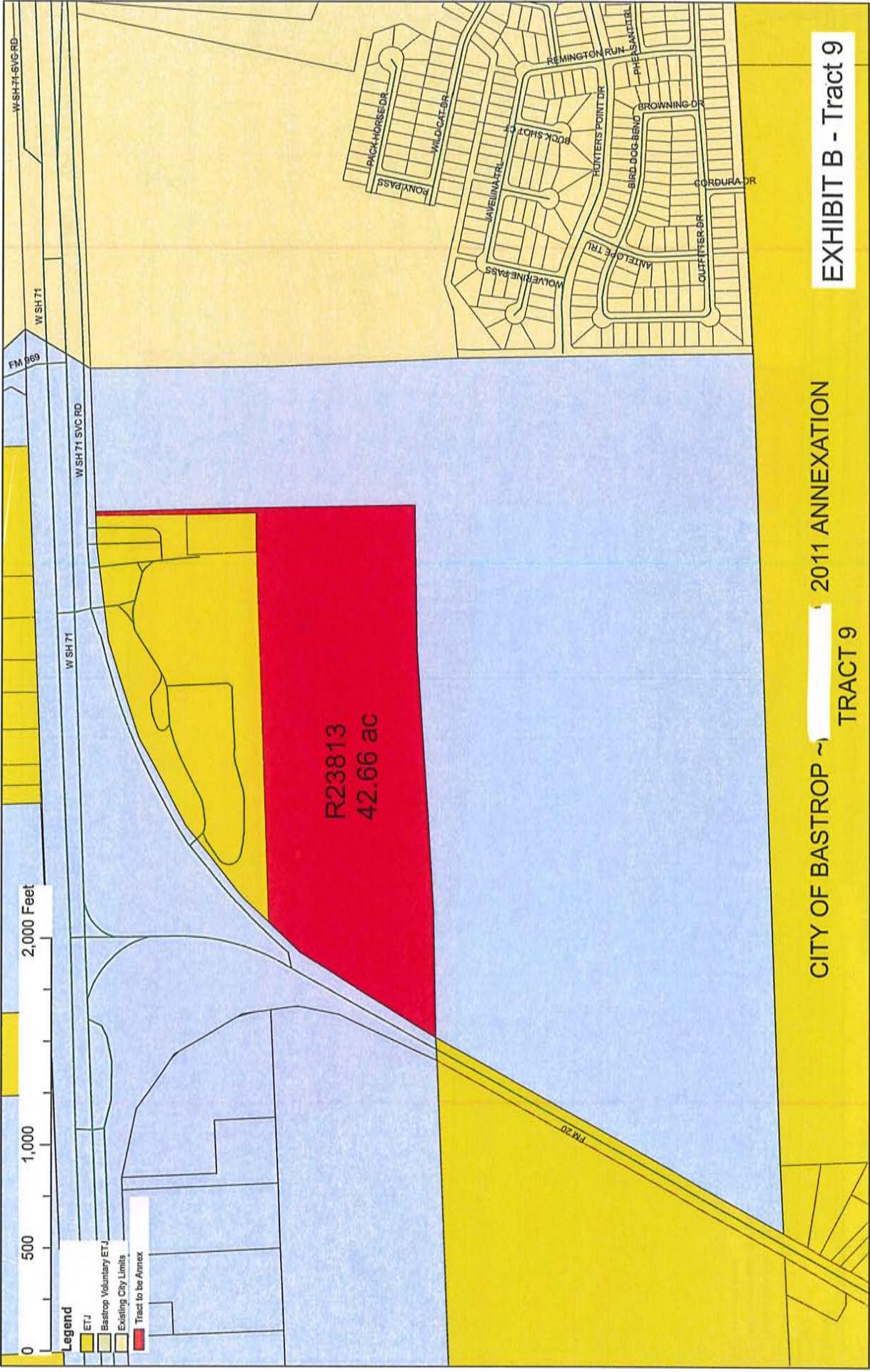
EXHIBIT B - Tract 8

2011 ANNEXATION

CITY OF BASTROP

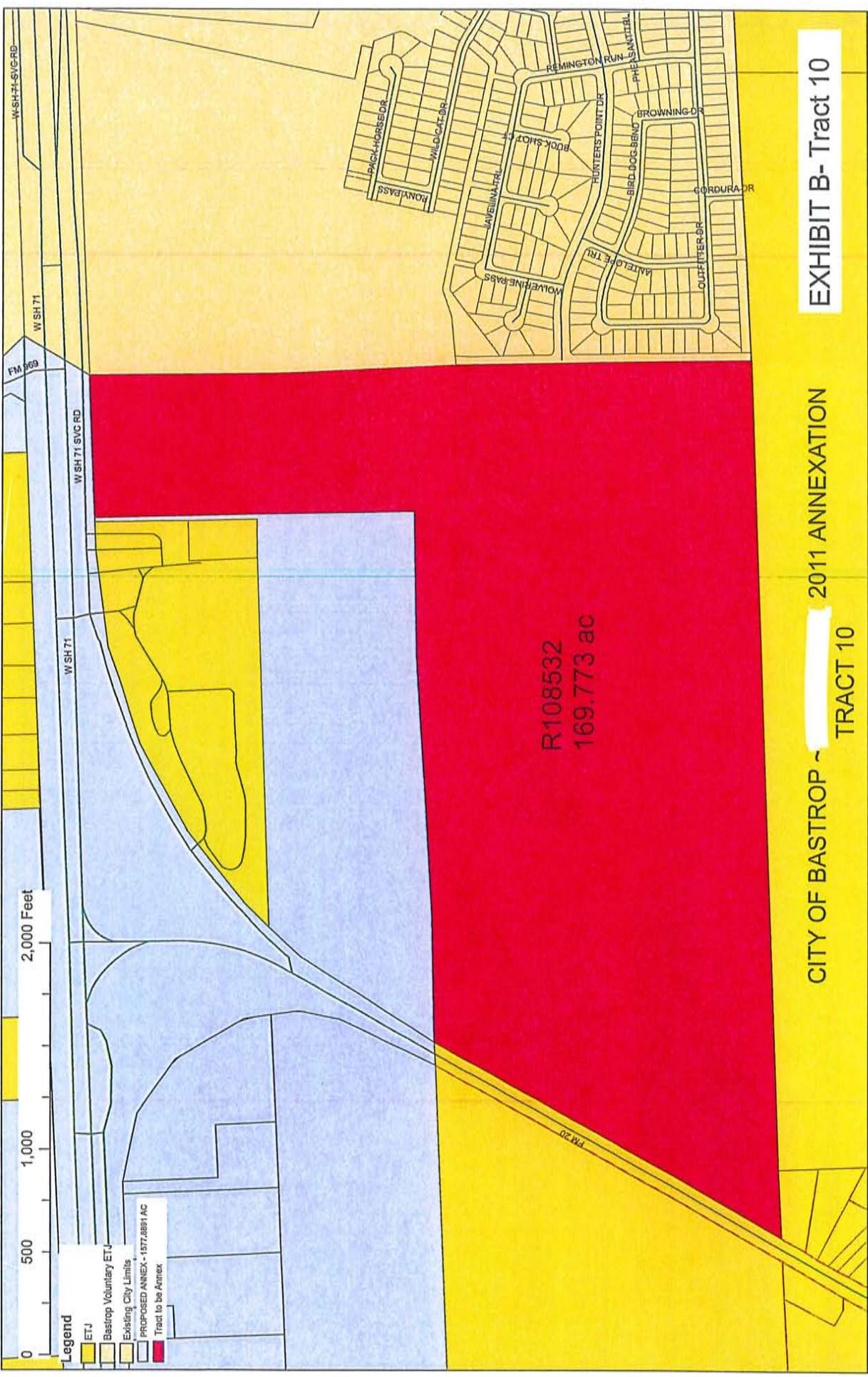
TRACT 8





CITY OF BASTROP ~ 2011 ANNEXATION TRACT 9

EXHIBIT B - Tract 9



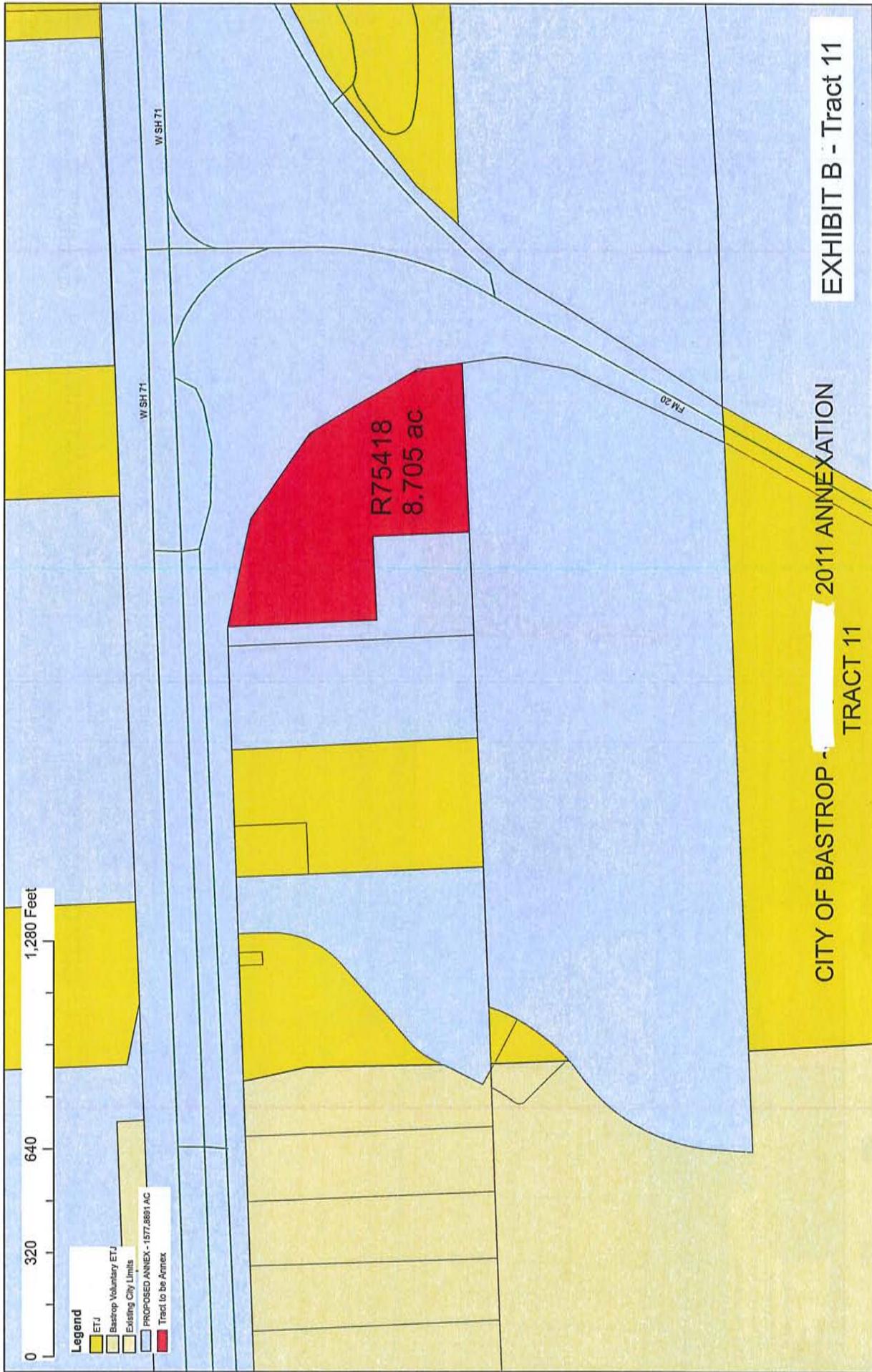
0 500 1,000 2,000 Feet

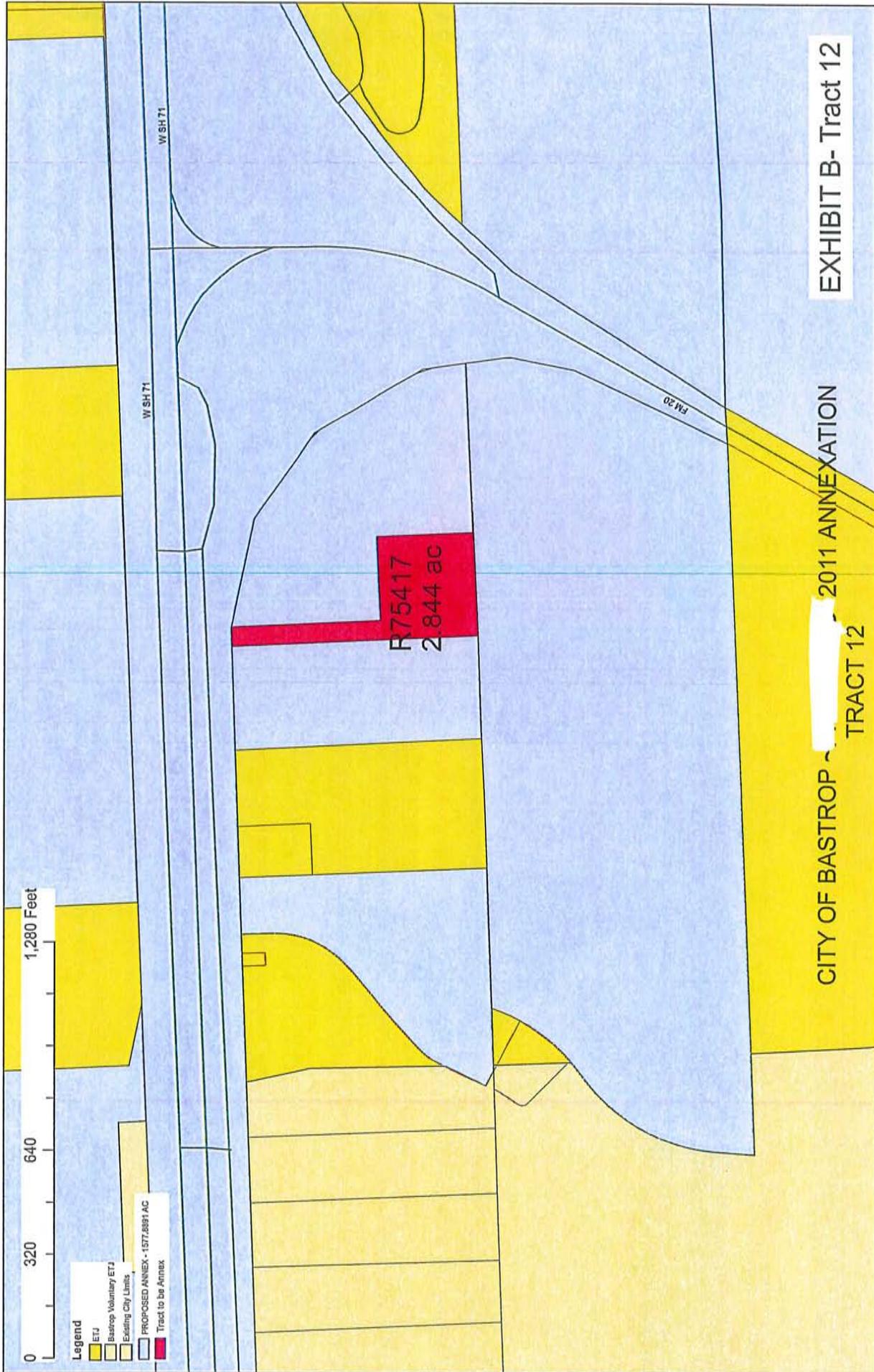
- Legend**
- ETJ
 - Bastrop Voluntary ETJ
 - Existing City Limits
 - PROPOSED ANNEX - 1577.8891 AC
 - Tract to be Annex

R108532
169.773 ac

EXHIBIT B- Tract 10

CITY OF BASTROP ~ 2011 ANNEXATION
TRACT 10

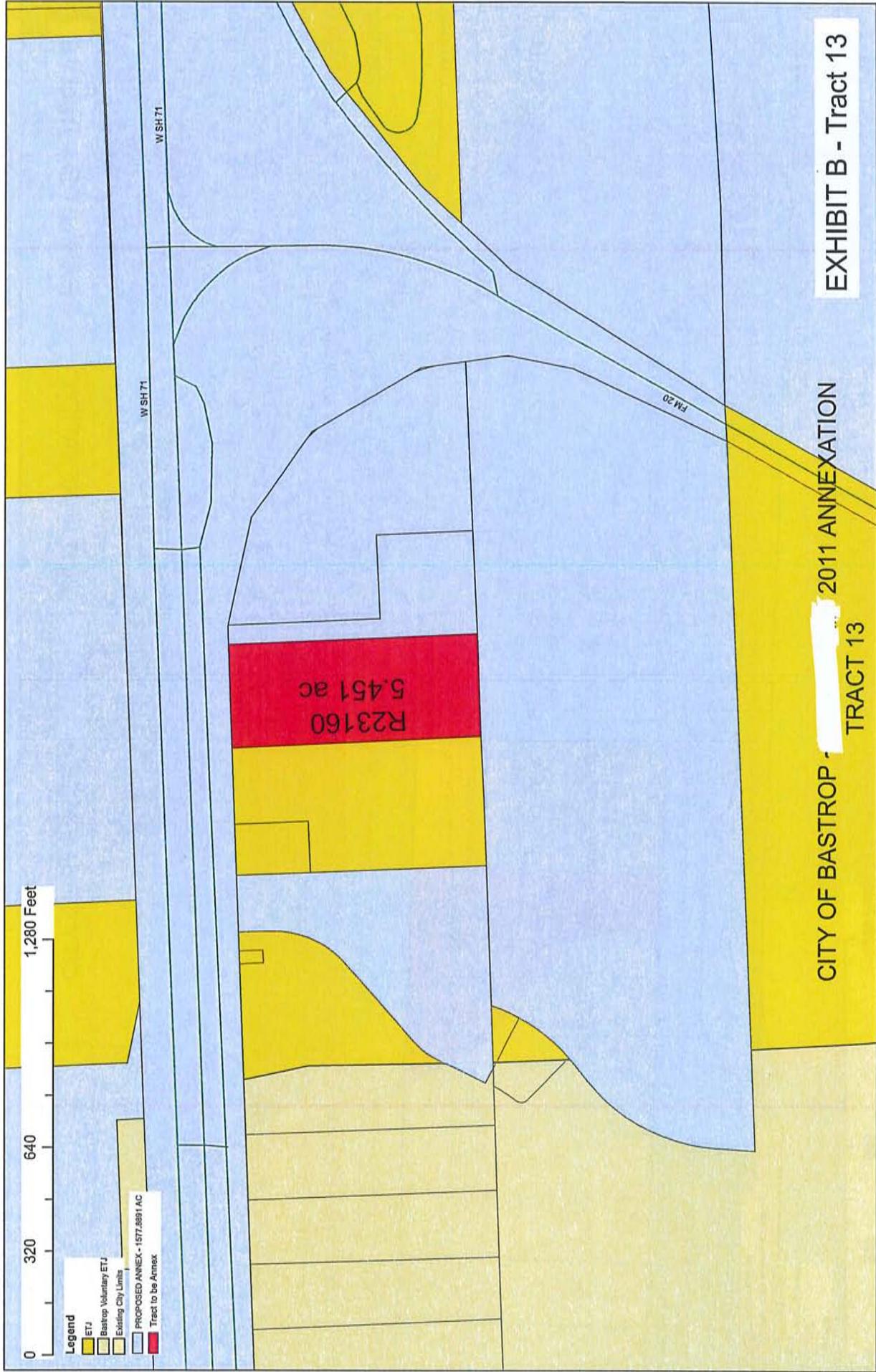




- Legend**
- ETJ
 - Bastrop Voluntary ETJ
 - Existing City Limits
 - PROPOSED ANNEX - 1,577,891 AC
 - Tract to be Annexed

EXHIBIT B- Tract 12

CITY OF BASTROP
2011 ANNEXATION
TRACT 12



0 320 640 1,280 Feet

Legend
 ETJ
 Bastrop Voluntary ETJ
 Existing City Limits
 PROPOSED ANNEX - 1577.6981 AC
 Tract to be Annex

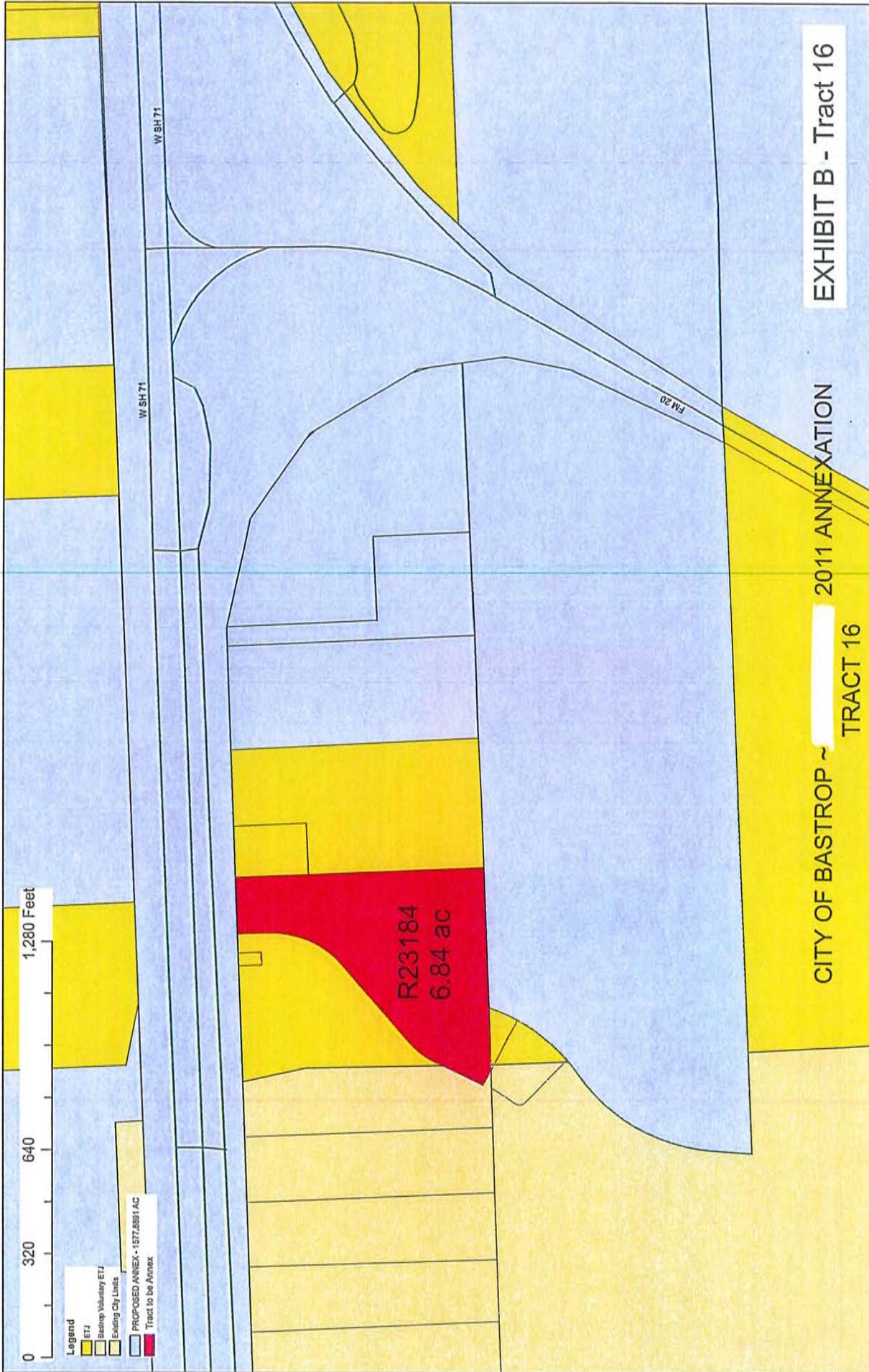
R23160
 5.451 ac

W SH 71

FM 20

CITY OF BASTROP - 2011 ANNEXATION
 TRACT 13

EXHIBIT B - Tract 13



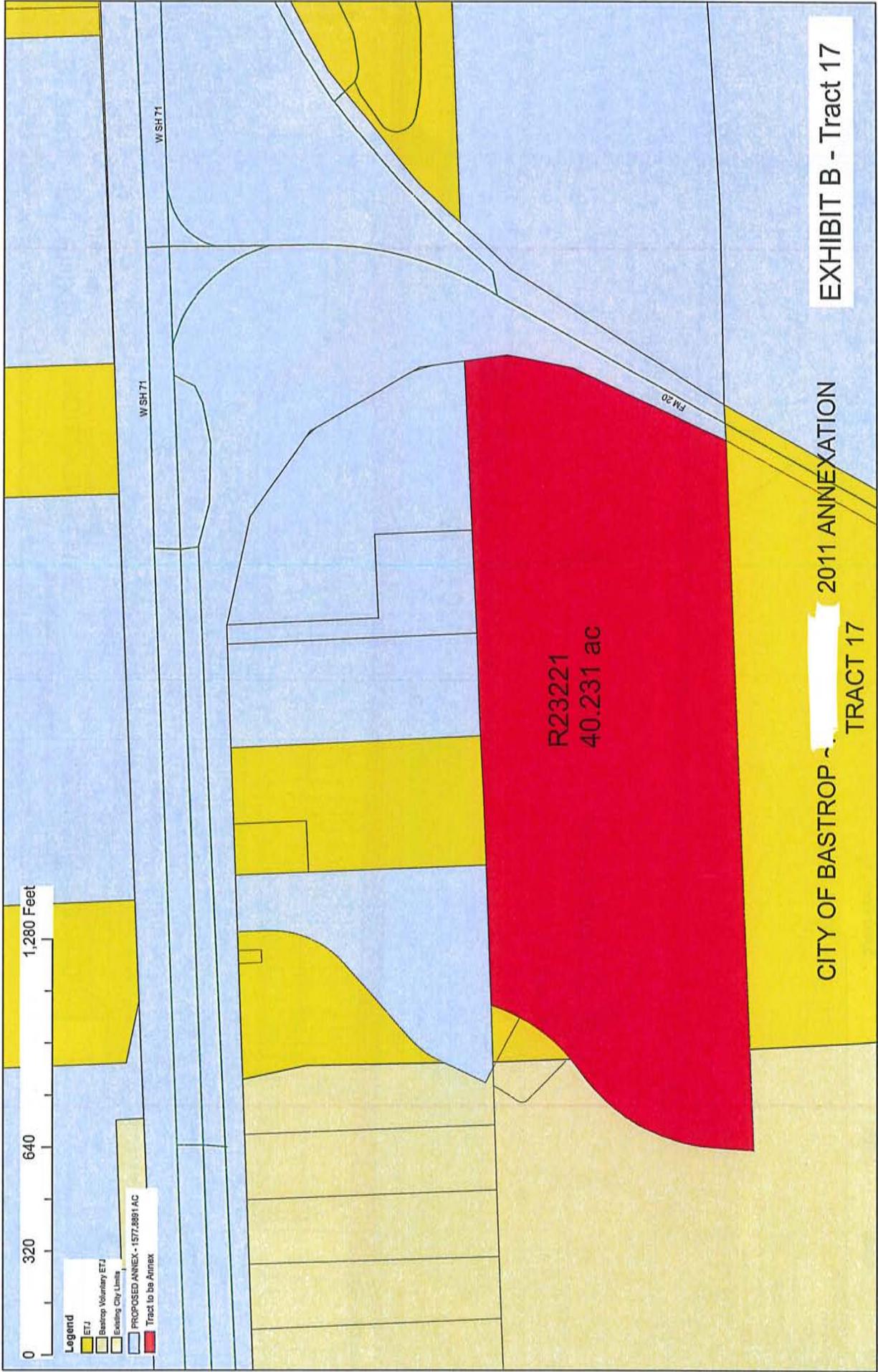


EXHIBIT B - Tract 17

CITY OF BASTROP - [REDACTED] 2011 ANNEXATION

TRACT 17

R23221
40.231 ac

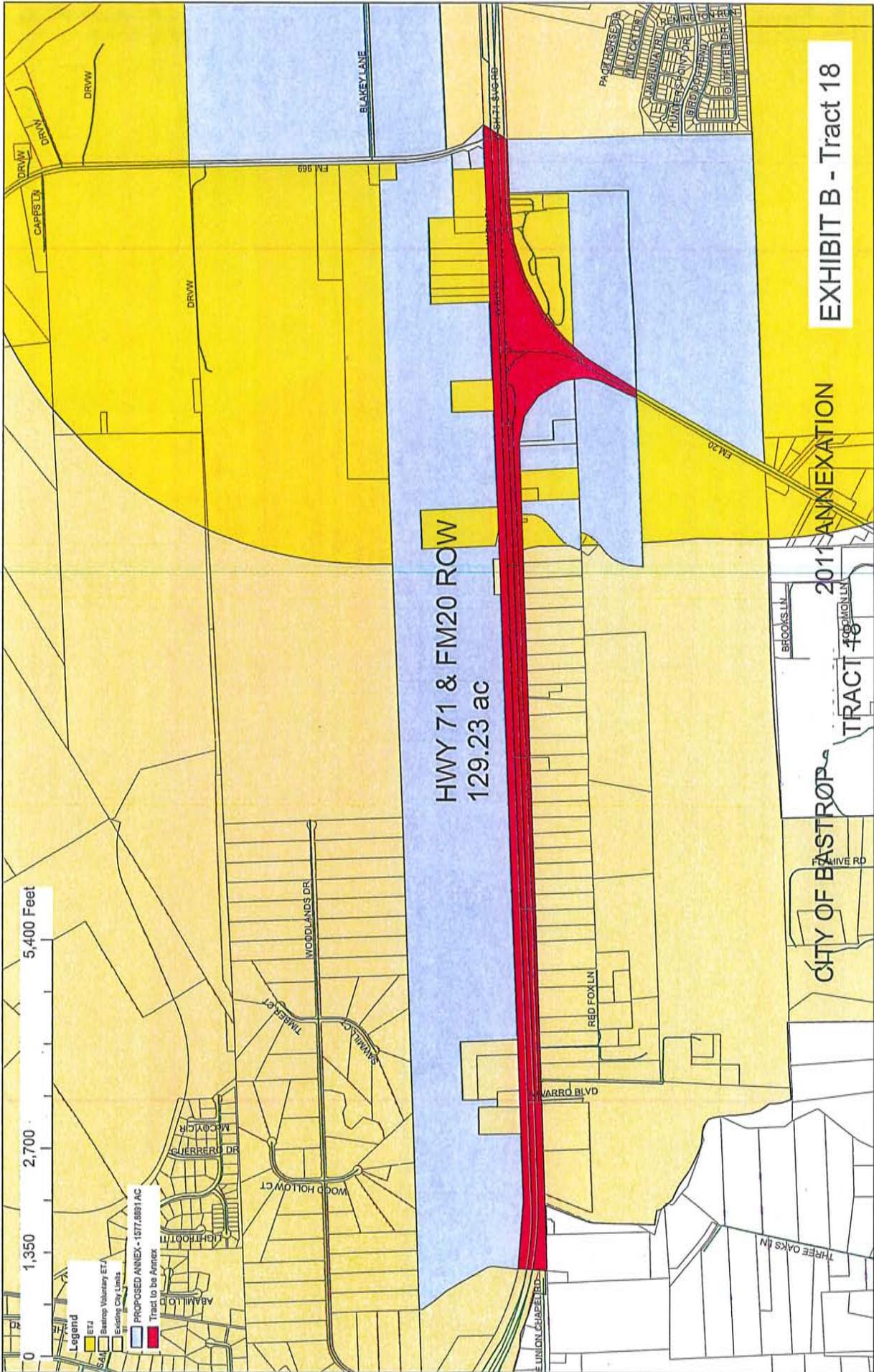


EXHIBIT B - Tract 18

STATE OF TEXAS
COUNTY OF BASTROP

F.M. HIGHWAY 20
ANNEXATION PARCEL
25.40 ACRES

All that certain tract or parcel of land containing 25.40 acres for annexation into the City of Bastrop, situated in the Nancy Blakey Survey, A-98, in Bastrop County, Texas and being a part of the right-of-way of F.M. Highway 20 as described on right-of-way maps on file at the Texas Department of Transportation, said 25.40 acre tract being more particularly described by metes and bounds as follows:

Commencing at a point in the South right-of-way line of State Highway 71 for the Southwest corner of a 15.99 acre tract described in City of Bastrop "Annexation Ordinance No. 2008-27" (Vol. 1859, Pg. 1 B.C.O.R.), the Northwest corner of a 65.04 acre tract described in City of Bastrop "Annexation Ordinance No. 2007-13" (Vol. 1756, Pg. 565 B.C.O.R.), the Northwest corner of the (called) 283.001 acre Forestar Real Estate Group tract (Vol. 1113, Pg. 870 B.C.O.R.) and the Northeast corner of the (called) 391.394 acre John Weaver tract (Vol. 1903, Pg. 237 B.C.O.R.), said point being 162 feet right of State Highway 71 control line Station 887+80;

Thence South 87 degrees 46 minutes 32 seconds West, along said South right-of-way line of State Highway 71 and the North line of said Weaver tract, the (called) 42.697 acre Tin Ngo tract (Vol. 544, Pg. 408 B.C.O.R.) and the (called) 24.609 acre Paul Pape tract (Vol. 333, Pg. 502 B.C.D.R.), 784.03 feet to a point at it's intersection with the Southeast right-of-way line of F.M. Highway 20 for the Northeast corner of the tract herein described and the **PLACE OF BEGINNING**, said point being 162 feet right of State Highway 71 control line Station 879+96;

Thence Southwesterly, departing said Highway 71 right-of-way line with the Southeast right-of-way line of F.M. Highway 20 and the Northwest line of said Pape and Ngo tracts with a curve to the left (**Curve Data:** Radius = 2,814.79 feet; Delta = 58 degrees 36 minutes 00 seconds Lt.; Chord = South 58 degrees 29 minutes 12 seconds West, 2,755.02 feet) an arc distance of 2,878.86 feet to the P.T. of said curve;

Thence South 29 degrees 11 minutes 12 seconds West, 261.27 feet along said Southeast right-of-way line and the Northwest line of said Ngo tract to a point for the Southwest corner of said Ngo tract, the Northwest corner of the residual of the (called) 391.394 acre John Weaver tract (Vol. 1903, Pg. 237 B.C.O.R.) and the Southeast corner of the tract herein described, said point being 50 feet right of F.M. Highway 20 centerline Station 582+83;

F.M. HIGHWAY 20
ANNEXATION PARCEL - 25.40 ACRES
PAGE 2 OF 4

Thence South 87 degrees 40 minutes 33 seconds West, severing said right-of-way, 117.30 feet to a point in the Northwest right-of-way line of F.M. Highway 20 for the Northeast corner of the (called) 344.305 acre JDW Bastrop West Ventures tract (Vol. 1903, Pg. 479 B.C.O.R.), the Southeast corner of the (called) 59.2 acre George Talley tract (Vol. 245, Pg. 502 B.C.D.R.) and the Southwest corner of the tract herein described, said point being 50 feet left of F.M. Highway 20 centerline Station 582+22;

Thence North 29 degrees 11 minutes 12 seconds East, 317.38 feet along said Northwest right-of-way line and the East line of said Talley tract to the P.C. of a curve to the left;

Thence Northerly, along said Northwest right-of-way line and the East line of said Talley tract and the Resubdivision of Lot 1 of Suburbia Estates (Plat Cabinet 2, Pg. 395A B.C.P.R.), with a curve to the left (Curve Data: Radius = 854.68 feet; Delta = 121 degrees 24 minutes 00 seconds Lt.; Chord = North 31 degrees 30 minutes 48 seconds West, 1,490.68 feet) an arc distance of 1,810.92 feet to it's intersection with the South right-of-way line of State Highway 71 for the Northwest corner of said Resubdivision of Lot 1 of Suburbia Estates and the Northwest corner of the tract herein described, said point being 162 feet right of State Highway 71 control line Station 847+76;

Thence North 87 degrees 46 minutes 32 seconds East, 3,220.14 feet along said South right-of-way line of State Highway 71 to the PLACE OF BEGINNING and containing 25.40 acres.

Bearings and distances used herein are from "RECORD" calls from TXDOT right-of-way maps for State Highway 71 and F.M. Highway 20.

THIS DOCUMENT WAS PREPARED UNDER "22 TAC 663.21", DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED!

F.M. HIGHWAY 20
ANNEXATION PARCEL - 25.40 ACRES
PAGE 3 OF 4

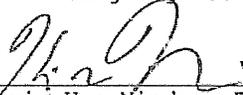
STATE OF TEXAS

COUNTY OF BASTROP

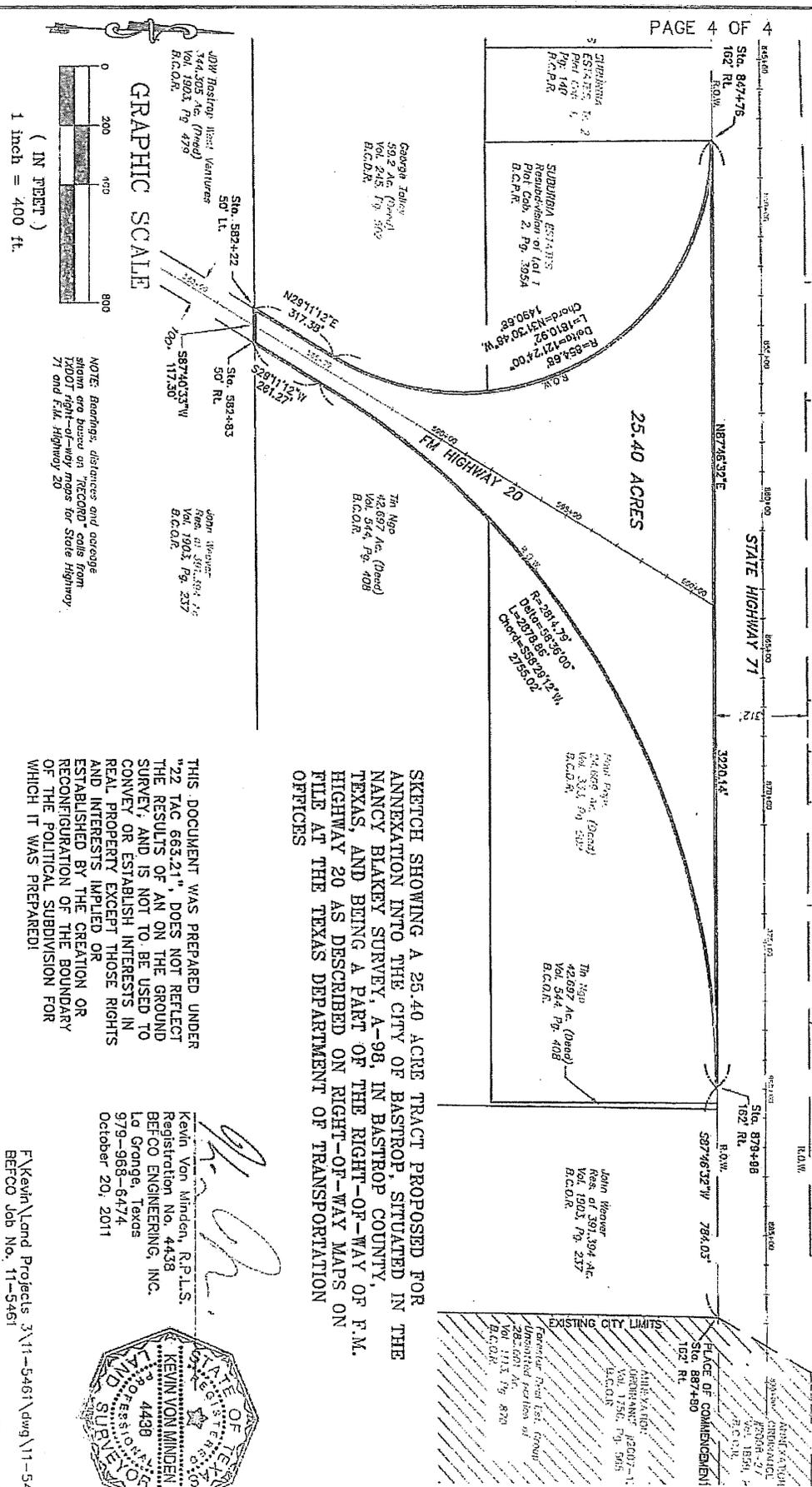
I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.

Consulting Engineering & Land Surveying


Kevin Von Minden, R.P.L.S.
Registration No. 4438
October 20, 2011
BEFCO Job No. 11-5461 (FM20)





SKETCH SHOWING A 25.40 ACRE TRACT PROPOSED FOR ANNEXATION INTO THE CITY OF BASTROP, SITUATED IN THE NANCY BLAKEY SURVEY, A-98, IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THE RIGHT-OF-WAY OF F.M. HIGHWAY 20 AS DESCRIBED ON RIGHT-OF-WAY MAPS ON FILE AT THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES

THIS DOCUMENT WAS PREPARED UNDER "22 TAC 663.21", DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED!

Kevin Von Minden, R.P.L.S.
 Registration No. 4438
 BEFCO ENGINEERING, INC.
 La Grange, Texas
 979-988-6474
 October 20, 2011

F:\Kevin\Land Projects 3\11-5461\dwg\11-5461a
 BEFCO Job No. 11-5461



STATE OF TEXAS
COUNTY OF BASTROP

STATE HIGHWAY 71
ANNEXATION PARCEL
103.83 ACRES

All that certain tract or parcel of land containing 103.83 acres for annexation into the City of Bastrop, situated in the Nancy Blakey Survey, A-98, in Bastrop County, Texas and being a part of the right-of-way of State Highway 71 as described on right-of-way maps on file at the Texas Department of Transportation, said 103.83 acre tract being more particularly described by metes and bounds as follows:

Beginning at a point at the intersection of the North right-of-way line of State Highway 71 and the East right-of-way line of F.M. Highway 369, for the Southwest corner of Lone Star Storage Subdivision (Plat Cabinet 4, Slide 163A - Bastrop County Plat Records), the Northwest corner of a 15.99 acre tract described in City of Bastrop "Annexation Ordinance No. 2008-27" (Vol. 1859, Pg. 1 B.C.O.R.), the Southwest corner of a 21.021 acre tract described in City of Bastrop "Annexation Ordinance No. 2005-1" (Vol. 1503, Pg. 401 B.C.O.R.), the Northeast corner of the tract herein described and the **PLACE OF BEGINNING**, said point being 150 feet left of State Highway 71 control line Station 889+65;

Thence **South 28 degree 26 minutes 24 seconds West**, departing said North right-of-way line and severing said highway right-of-way, **362.72 feet** to a point in the South right-of-way line of State Highway 71 for the Southwest corner of said 15.99 acre annexation tract, the Northwest corner of a 65.04 acre tract described in City of Bastrop "Annexation Ordinance No. 2007-13" (Vol. 1756, Pg. 565 B.C.O.R.), the Northwest corner of the (called) 283.001 acre Forestar Real Estate Group tract (Vol. 1113, Pg. 870 B.C.O.R.), the Northeast corner of the (called) 391.394 acre John Weaver tract (Vol. 1903, Pg. 237 B.C.O.R.) and the Southeast corner of the tract herein described, said point being 162 feet right of State Highway 71 control line Station 887+80;

Thence **South 87 degrees 46 minutes 32 seconds West**, along said South right-of-way line and the North line of said Weaver tract, the (called) 42.697 acre Tin Ngo tract (Vol. 544, Pg. 408 B.C.O.R.), the (called) 24.609 acre Paul Pape tract (Vol. 333, Pg. 502 B.C.D.R.), the F.M. Highway 20 right-of-way, the Resubdivision of Suburbia Estates Lot 1 (Plat Cabinet 2, Pg. 395A B.C.P.R.), Suburbia Estates Subdivision (Plat Cabinet 1, Pg. 14B B.C.P.R.) and Trinidad Business Park (Plat Cabinet 5, Pg. 39A B.C.P.R.), **4,576.56 feet** to an angle point in said right-of-way line;

Thence **South 87 degrees 42 minutes 28 seconds West**, along said South right-of-way line and the North line of said Trinidad Business Park, Amended Plat of Suburbia Estates Tracts 5-8 (Plat Cabinet 5, Pg. 19B B.C.P.R.) and said Suburbia Estates Subdivision, **3,612.53 feet** to an angle point;

Thence South 87 degrees 48 minutes 28 seconds West, along said South right-of-way line and the North line of said Suburbia Estates Subdivision, Oakwood Estates Subdivision (Plat Cabinet 3, Pg. 181A B.C.P.R.), the (called) 4.884 acre Andre Hortness tract (Vol. 992, Pg. 868 B.C.O.R.) and the (called) 18.281 acre Andre Hortness tract (Vol. 1122, Pg. 216 B.C.O.R.), 6,512.09 feet to a point in said South right-of-way line of State Highway 71, also being the South right-of-way line of "Union Chapel Road" and old Highway 21, for the most Northerly Northwest corner of said 18.281 acre Hortness tract, the Northeast corner of the (called) 0.768 acre Bruce Mansfield tract (Vol. 815, Pg. 523 B.C.O.R.) and the Southwest corner of the tract herein described, said point being 225 feet right of State Highway 71 control line Station 744+49;

Thence North 04 degrees 58 minutes 03 seconds East, departing said South right-of-way line and severing said right-of-way, 418.99 feet to a point in the curving North right-of-way line of State Highway 71 for the Southeast corner of the (called) 21.89 acre Prince of Peace Lutheran Church tract (Vol. 1041, Pg. 369 B.C.O.R.), the Southwest corner of the residual of the (called) 469.652 acre John and Robert Duff tract (Vol. 558, Pg. 514 B.C.O.R.) and the Northwest corner of the tract herein described, said point being 192 feet left of State Highway 71 control line Station 744+04;

Thence Easterly, along said North right-of-way line with a curve to the left (Curve Data: Radius = 3,627.72 feet; Delta = 13 degrees 44 minutes 02 seconds Lt.; Chord = South 85 degrees 19 minutes 31 seconds East, 867.49 feet) an arc distance of 869.57 feet to the P.T. of said curve;

Thence South 02 degrees 11 minutes 32 seconds East, 12.00 feet along said North right-of-way line to an angle point;

Thence North 87 degrees 48 minutes 28 seconds East, along said North right-of-way line and the South line of said John and Robert Duff residual tract, the (called) 1.43 acre Thomas Garza tract (Vol. 1008, Pg. 6 B.C.O.R.), the (called) 6.291 acre Bastrop Christian Outreach Center tract (Vol. 929, Pg. 150 B.C.O.R.) and the (called) 5.992 acre Bastrop Christian Outreach Center tract (Vol. 1140, Pg. 221 B.C.O.R.), 5,598.34 feet to an angle point;

Thence North 87 degrees 42 minutes 28 seconds East, along said North right-of-way line and the South line of said Duff residual tract and the 0.85 acre SAH Enterprises tract (Vol. 1920, Pg. 203 B.C.O.R.), 3,612.45 feet to an angle point;

Thence North 87 degrees 46 minutes 32 seconds East, 287.57 feet along said North right-of-way line and the South line of said Duff residual tract to an angle point;

Thence North 86 degrees 24 minutes 03 seconds East, along said North right-of-way line and the South line of said Duff residual tract, 500.14 feet to an angle point;

STATE HIGHWAY 71
ANNEXATION PARCEL - 103.83 ACRES
PAGE 3 OF 7

Thence North 87 degrees 46 minutes 32 seconds East, along said North right-of-way line and the South line of said Duff residual tract, the (called) 5.01 acre Central Texas Storage tract (Vol. 1742, Pg. 361 B.C.O.R.), Replat of AAA Bastrop Storage Subdivision (Plat Cabinet 3, Pg. 188B B.C.P.R.), John's Guns Subdivision (Plat Cabinet 3, Pg. 42A B.C.P.R.), Logan Parham Subdivision (Plat Cabinet 2, Pg. 364A B.C.P.R.), the (called) 7.0 acre Bluebonnet Electric tracts (Vol. 371, Pg. 11 and Vol. 166, Pg. 252 B.C.D.R.), the (called) 5.997 acre Sharon Wilkes tract (Vol. 1623, Pg. 873 B.C.O.R.), residual of the (called) 2.001 acre WGK Enterprises tract (Vol. 425, Pg. 350 B.C.O.R.) and the F.M. Highway 969 right-of-way, 3,974.16 feet to the **PLACE OF BEGINNING** and containing 103.83 acres.

Bearings and distances used herein are from "RECORD" calls from TXDOT right-of-way maps for State Highway 71.

THIS DOCUMENT WAS PREPARED UNDER "22 TAC 663.21", DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED!

STATE OF TEXAS
COUNTY OF BASTROP

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

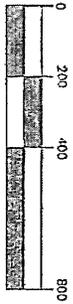
BEFCO ENGINEERING, INC.

Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.
Registration No. 4438
October 20, 2011
BEFCO Job No. 11-5461(SR71)

**EXHIBIT B (a) - Tract 18
Legal Description Page 7 of 11**



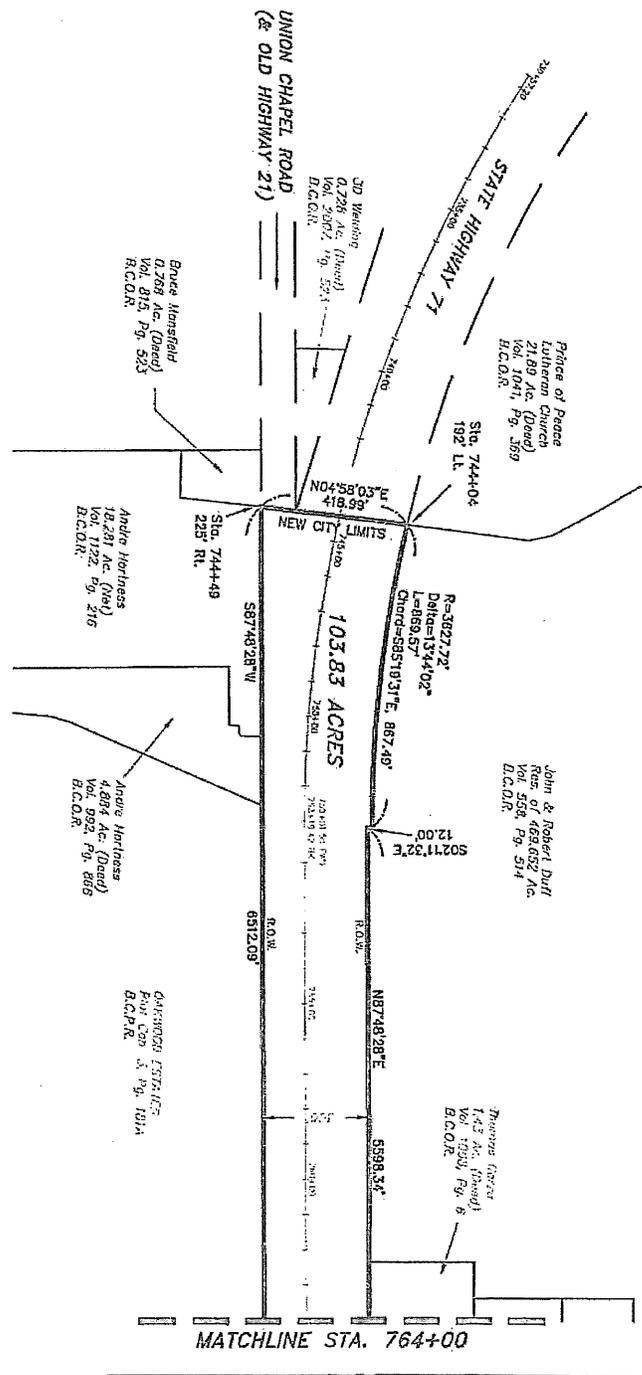
(IN FEET)
1 inch = 400 ft.

NOTE: Bearings, distances and acreage shown are based on "RECORD" calls from 1907 right-of-way maps for State Highway 71.

GRAPHIC SCALE

SKETCH SHOWING A 103.83 ACRE TRACT PROPOSED FOR ANNEXATION INTO THE CITY OF BASTROP, SITUATED IN THE NANCY BLAKEY SURVEY, A-98, IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THE RIGHT-OF-WAY OF STATE HIGHWAY 71 AS DESCRIBED ON RIGHT-OF-WAY MAPS ON FILE AT THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES

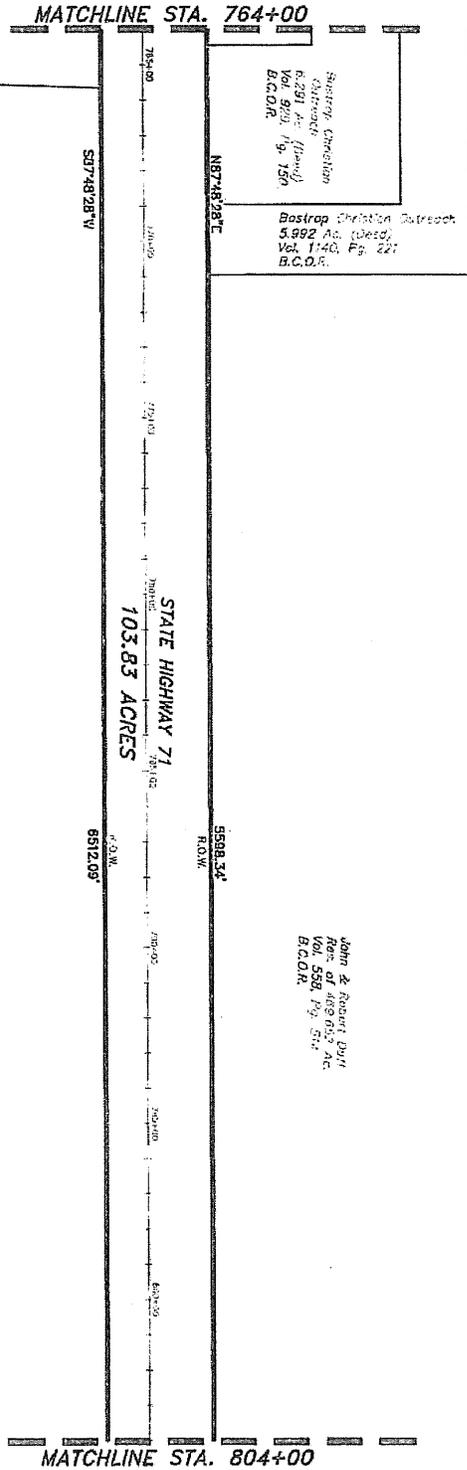
THIS DOCUMENT WAS PREPARED UNDER "22 TAC 663.21", DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED!



F:\Kevin Land Projects 3\11-5461\dwg\11-541 BEFCO Job No. 11-5461

Kevin Von Minden, R.P., L.S.
Registration No. 4438
BFCO ENGINEERING, INC.
La Grange, Texas
979-968-6474
October 20, 2011





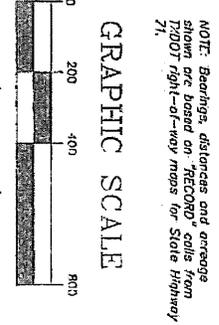
Bothrop Christian Outreach
 6.291 Ac. (11and)
 Vol. 970, Pg. 150
 B.C.O.R.

Bothrop Christian Outreach
 5.992 Ac. (10and)
 Vol. 140, Pg. 227
 B.C.O.R.

John & Robert Dyer
 Res. of 489.655 Ac.
 Vol. 558, Pg. 514
 B.C.O.R.

SUBURBIA ESTATES
 Lots 9-39
 Plat. Cab. 1, Pg. 148
 B.C.O.R.

SUBURBIA ESTATES
 Lots 9-39
 Plat. Cab. 1, Pg. 148
 B.C.O.R.



NOTE: Bearings, distances and acreage shown are based on "RECORD" calls from 17007 right-of-way maps for State Highway 71.

GRAPHIC SCALE

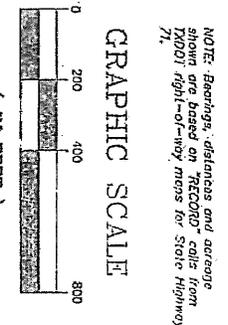
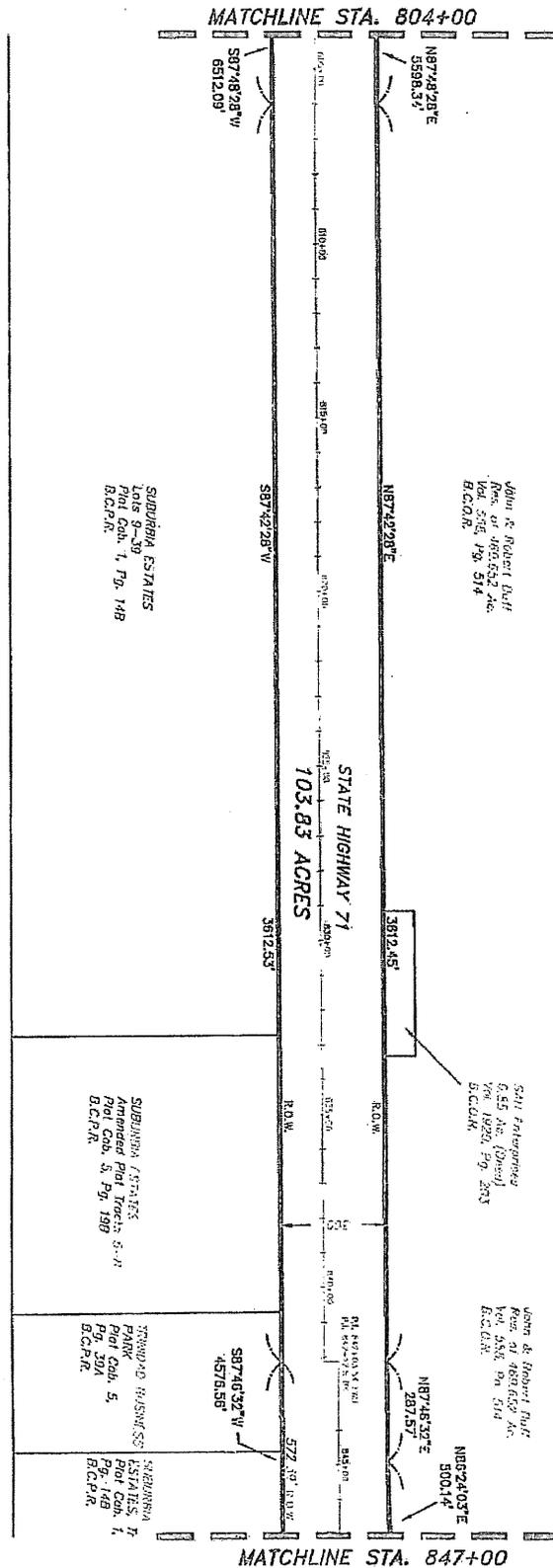
SKETCH SHOWING A 103.83 ACRE TRACT PROPOSED FOR ANNEXATION INTO THE CITY OF BASTROP, SITUATED IN THE NANCY BLAKEY SURVEY, A-98, IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THE RIGHT-OF-WAY OF STATE HIGHWAY 71 AS DESCRIBED ON RIGHT-OF-WAY MAPS ON FILE AT THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES

THIS DOCUMENT WAS PREPARED UNDER "22 TAC 663.21", DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED!

F:\Kevin\Land Projects 3\11-5461\dwg\11-5 BEFCO Job No. 11-5461

Kevin Von Minden
 Kevin Von Minden, R.P.L.S.
 Registration No. 4438
 BEFCO ENGINEERING, INC.
 La Grange, Texas
 979-968-6474
 October 20, 2011





NOTE: Bearings, distances and acreage shown are based on "RECORD" calls from 2001 right-of-way maps for State Highway 71.

GRAPHIC SCALE

SKETCH SHOWING A 103.83 ACRE TRACT PROPOSED FOR ANNEXATION INTO THE CITY OF BASTROP, SITUATED IN THE NANCY BLAKEY SURVEY, A-98, IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THE RIGHT-OF-WAY OF STATE HIGHWAY 71 AS DESCRIBED ON THE RIGHT-OF-WAY MAPS ON FILE AT THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES

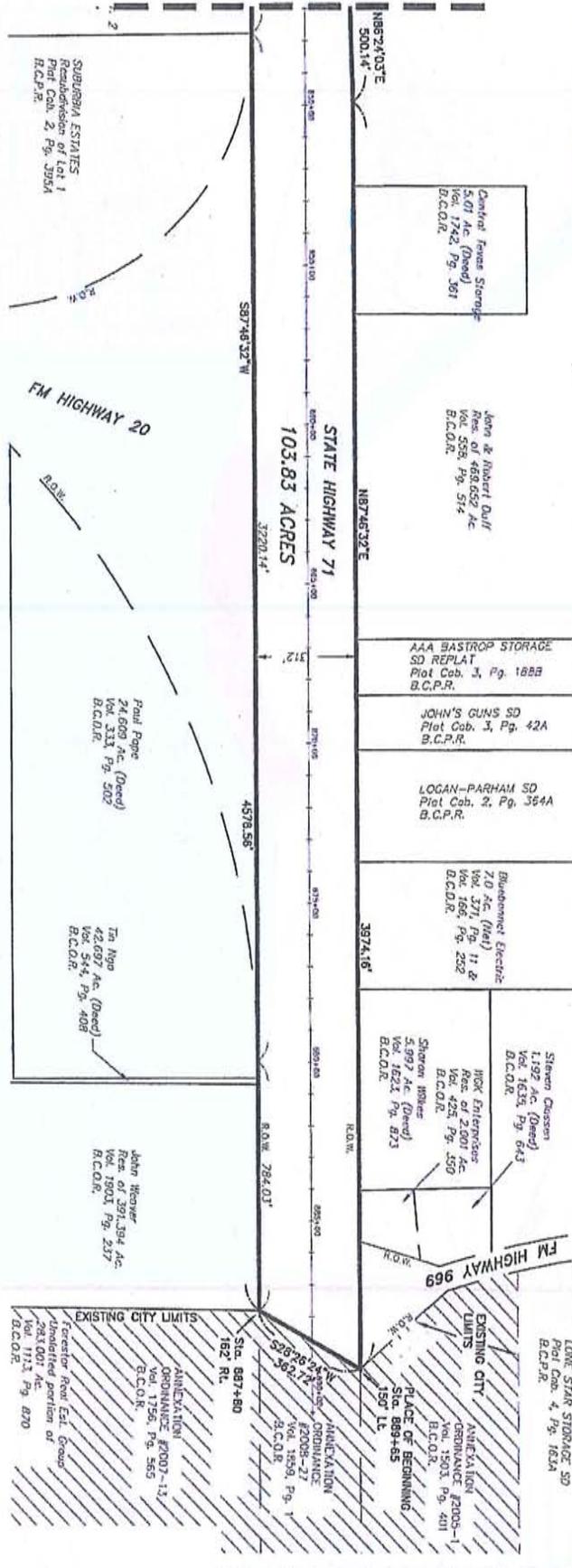
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Kevin Von Minden, R.P. L.S.
 Registration No. 4438
 BEFCO ENGINEERING, INC.
 La Grange, Texas
 979-968-6474
 October 20, 2011



F:\Kevin\Land Projects 3\11-5461\dwg\11-5 BEFCO Job No. 11-5461

MATCHLINE STA. 847+00



NOTE: Bearings, distances and acreage are based on RECORD 2007 right-of-way maps for State Highway 71.

GRAPHIC SCALE
(IN FEET)
1 inch = 400 ft

SKETCH SHOWING A 103.83 ACRE TRACT PROPOSED FOR ANNEXATION INTO THE CITY OF BASTROP, SITUATED IN THE NANCY BLAKEY SURVEY, A-98, IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THE RIGHT-OF-WAY OF STATE HIGHWAY 71 AS DESCRIBED ON RIGHT-OF-WAY MAPS ON FILE AT THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES

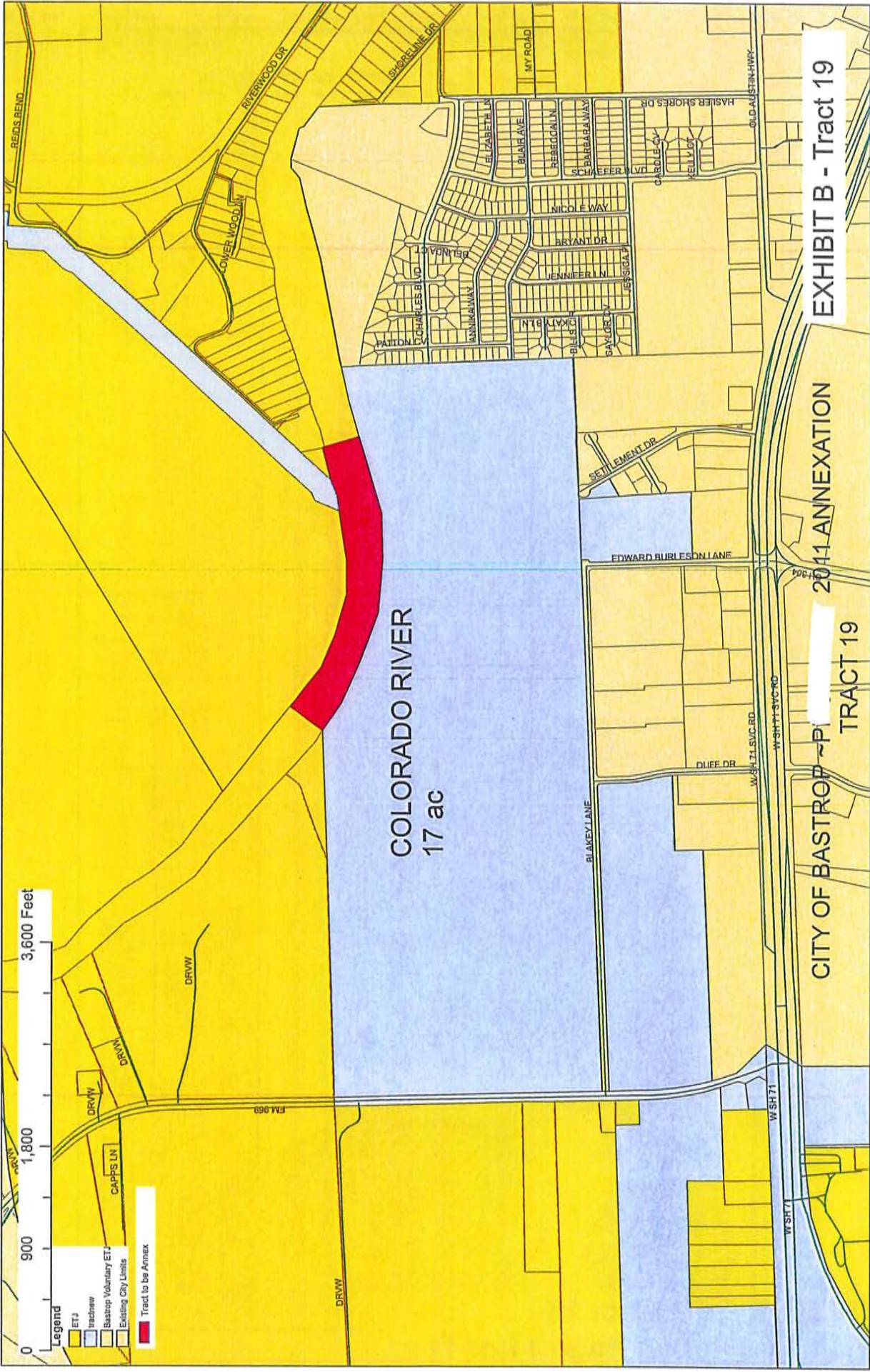
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[Signature]

Kevin Von Minden, R.P., L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Lp Grange, Texas
979-968-6474
October 20, 2011



F:\Kevin\Land Projects 3\11-5461\dwg\11-5461



- Legend**
- ETJ
 - trachew
 - Bastrop Voluntary ETJ
 - Existing City Limits
 - Tract to be Annex

COLORADO RIVER
17 ac

EXHIBIT B - Tract 19

2011 ANNEXATION
CITY OF BASTROP
TRACT 19

STATE OF TEXAS
COUNTY OF BASTROP

COLORADO RIVER
ANNEXATION PARCEL
17 ACRES

All that certain tract or parcel of land containing approximately 17 acres for annexation into the City of Bastrop, situated between the Nancy Blakey Survey, A-98, the Bastrop Town Tract, A-11, and the Stephen F. Austin Survey, A-3, in Bastrop County, Texas and being all of the Colorado River bed described as follows:

Beginning at the intersection of the low South bank of the Colorado River with the common line between said Nancy Blakey Survey and the J.M. Bangs Survey, A-5, for the Southeast corner of the (called) 3.700 acre Forestar Real Estate Group tract (Vol. 1331, Pg. 878 B.C.O.R.), a corner of the residual of the (called) 1090 acre Lloyd Ketha tract (Vol. 161, Pg. 233 B.C.D.R.), the Southwest corner of the tract herein described and the **PLACE OF BEGINNING**, said point having an approximate geodetic position of Latitude = 30 degrees 07 minutes 19 seconds North and Longitude = 97 degrees 21 minutes 17 seconds West;

Thence North 41 degrees East, departing said South bank and severing said river, approximately 370 feet to a point on the low North bank of said river and the South line of the (called) 347.862 acre Bar W Ranch tract (Vol. 892, Pg. 360 B.C.O.R.) for the Northwest corner of the tract herein described;

Thence Easterly, approximately 2,440 feet along said North bank of the Colorado River and the South line of said Bar W Ranch tract to a point for a common corner of said Bar W Ranch tract and the (called) 2.330 acre Daniel Raemsch tract (Vol. 2032, Pg. 806 B.C.O.R.) and the Northeast corner of the tract herein described;

Thence South 16 degrees East, departing said North bank and severing said Colorado River, approximately 320 feet to a point on the South bank of said river and the North line of said Ketha tract for the Southeast corner of the tract herein described, said point being approximately 640 feet Southwest of the common corner of said Ketha tract and the (called) 22.580 acre City of Bastrop tract (Vol. 1109, Pg. 459 B.C.O.R.);

Thence Westerly, approximately 2,740 feet along said South bank of the Colorado River and the North line of said Ketha tract to the **PLACE OF BEGINNING** and containing approximately 17 acres.

Bearings, distances and acreage used herein are approximate and are based on Public Records and Mapping information.

SEE CERTIFICATION NEXT PAGE

**EXHIBIT B (a) - Tract 19
Legal Description Page 1 of 3**

COLORADO RIVER
ANNEXATION PARCEL - 17 ACRES
PAGE 2 OF 3

THIS DOCUMENT WAS PREPARED UNDER "22 TAC 663.21", DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED!

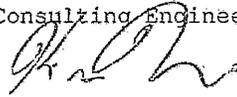
STATE OF TEXAS

COUNTY OF BASTROP

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

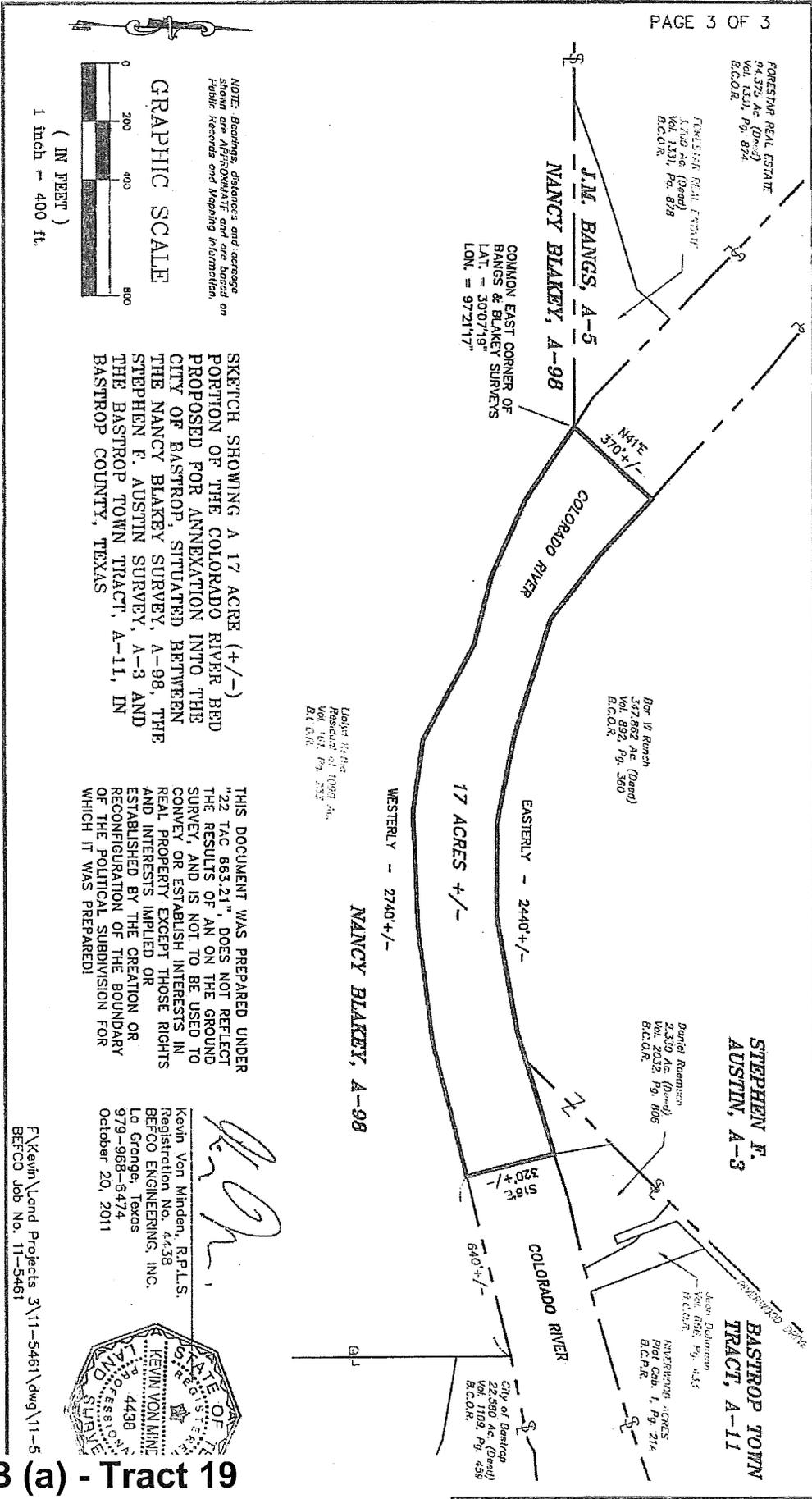
BEFCO ENGINEERING, INC.

Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.
Registration No. 4438
October 20, 2011
BEFCO Job No. 11-5461 (RIVER)





NOTE: Bearings, distances, and acreage shown on this map are based on the original survey data. Full details, records and mapping information are available in the original survey records.

GRAPHIC SCALE

(IN FEET)

0 200 400 800

1 inch = 400 ft.

SKETCH SHOWING A 17 ACRE (+/-) PORTION OF THE COLORADO RIVER BED PROPOSED FOR ANNEXATION INTO THE CITY OF BASTROP, SITUATED BETWEEN THE NANCY BLAKEY SURVEY, A-98, THE STEPHEN F. AUSTIN SURVEY, A-3 AND THE BASTROP TOWN TRACT, A-11, IN BASTROP COUNTY, TEXAS

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[Signature]

Kevin Von Minden, R.P.L.S.
 Registration No. 4438
 BEFCO ENGINEERING, INC.
 L.O. Grange, Texas
 979-968-6474
 October 20, 2011

F:\Kevin\Land Projects 3\11-5461\dwg\11-5
 BEFCO Job No. 11-5461





- Legend**
- ETJ
 - Bastrop Voluntary ETZ
 - Existing City Limits
 - PROPOSED ANNEX - 1677.8891 AC
 - Tract to Annex

FM 969 ROW
8.07 ac

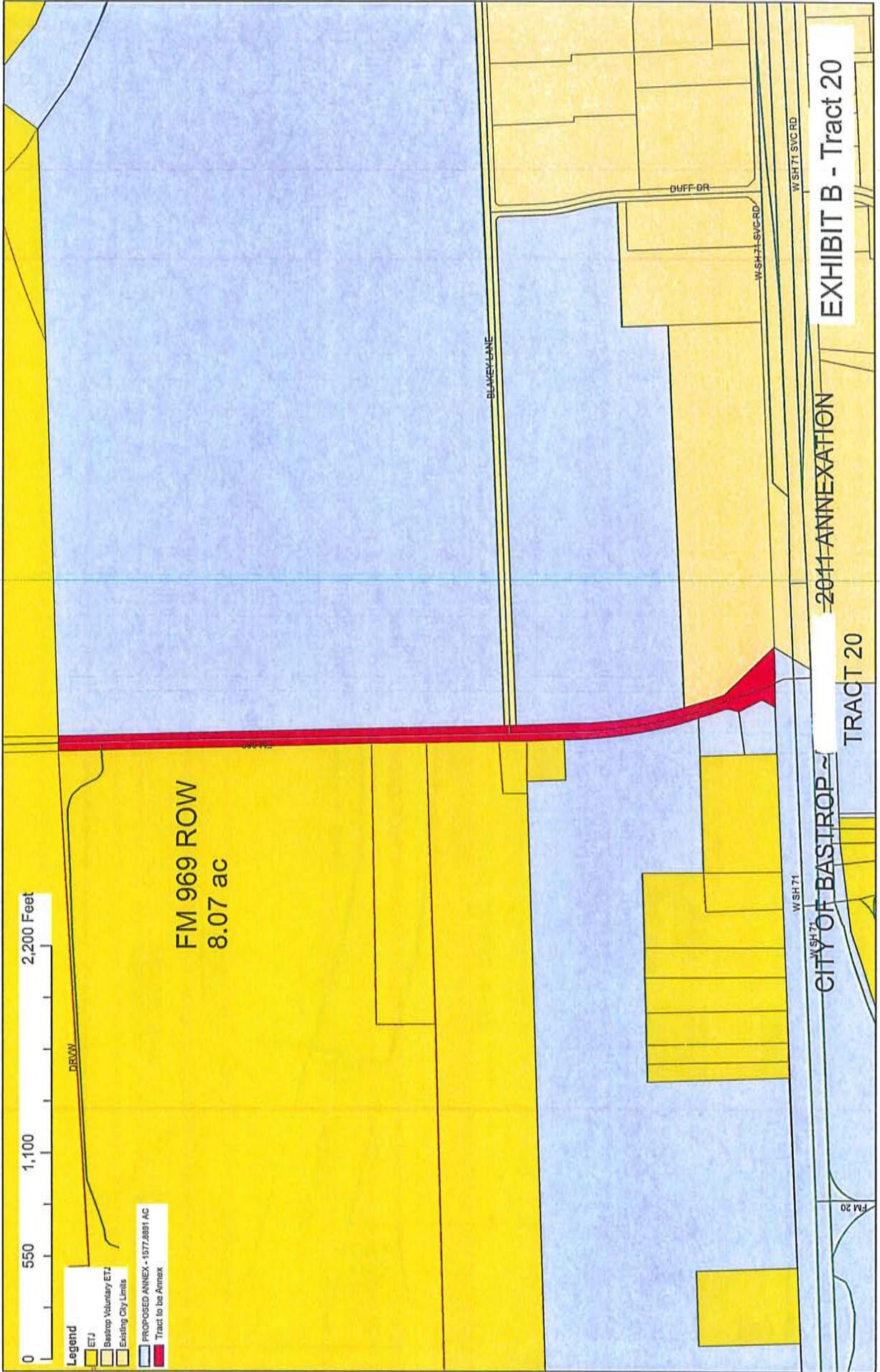


EXHIBIT B - Tract 20

2011 ANNEXATION

TRACT 20

CITY OF BASTROP

W SH 71 SVC RD

W SH 71 SVC RD

W SH 71

FM 20

BLANEY LANE

DUFF DR

STATE OF TEXAS
COUNTY OF BASTROP

F.M. HIGHWAY 969
ANNEXATION PARCEL
8.07 ACRES

All that certain tract or parcel of land containing 8.07 acres for annexation into the City of Bastrop, situated in the Nancy Blakey Survey, A-98, in Bastrop County, Texas and being a part of the right-of-way of F.M. Highway 969 as described on right-of-way maps on file at the Texas Department of Transportation, said 8.07 acre tract being more particularly described by metes and bounds as follows:

Beginning at a point at the intersection the North right-of-way line of State Highway 71 and the East right-of-way line of F.M. Highway 969, for the Southwest corner of Lone Star Storage Subdivision (Plat Cabinet 4, Slide 163A - Bastrop County Plat Records), the Northwest corner of a 15.99 acre tract described in City of Bastrop "Annexation Ordinance No. 2008-27" (Vol. 1859, Pg. 1 B.C.O.R.), the Southwest corner of a 21.021 acre tract described in City of Bastrop "Annexation Ordinance No. 2005-1" (Vol. 1593, Pg. 401 B.C.O.R.), the Southeast corner of the tract herein described and the **PLACE OF BEGINNING**, said point being 150 feet left of State Highway 71 control line Station 989+65;

Thence South 87 degrees 46 minutes 32 seconds West, 400.00 feet along the North right-of-way line of State Highway 71 to a point at it's intersection with the West right-of-way line of F.M. Highway 969 for the Southeast corner of the residual of the (called) 2.001 acre WGK Enterprises tract (Vol. 425, Pg. 350 B.C.O.R.) and the Southwest corner of the tract herein described, said point being 150 feet left of State Highway 71 control line Station 385+65;

Thence North 15 degrees 00 minutes 55 seconds East, departing said State Highway 71, 265.26 feet along the West right-of-way line of F.M. Highway 969 and the East line of said WGK Enterprises tract and the (called) 1.192 acre Steven Classen tract (Vol. 1635, Pg. 643 B.C.O.R.) to an angle point;

Thence Northerly, along said West right-of-way line and the East line of said Classen tract, the residual of the (called) 469.652 acre John and Robert Duff tract (Vol. 558, Pg. 514 B.C.O.R.) and the (called) 1.0 acre Lonna Friedel tract (Vol. 2051, Pg. 788 B.C.O.R.), with a curve to the right (**Curve Data:** Radius = 2,904.79 feet; Delta = 18 degrees 18 minutes 00 seconds Rt.; Chord = North 10 degrees 29 minutes 05 seconds West, 923.84 feet) an arc distance of 927.78 feet to the P.T. of said curve;

Thence North 01 degree 20 minutes 05 seconds West, along said West right-of-way line and the East line of said Friedel tract, the (called) 1/2 acre Elva Hull tract (Vol. 852, Pg. 621 B.C.O.R.), the (called) 50 acre Elva Hull tract (Vol. 142, Pg. 639 B.C.D.R.), the (called) 10 acre Armella Grassel tract (Vol. 996, Pg. 160 B.C.O.R.) and the (called) 410.599 acre David Grassel, et al, tract (Vol. 633; Pg. 712 B.C.O.R.), 2,678.93 feet to a point for the Northeast corner of said 410.599 acre Grassel tract, the Southeast corner of the (called) 149.923 acre Forestar Real Estate Group tract (Vol. 1468, Pg. 498 B.C.O.R.) and the Northwest corner of the tract herein described, said point being 40 feet right of F.M. Highway 969 centerline Station 1485+65;

Thence North 88 degrees 15 minutes 55 seconds East, severing said right-of-way, 80.00 feet to a point in the East right-of-way line of F.M. Highway 969 for the Southwest corner of the (called) 94.375 acre Forestar Real Estate Group tract (Vol. 1331, Pg. 874 B.C.O.R.), the Northwest corner of the residual of the (called) 1090 acre Lloyd Ketha tract (Vol. 161, Pg. 233 B.C.D.R.) and the Northeast corner of the tract herein described, said point being 40 feet left of F.M. Highway 969 centerline Station 1485+65;

Thence South 01 degree 20 minutes 05 seconds East, along said East right-of-way line and the West line of said Ketha tract, Burlison Crossing Subdivision (Plat Cabinet 5, Pg. 14A B.C.P.R.) and said Lone Star Storage Subdivision, 2,679.49 feet to the P.C. of a curve to the left;

Thence Southerly, along said East right-of-way line and the West line of said Lone Star Storage Subdivision, with a curve to the left (Curve Data: Radius = 2,824.79 feet; Delta = 18 degrees 18 minutes 00 seconds Lt.; Chord = South 10 degrees 29 minutes 05 seconds East, 898.39 feet) an arc distance of 902.22 feet to the P.T. of said curve;

Thence South 43 degrees 41 minutes 36 seconds East, 370.05 feet along said East right-of-way line to the PLACE OF BEGINNING and containing 8.07 acres

Bearings and distances used herein are from "RECORD" calls from TXDOT right-of-way maps for State Highway 71 and F.M. Highway 969.

THIS DOCUMENT WAS PREPARED UNDER "22 TAC 663.21", DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED!

F.M. HIGHWAY 969
ANNEXATION PARCEL - 8.07 ACRES
PAGE 3 OF 4

STATE OF TEXAS

COUNTY OF BASTROP

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.

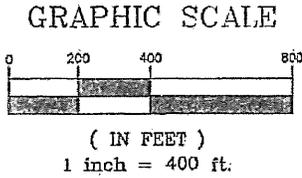
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.
Registration No. 4433
October 20, 2011
BEFCO Job No. 11-5461 (FM969)

EXHIBIT B (a) - Tract 20
Legal Description Page 3 of 4

NOTE: Bearings, distances and acreage shown are based on "RECORD" calls from 1907 right-of-way maps for State Highway 71 and F.M. Highway 969.



SKETCH SHOWING AN 8.07 ACRE TRACT PROPOSED FOR ANNEXATION INTO THE CITY OF BASTROP, SITUATED IN THE NANCY BLAKEY SURVEY, A-98, IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THE RIGHT-OF-WAY OF F.M. HIGHWAY 969 AS DESCRIBED ON RIGHT-OF-WAY MAPS ON FILE AT THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES

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Kevin Von Minden
 Kevin Von Minden, R.P.L.S.
 Registration No. 4438
 BEFCO ENGINEERING, INC.
 La Grange, Texas
 979-968-6474
 October 20, 2011

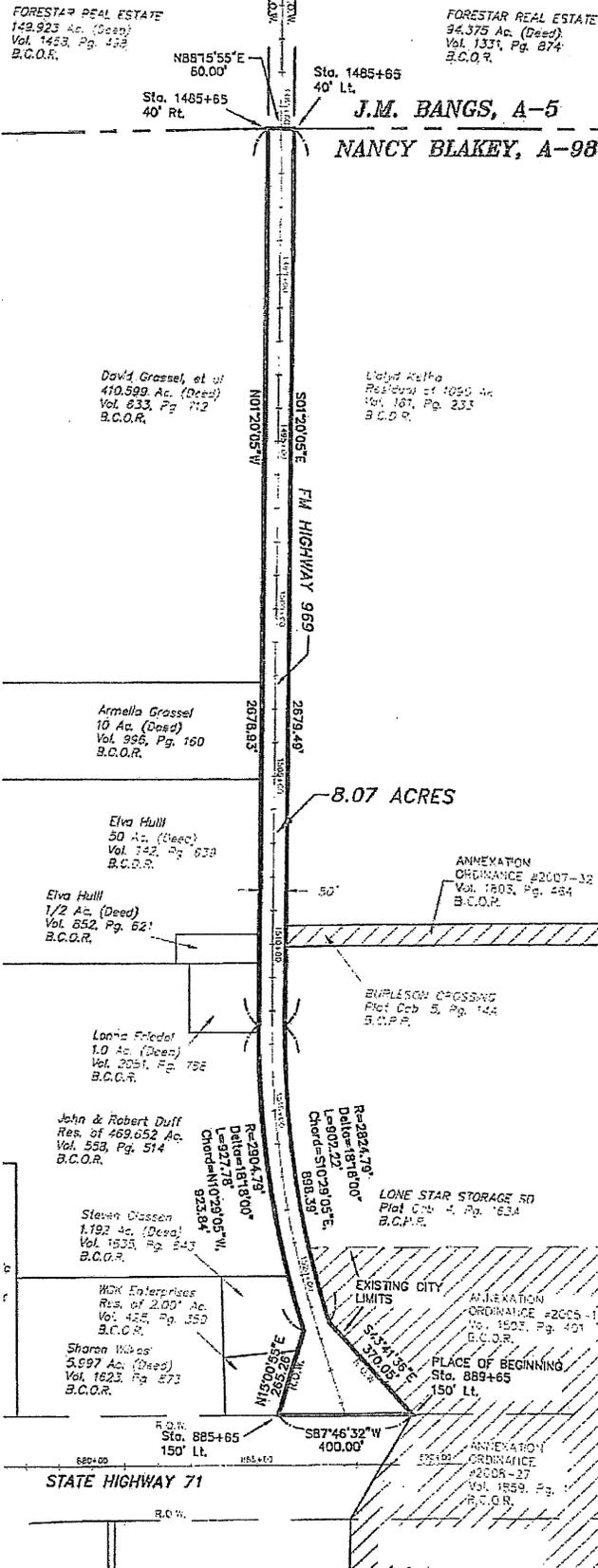


EXHIBIT B (a) - Tract 20
Legal Description Page 4 of 4