

CITY OF BASTROP, TX
RESOLUTION NO. R-2024-98

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 petitions for multiple properties to be released from the ETJ, a list of which is included in **Exhibit A**; and
- WHEREAS,** the City Council received a petition from Cedar Creek East, LP on June 13, 2024, for the release of a certain tract of land ("Property"), which Property is more accurately described in **Attachment 1**, which is attached hereto and incorporated herein; and
- WHEREAS,** the City Council received a petition from CTX SPE 3, LP on June 13, 2024, for the release of a certain tract of land ("Property"), which Property is more accurately described in **Attachment 2**, which is attached hereto and incorporated herein; and

WHEREAS, the City Council received a petition from Jangam Vikram, the designated representative of Westside Mesa, LLC, on May 13, 2024, for the release of a certain tract of land ("Property"), which Property is more accurately described in **Attachment 3**, which is attached hereto and incorporated herein; and

WHEREAS, the City Council received a petition from Jason Alley on June 12, 2024, for the release of a certain tract of land ("Property"), which Property is more accurately described in **Attachment 4**, which is attached hereto and incorporated herein; and

WHEREAS, the City Council received a petition from SPE 3 MH, LP on June 13, 2024, for the release of a certain tract of land totaling 19.231 acres ("Property"), which Property is more accurately described in **Attachment 5**, which is attached hereto and incorporated herein; and

WHEREAS, the City Council received a petition from SPE 3 MH, LP on June 13, 2024, for the release of a certain tract of land totaling 14.911 acres ("Property"), which Property is more accurately described in **Attachment 6**, which is attached hereto and incorporated herein; and

WHEREAS, having received verification from the City Clerk, the City Council finds the attached ETJ Release Petitions for the Property ("Petitions"), which are attached as **Attachments 1-6** and incorporated herein, are valid and this Resolution is necessary and proper for the good government, peace, or order of the City to release the Properties 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 Petitions are hereby considered verified; therefore, the Properties as described in the Petitions included as **Attachments 1-6** are 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 23rd day of July 2024.

APPROVED:

by: 

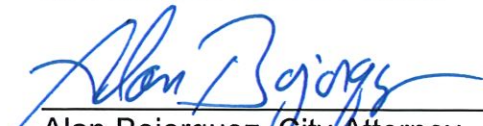
Lyle Nelson, Mayor

ATTEST:



Ann Franklin, City Secretary

APPROVED AS TO FORM:



Alan Bojorquez, City Attorney

Exhibit "A"

List of Property Owners and Legal Description of Properties to Be Released

Property Owner(s)	Legal Description of Property	Attachment
Cedar Creek East, LLP	A 575.264-acre tract of land out of the Reuben Gage Survey, Abstract No. 31 and the Atauacio Garcia Survey, Abstract No. 32 both of Bastrop County Texas; being a portion of a called 806.994-acre tract of land as conveyed to Travis Moore Roberts and Clay Walton Roberts by Bastrop County Probate Case Number 7549, and as described by Individual Partition Deed conveyed to Nicky Lynn Roberts recorded in Volume 357, Page 369 of the Official Public Records of Bastrop County Texas, being a portion of a called 231.763-acre tract of land described as second tract as conveyed to Cathy Moore Hunter by Partition Deed recorded in Volume 692, page 65 of the Official Public Records of Bastrop County, Texas, and being a portion of Lots 5, 8 and 11 of Mark Young Ranch, a Subdivision as referenced in Volume 59, Page 351 of the Deed Records of Bastrop County, Texas.	Attachment 1
CTX SPE 3, LP; Cedar Creek East, LP; 5Star Family Holdings, LP; Hogsbreath Investments, LP; CABO 35 Street Developments, LP; Boring Accountant, LP; Real 812 Holdings, LP; Rio Grande Equity, LP; Ancho Development Holdings, LP; 812 Commercial Investments, LP	A 582.444-acre tract of land out of the Hiram Beales Survey, Abstract No. 12, the Ruben Gage Survey, Abstract No. 31, and the L.C. Cunningham Survey, Abstract No. 24, all of Bastrop County, Texas; being all of a called 35.759-acre tract of land as conveyed to Austin14 SAI Investments, LLC, by Special Warranty Deed recorded in Document Number 202207706 of the Official Public Records of Bastrop County, Texas, being all of the remainder of called 78.934-acre tract of land described as Tract 1, all of the remainder of a called 43.231-acre tract of land described as Tract 2, and all of a called 21.838-acre tract of land described as Tract 3, all as conveyed to 5Star Family Holdings, LP, by Special Warranty Deed recorded in Document Number 202114069 of the Official Public Records of Bastrop County, Texas, being all of a called 100.842-acre tract of land described as Tract 1, a portion of the remainder of a called 121.00-acre tract of land described as Tract 2, and a portion of the remainder of a called 587.274-acre tract of land described as Tract 3, all as conveyed to Cedar Creek East, LP, by Special Warranty Deed recorded in Document Number 202114074 and Correction Instruments as	Attachment 2

	to the recorded Original Instrument recorded in Document Numbers 202216447 and 202216495, all of the Official Public Records of Bastrop County, Texas, being all of the remainder of a called 184.561-acre tract of land described as Tract 1, and a portion of the remainder of a called 231.318-acre tract of land described as Tract 2, both as conveyed to CTX SPE 3, LP, by Special Warranty Deed recorded in Document Number 202114039 of the Official Public Records of Bastrop County, Texas, being a portion of the remainder of a called 810.512-acre tract of land as conveyed to CTX SPE 3, LP, by General Warranty Deed recorded in Document Number 202114026 and corrected by General Warranty Deed recorded in Document Number 202115827, both of the Official Public Records of Bastrop County, Texas, being a portion of a called 141.079-acre tract of land as conveyed to NEU Community Creekside, LLC, by Special Warranty Deed recorded in Document Number 202207532 of the Official Public Records of Bastrop County Texas, being a portion of a 100-foot wide unimproved Right-Of-Way as dedicated to the Public by Volume 427, Page 848 of the Official Public Records of Bastrop County, Texas, and being a portion of Lots 1, 2, 4, 5, 7 and 8 of Mark Young Ranch, a subdivision as referenced in Volume 52, Page 351 of the Dee Records of Bastrop County, Texas.	
Westside Mesa, LLC (Vikram Jangam)	A399 Green, M., Acres 337.727; 488 Mesa Dr., Del Valle, TX 78617; Property ID: 46486	Attachment 3
Jason Alley	A 424.402 acres tract in the Lubel Leverage Survey and Jacob Walters Survey, Bastrop County, Texas; 424.402 acre tract or parcel of land out of the Lubel Leverage Survey, A-225 in Bastrop County, Texas, and a part of that certain 756.08 acre tract described in a deed to RED Partners, Ltd, and RED Partners Management, LLC, dated February 24, 2021, recorded in Document No. 202103316, Bastrop County Official Public Records AND 325.20 acres of land out of the Jacob Walter Survey, Abstract No. 338, Bastrop County, Texas and being a part or portion of the land described in a conveyance to thu [sic] Robert E. Duff Descendants Trust in the Deed of Record in Document 201914108 of the Official Public Records of Bastrop County, Texas.	Attachment 4
SPE 3 MH, LP	A 19.231-acre tract of land out of the Reuben Gage Survey, Abstract No. 31, and the LC Cunningham Survey, Abstract No. 24, both of Bastrop County, Texas; being a portion of a called 810.512-acre tract	Attachment 5

	of land as conveyed to CTX SPE 3, LP, by General Warranty Deeds recorded in Doc. No. 202114026 and corrected in Doc. No. 202115827, both of the Official Public Records of Bastrop County, Texas, and being a portion of Lots 2 and 5 of Mark Young Ranch, a subdivision as referenced in Volume 59, Page 351 of the Deed Records of Bastrop County, Texas.	
SPE 3 MH, LP	A 14.911-acre tract of land out of the Reuben Gage Survey, Abstract No. 31, and the LC Cunningham Survey, Abstract No. 24, both of Bastrop County, Texas; being a portion of a called 810.512-acre tract of land as conveyed to CTX SPE 3, LP, by General Warranty Deeds recorded in Doc. No. 202114026 and corrected in Doc. No. 202115827, both of the Official Public Records of Bastrop County, Texas, and being a portion of Lots 2, 4 and 5 of Mark Young Ranch, a subdivision as referenced in Volume 59, Page 351 of the Deed Records of Bastrop County, Texas.	Attachment 6

PETITION FOR RELEASE OF AN AREA FROM A MUNICIPALITY'S
EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

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

CEDAR CREEK EAST LP, a Texas limited partnership (the "Petitioner"), acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable City Council to release the 575.264 acres of land described by metes and bounds in **Exhibit A** and shown on the map attached as **Exhibit B** (the "Land"), attached hereto and incorporated herein for all purposes, from the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City"), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

I.

The Petitioner holds fee simple title to the Land, and hereby represents that it owns a majority in value of the Land to be released from the extraterritorial jurisdiction of the City as indicated by the certificate of ownership provided by the Bastrop Central Appraisal District, attached hereto as **Exhibit C**.

II.

The Petitioner represents that the Land is not located within five (5) miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted.

III.

The Petitioner represents that the Land has not been voluntarily annexed into the extraterritorial jurisdiction of a municipality that is located in a county (a) in which the population grew by more than fifty percent (50%) from the previous federal decennial census in the federal decennial census conducted in 2020; and (b) that has a population of greater than 240,000.

IV.

The Petitioner represents that the Land is not within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million

that is (a) within 15 miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted; and (b) in a county with a population of more than two million.

V.

The Petitioner represents that the Land is not in an area designated as an industrial district under Section 42.944 of the Texas Local Government Code.

VI.

The Petitioner represents that the Land is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.


WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City immediately release the Land from its extraterritorial jurisdiction, as required by Section 42.105(c) of the Texas Local Government Code, as it exists today and from any future expansions of the City's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the City fails to release the Land from its extraterritorial jurisdiction by the later of forty-five (45) days from the date it 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 shall be released from the City's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on June 11th, 2024.

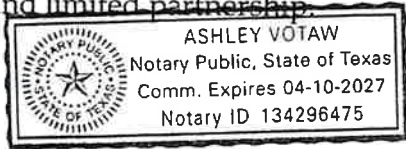
CEDAR CREEK EAST LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: 
Name: T. Craig Benson
Title: Managing Partner
DOB: 1/31/62
Residence Address: 115 Wathen
Ave Austin, TX
Date of Signing: 6/11/24

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 11th day of June, 2024, by T. Craig Benson, Managing Partner of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of **CEDAR CREEK EAST LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public, State of Texas

(NOTARY SEAL)

Attachments:

- Exhibit A:** Description of the Land
- Exhibit B:** Map of the Land
- Exhibit C:** Certificate of Ownership

EXHIBIT A

Bastrop County Municipal Utility District No. 4
575.264 Acres

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 575.264 ACRE TRACT OF LAND OUT OF THE REUBEN GAGE SURVEY, ABSTRACT NO. 31 AND THE ATAUACIO GARCIA SURVEY, ABSTRACT NO. 32, BOTH OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 806.994 ACRE TRACT OF LAND AS CONVEYED TO TRAVIS MOORE ROBERTS AND CLAY WALTON ROBERTS BY BASTROP COUNTY PROBATE CASE NUMBER 7549, AND AS DESCRIBED BY INDIVIDUAL PARTITION DEED CONVEYED TO NICKY LYNN ROBERTS RECORDED IN VOLUME 357, PAGE 369 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 231.763 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT AS CONVEYED TO CATHY MOORE HUNTER BY PARTITION DEED RECORDED IN VOLUME 692, PAGE 65 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF LOTS 5, 8 AND 11 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 59, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 575.264 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at broken TXDOT Type I concrete right-of-way monument found on the north right-of-way line of State Highway 21 (width varies) as dedicated by Volume 91, Pages 456, 462, 483 and 487 of the Deed Records of Bastrop County, Texas, at an easterly corner of the above described Roberts 806.994 acre tract, and at an angle point on the south line of a called 136.182 acre tract of land as conveyed to Hervenshan, LLC. by General Warranty Deed recorded in Document Number 202017479 of the Official Public Records of Bastrop County, Texas, for an easterly corner and **POINT OF BEGINNING** of the herein described tract, from which a TXDOT Type I concrete right-of-way monument found on the north right-of-way line of said State Highway 21, at the most southerly corner of said Hervenshan Tract, bears S 65°24'06" E a distance of 59.58 feet;

THENCE, with the north right-of-way line of said State Highway 21 and the south line of said Roberts 806.994 acre tract the following four (4) courses:

- 1) S 58°40'22" W a distance of 256.25 feet to a TXDOT Type I concrete right-of-way monument found at an interior corner of said Roberts 806.994 acre tract, for an interior corner of the herein described tract;
- 2) S 31°22'34" E a distance of 49.73 feet to a broken TXDOT Type I concrete right-of-way monument found at an exterior corner of said Roberts 806.994 acre tract, for an exterior corner of the herein described tract;
- 3) S 58°29'40" W a distance of 644.37 feet to a TXDOT Type I concrete right-of-way monument found for an angle point, from which a TXDOT Type I concrete right-of-way monument found on the south right-of-way line of said State Highway 21, bears S 30°50'33" E a distance of 99.94 feet; and

EXHIBIT A

- 4) S 58°34'26" W a distance of 769.04 feet to a 5/8-inch iron rod with cap stamped "RPLS 1753" found at the most easterly corner of a called 9.600 acre tract of land as conveyed to Humayun Khalid and Nuzhat Sultana, Trustees of the Khalid Family Trust by Special Warranty Deed recorded in Document Number 202007824 of the Official Public Records of Bastrop County, Texas, and at an exterior corner of said Roberts 806.994 acre tract, for an exterior corner of the herein described tract;

THENCE, with a southwest line of said Roberts 806.994 acre tract and the northeast line of said Khalid 9.600 acre tract, N 47°19'31" W a distance of 728.34 feet to a 1/2-inch iron rod found at the most northerly corner of said Khalid 9.600 acre tract, at an interior corner of said Roberts 806.994 acre tract, for an interior corner of the herein described tract;

THENCE, with a southeast line of Roberts 806.994 acre tract and the northwest line of said Khalid 9.600 acre tract, S 43°02'57" W a distance of 653.34 feet to a 1/2-inch iron rod found at the most westerly corner of said Khalid 9.600 acre tract, and at the most northerly corner of a called 4.9957 acre tract of land as conveyed to Humayun Khalid and Nuzhat Sultana, Trustees of the Khalid Family Trust by Special Warranty Deed recorded in Document Number 202007825 of the Official Public Records of Bastrop County, Texas, for an angle point, from which a 5/8-inch iron rod found on the north right-of-way line of said State Highway 21, at the most southerly corner of said Khalid 9.600 acre tract, and at the most easterly corner of said Khalid 4.9957 acre tract, bears S 46°45'04" E a distance of 543.59 feet;

THENCE, continuing with a southeast line of Roberts 806.994 acre tract and with the northwest line of said Khalid 4.9957 acre tract, S 42°50'41" W a distance of 454.73 feet to a 1/2-inch iron rod found at the most westerly corner of said Khalid 4.9957 acre tract, and at the most northerly corner of a called 6.107 acre tract of land as conveyed to Robert D. Cunningham and Patricia E. Cunningham by Warranty Deed recorded in Document Number 202003091 of the Official Public Records of Bastrop County, Texas, for an angle point;

THENCE, continuing with a southeast line of Roberts 806.994 acre tract and with the northwest line of said Cunningham Tract, S 42°56'07" W a distance of 618.49 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on a fence line, at the east corner of an unrecorded cemetery as described in said Volume 357, Page 369 of the Official Public Records of Bastrop County, Texas, and at an exterior corner of said Roberts 806.994 acre tract, for an exterior corner of the herein described tract;

THENCE, with a fence line, the northeast line of said cemetery and a southwest line of said Roberts 806.994 acre tract, N 49°26'39" W a distance of 138.81 feet to a fence corner found at the most northerly corner of said cemetery, at an interior corner of said Roberts 806.994 acre tract, for an interior corner of the herein described tract;

THENCE, with a fence line, the northwest line of said cemetery and a southeast line of said Roberts 806.994 acre tract, S 42°28'18" W a distance of 145.68 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most westerly corner of said cemetery, and at an interior corner of said Roberts 806.994 acre tract, for an interior corner of the herein described tract;

EXHIBIT A

THENCE, with the southwest line of said cemetery and a northeast line of said Roberts 806.994 acre tract, S 49°16'08" E a distance of 137.62 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on a fence line and on the northwest line of said Cunningham Tract, at the most southerly corner of said cemetery, and at an exterior corner of said Roberts 806.994 acre tract, for an exterior corner of the herein described tract;

THENCE, with a southeast line of Roberts 806.994 acre tract and with the northwest line of said Cunningham Tract, S 42°23'53" W a distance of 185.30 feet to a 1/2-inch iron rod found at a southerly exterior corner of said Roberts 806.994 acre tract, and at the most easterly corner of OAK FOREST SEC. ONE, a subdivision recorded in Cabinet 2, Sheet 220B of the Plat Records of Bastrop County, Texas, for the most southerly corner of the herein described tract;

THENCE, generally along a fence, with the southwest line of said Roberts 806.994 acre tract and the northeast line of said OAK FOREST SEC. ONE, the following thirteen (13) courses:

- 1) N 12°52'49" W a distance of 20.27 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 2) N 26°03'30" W a distance of 33.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 3) N 49°08'06" W a distance of 43.86 feet to a 14-inch cedar elm found for an angle point;
- 4) N 51°58'54" W a distance of 33.83 feet to a 13-inch cedar elm found for an angle point;
- 5) N 42°55'43" W a distance of 32.79 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 6) N 47°01'02" W, pass a 1/2-inch iron rod with cap stamped "James Garron RPLS 4303" found at the common east corner of Lots 8 and 9 of said OAK FOREST SEC. ONE at a distance of 161.50 feet, and continuing on for a total distance of 182.45 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 7) N 46°20'16" W a distance of 443.56 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 8) N 45°28'31" W, pass a 1/2-inch iron rod found at the common east corner of Lots 10 and 11 of said OAK FOREST SEC. ONE at a distance of 78.55 feet, and continuing on for a total distance of 238.62 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the common east corner of Lots 11 and 12 of said OAK FOREST SEC. ONE, for an angle point;
- 9) N 55°09'44" W a distance of 78.72 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

EXHIBIT A

- 10) N 45°03'52" W, pass a 1/2-inch iron rod found at the common east corner of Lots 12 and 13 of said OAK FOREST SEC. ONE at a distance of 82.03 feet, pass a 1/2-inch iron rod found at the common east corner of Lots 13 and 14 of said OAK FOREST SEC. ONE at a distance of 242.76 feet, and continuing on for a total distance of 282.28 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 11) N 46°45'50" W, pass a 1/2-inch iron rod found at the common east corner of Lots 16 and 17 of said OAK FOREST SEC. ONE at a distance of 440.28 feet, and continuing on for a total distance of 448.41 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 12) N 45°52'58" W, pass a 1/2-inch iron rod found at the common east corner of Lots 17 and 18 of said OAK FOREST SEC. ONE at a distance of 150.00 feet, pass a 1/2-inch iron rod found at the common east corner of Lots 19 and 20 of said OAK FOREST SEC. ONE at a distance of 468.94 feet, and continuing on for a total distance of 827.63 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point; and
- 13) N 48°35'22" W a distance of 58.05 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing with the southwest line of said Roberts 806.994 acre tract and partly with the northeast line of said OAK FOREST SEC. ONE and partly with the northeast line of OAK FOREST SEC. TWO, a subdivision recorded in Cabinet 2, Sheet 221A of the Plat Records of Bastrop County, Texas, N 48°34'12" W, pass a 1/2-inch iron rod found at the most northerly corner of said OAK FOREST SEC. ONE, and at the most easterly corner of Lot 43 of said OAK FOREST SEC. TWO at a distance of 30.00 feet, and continuing on for a total distance of 289.32 feet to a calculated point for the most easterly corner of the herein described tract, from which a 1/2-inch iron rod found at the most northerly corner of said OAK FOREST SEC. TWO, bears N 48°34'12" W a distance of 324.34 feet;

THENCE, over and across said Roberts 806.994 acre tract, N 41°25'48" E a distance of 115.35 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 12°18'09" E a distance of 324.85 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 43°12'57" E a distance of 330.99 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the left, an arc distance of 171.02 feet, having a radius of 120.00 feet, a central angle of 81°39'17" and a chord which bears N 02°23'18" E a distance of 156.91 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 66°59'14" E a distance of 472.41 feet to a calculated point for the beginning of a non-tangent curve to the right and an interior corner of the herein described tract;

EXHIBIT A

THENCE, continuing partly over and across said Roberts 806.994 acre tract, and partly over and across the above described Hunter 231.763 acre tract, along said curve to the right, an arc distance of 115.96 feet, having a radius of 55.00 feet, a central angle of 120°48'11" and a chord which bears N 27°37'05" E a distance of 95.65 feet to a calculated point of tangency;

THENCE, continuing partly over and across said Hunter 231.763 acre tract, and partly over and across said Roberts 806.994 acre tract, N 88°01'10" E a distance of 599.43 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the right, an arc distance of 43.44 feet, having a radius of 1,040.00 feet, a central angle of 02°23'36" and a chord which bears N 89°12'58" E a distance of 43.44 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the left, an arc distance of 22.99 feet, having a radius of 15.00 feet, a central angle of 87°49'38" and a chord which bears N 46°29'57" E a distance of 20.81 feet to a calculated point of tangency;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 02°35'08" E a distance of 5.44 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the right, an arc distance of 16.09 feet, having a radius of 225.00 feet, a central angle of 04°05'52" and a chord which bears N 04°38'04" E a distance of 16.09 feet to a calculated point for an interior corner of the herein describe tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 83°19'00" W a distance of 120.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 16°06'42" E a distance of 147.71 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 42°49'48" E a distance of 830.28 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, S 72°40'27" E a distance of 121.80 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, S 69°36'31" E a distance of 82.56 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, S 66°47'41" E a distance of 105.02 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, S 63°38'38" E a distance of 105.02 feet to a calculated angle point;

EXHIBIT A

THENCE, continuing over and across said Roberts 806.994 acre tract, S 81°01'43" E a distance of 117.76 feet to a calculated point for the beginning of a non-tangent curve to the right and an interior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the right, an arc distance of 299.77 feet, having a radius of 60.00 feet, a central angle of 286°15'37" and a chord which bears N 81°18'06" E a distance of 72.00 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the left, an arc distance of 13.91 feet, having a radius of 15.00 feet, a central angle of 53°07'48" and a chord which bears S 17°52'00" W a distance of 13.42 feet to a calculated point of tangency;

THENCE, continuing over and across said Roberts 806.994 acre tract, S 08°41'54" E a distance of 164.01 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 27°24'11" E a distance of 6.31 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 50°57'15" E a distance of 83.60 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 08°34'43" E a distance of 4.27 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 23°23'10" E a distance of 46.94 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 19°45'37" E a distance of 12.83 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 19°38'05" E a distance of 10.73 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 45°15'37" E a distance of 14.37 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 19°56'38" E a distance of 19.64 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 63°38'33" E a distance of 136.11 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, NORTH a distance of 13.81 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 59°58'46" E a distance of 26.06 feet to a calculated point for an exterior corner of the herein described tract;

EXHIBIT A

THENCE, continuing over and across said Roberts 806.994 acre tract, N 14°09'50" W a distance of 181.58 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 16°42'37" W, a distance of 648.40 feet to a 1/2-inch iron rod found on the northwest line of said Roberts 806.994 acre tract, at the most easterly corner of said Hunter 231.763 acre tract, and at the most southerly corner of a called 808.872 acre tract of land as conveyed to Freddie Wayne Hoskins, Trustee of the Hoskins Grantor Retained Annuity Trust by Warranty Deed recorded in Document Number 200411085 of the Official Public Records of Bastrop County, Texas, for an exterior corner of the herein described tract, from which a found 3/8-inch iron rod bears N 38°41'24" W a distance of 0.68 feet, and from which a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection of the southwest line of said Hoskins Tract and the south line of a 100-foot wide unimproved right-of-way as dedicated by Volume 427, Page 848 of the Official Public Records of Bastrop County, and at an exterior corner of said Hunter 231.763 acre tract, bears N 46°52'57" W a distance of 476.83 feet;

THENCE, generally along a fence, continuing with the northwest line of said Roberts 806.994 acre tract and the southeast line of said Hoskins Tract, N 42°54'02" E a distance of 4,643.68 feet to a fence post found on the southwest line of Lot 46A of AMENDED PLAT OF LOT 46 AND PORTION OF LOT 47, THOUSAND OAKS, a subdivision recorded in Cabinet 6, Sheet 28A of the Plat Records of Bastrop County, Texas, at the most northerly corner of said Roberts 806.994 acre tract, and at an easterly exterior corner of said Hoskins Tract, for the most northerly corner of the herein described tract, from which a found 3/8-inch iron rod bears N 46°27'13" W a distance of 342.84 feet;

THENCE, generally along a fence, with the northeast line of said Roberts 806.994 acre tract and the southwest line of said Lot 46A, S 46°52'02" E a distance of 1,345.39 feet to a 1/2-inch iron rod found at the most southerly corner of said Lot 46A, and at a westerly exterior corner of said Hervenshan Tract, for an angle point, from which a 1/2-inch iron rod found at the most easterly corner of said Lot 46A, and at the most southerly corner of Lot 45 of THOUSAND OAKS, a subdivision recorded in Cabinet 1, Sheet 129A of the Plat Records of Bastrop County, Texas, bears N 43°20'25" E a distance of 49.22 feet;

THENCE, generally along a fence, continuing with the northeast line of said Roberts 806.994 acre tract and with a southwest line of said Hervenshan Tract, S 46°52'25" E a distance of 1,555.41 feet to a wooden fence post found at the most easterly corner of said Roberts 806.994 acre tract, and at an interior corner of said Hervenshan Tract, for the most easterly corner of the herein described tract;

THENCE, generally along a fence, with the southeast line of said Roberts 806.994 acre tract, and the northwest line of said Hervenshan Tract, S 43°24'07" W a distance of 5,407.12 feet to a 1/2-inch iron rod found at the most westerly corner of said Hervenshan Tract, for an interior corner of the herein described tract;

THENCE, with a south line of said Hervenshan Tract, the following fifteen (15) courses:

- 1) S 57°31'11" E a distance of 7.52 feet to a 1/2-inch iron rod found for an angle point;
- 2) S 54°44'26" E a distance of 92.71 feet to a 1/2-inch iron rod found for an angle point;
- 3) N 84°57'04" E a distance of 119.18 feet to a 1/2-inch iron rod found for an angle point;

EXHIBIT A

- 4) S 75°00'11" E a distance of 62.98 feet to a 1/2-inch iron rod found for an angle point;
- 5) S 49°57'27" E a distance of 100.89 feet to a 1/2-inch iron rod found for an angle point;
- 6) N 73°18'27" E a distance of 58.19 feet to a 1/2-inch iron rod found for an angle point;
- 7) S 89°16'50" E a distance of 44.37 feet to a 1/2-inch iron rod found for an angle point;
- 8) N 45°36'44" E a distance of 96.00 feet to a 1/2-inch iron rod found for an angle point;
- 9) N 73°18'51" E a distance of 99.43 feet to a 1/2-inch iron rod found for an angle point;
- 10) N 82°07'38" E a distance of 140.29 feet to a 3/8-inch iron rod found for an angle point;
- 11) S 83°08'22" E a distance of 124.66 feet to a 1/2-inch iron rod found for an angle point;
- 12) S 71°01'08" E a distance of 197.14 feet to a 1/2-inch iron rod found for an angle point;
- 13) S 49°26'47" E a distance of 92.36 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 14) N 72°36'51" E a distance of 23.86 feet to a 1/2-inch iron rod with cap stamped "JE Garron RPLS 4303" found for an angle point; and
- 15) S 57°59'25" E a distance of 209.53 feet to the **POINT OF BEGINNING** and containing 575.264 acres (25,058,515 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on May 26, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. This document was prepared under 22 Texas Administrative Code §138.95 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.



Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502

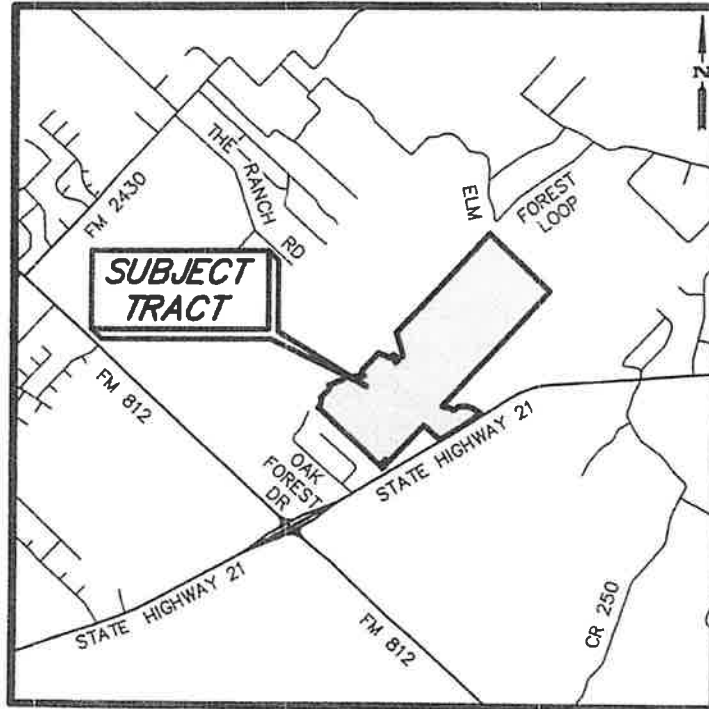


7/23/2021

Date

Date: July 23, 2021
Job No: 8695-00

EXHIBIT B



NOT TO SCALE

LOCATION MAP
BASTROP ETJ RELEASE
575.264 ACRES



BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502

EXHIBIT C

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 June 6, 2024, the property described and attached hereto, is assessed on the appraisal rolls of Bastrop County, Texas, for the tax year 2024 in the name(s) of:

CEDAR CREEK EAST LP
NEU COMMUNITY CREEKSIDE LLC
ROSS, CAMPBELL KNOX (ET AL)

<u>OWNER/ACCOUNT</u>	<u>ACREAGE</u>	<u>VALUE</u>
58026	13.476	\$ 150,311
8723157	370.514	\$ 4,364,648
8728754	140.746	\$ 2,120,035
8728755	40.185	\$ 495,409
8730040	10.01	\$ 557,711

CERTIFIED this 6th day of June, 2024.

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

EXHIBIT A

Bastrop County Municipal Utility District No. 4
575.264 Acres

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 575.264 ACRE TRACT OF LAND OUT OF THE REUBEN GAGE SURVEY, ABSTRACT NO. 31 AND THE ATAUACIO GARCIA SURVEY, ABSTRACT NO. 32, BOTH OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 806.994 ACRE TRACT OF LAND AS CONVEYED TO TRAVIS MOORE ROBERTS AND CLAY WALTON ROBERTS BY BASTROP COUNTY PROBATE CASE NUMBER 7549, AND AS DESCRIBED BY INDIVIDUAL PARTITION DEED CONVEYED TO NICKY LYNN ROBERTS RECORDED IN VOLUME 357, PAGE 369 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 231.763 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT AS CONVEYED TO CATHY MOORE HUNTER BY PARTITION DEED RECORDED IN VOLUME 692, PAGE 65 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF LOTS 5, 8 AND 11 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 59, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 575.264 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at broken TXDOT Type I concrete right-of-way monument found on the north right-of-way line of State Highway 21 (width varies) as dedicated by Volume 91, Pages 456, 462, 483 and 487 of the Deed Records of Bastrop County, Texas, at an easterly corner of the above described Roberts 806.994 acre tract, and at an angle point on the south line of a called 136.182 acre tract of land as conveyed to Hervenshan, LLC. by General Warranty Deed recorded in Document Number 202017479 of the Official Public Records of Bastrop County, Texas, for an easterly corner and **POINT OF BEGINNING** of the herein described tract, from which a TXDOT Type I concrete right-of-way monument found on the north right-of-way line of said State Highway 21, at the most southerly corner of said Hervenshan Tract, bears S 65°24'06" E a distance of 59.58 feet;

THENCE, with the north right-of-way line of said State Highway 21 and the south line of said Roberts 806.994 acre tract the following four (4) courses:

- 1) S 58°40'22" W a distance of 256.25 feet to a TXDOT Type I concrete right-of-way monument found at an interior corner of said Roberts 806.994 acre tract, for an interior corner of the herein described tract;
- 2) S 31°22'34" E a distance of 49.73 feet to a broken TXDOT Type I concrete right-of-way monument found at an exterior corner of said Roberts 806.994 acre tract, for an exterior corner of the herein described tract;
- 3) S 58°29'40" W a distance of 644.37 feet to a TXDOT Type I concrete right-of-way monument found for an angle point, from which a TXDOT Type I concrete right-of-way monument found on the south right-of-way line of said State Highway 21, bears S 30°50'33" E a distance of 99.94 feet; and

EXHIBIT A

- 4) S 58°34'26" W a distance of 769.04 feet to a 5/8-inch iron rod with cap stamped "RPLS 1753" found at the most easterly corner of a called 9.600 acre tract of land as conveyed to Humayun Khalid and Nuzhat Sultana, Trustees of the Khalid Family Trust by Special Warranty Deed recorded in Document Number 202007824 of the Official Public Records of Bastrop County, Texas, and at an exterior corner of said Roberts 806.994 acre tract, for an exterior corner of the herein described tract;

THENCE, with a southwest line of said Roberts 806.994 acre tract and the northeast line of said Khalid 9.600 acre tract, N 47°19'31" W a distance of 728.34 feet to a 1/2-inch iron rod found at the most northerly corner of said Khalid 9.600 acre tract, at an interior corner of said Roberts 806.994 acre tract, for an interior corner of the herein described tract;

THENCE, with a southeast line of Roberts 806.994 acre tract and the northwest line of said Khalid 9.600 acre tract, S 43°02'57" W a distance of 653.34 feet to a 1/2-inch iron rod found at the most westerly corner of said Khalid 9.600 acre tract, and at the most northerly corner of a called 4.9957 acre tract of land as conveyed to Humayun Khalid and Nuzhat Sultana, Trustees of the Khalid Family Trust by Special Warranty Deed recorded in Document Number 202007825 of the Official Public Records of Bastrop County, Texas, for an angle point, from which a 5/8-inch iron rod found on the north right-of-way line of said State Highway 21, at the most southerly corner of said Khalid 9.600 acre tract, and at the most easterly corner of said Khalid 4.9957 acre tract, bears S 46°45'04" E a distance of 543.59 feet;

THENCE, continuing with a southeast line of Roberts 806.994 acre tract and with the northwest line of said Khalid 4.9957 acre tract, S 42°50'41" W a distance of 454.73 feet to a 1/2-inch iron rod found at the most westerly corner of said Khalid 4.9957 acre tract, and at the most northerly corner of a called 6.107 acre tract of land as conveyed to Robert D. Cunningham and Patricia E. Cunningham by Warranty Deed recorded in Document Number 202003091 of the Official Public Records of Bastrop County, Texas, for an angle point;

THENCE, continuing with a southeast line of Roberts 806.994 acre tract and with the northwest line of said Cunningham Tract, S 42°56'07" W a distance of 618.49 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on a fence line, at the east corner of an unrecorded cemetery as described in said Volume 357, Page 369 of the Official Public Records of Bastrop County, Texas, and at an exterior corner of said Roberts 806.994 acre tract, for an exterior corner of the herein described tract;

THENCE, with a fence line, the northeast line of said cemetery and a southwest line of said Roberts 806.994 acre tract, N 49°26'39" W a distance of 138.81 feet to a fence corner found at the most northerly corner of said cemetery, at an interior corner of said Roberts 806.994 acre tract, for an interior corner of the herein described tract;

THENCE, with a fence line, the northwest line of said cemetery and a southeast line of said Roberts 806.994 acre tract, S 42°28'18" W a distance of 145.68 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most westerly corner of said cemetery, and at an interior corner of said Roberts 806.994 acre tract, for an interior corner of the herein described tract;

EXHIBIT A

THENCE, with the southwest line of said cemetery and a northeast line of said Roberts 806.994 acre tract, S 49°16'08" E a distance of 137.62 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on a fence line and on the northwest line of said Cunningham Tract, at the most southerly corner of said cemetery, and at an exterior corner of said Roberts 806.994 acre tract, for an exterior corner of the herein described tract;

THENCE, with a southeast line of Roberts 806.994 acre tract and with the northwest line of said Cunningham Tract, S 42°23'53" W a distance of 185.30 feet to a 1/2-inch iron rod found at a southerly exterior corner of said Roberts 806.994 acre tract, and at the most easterly corner of OAK FOREST SEC. ONE, a subdivision recorded in Cabinet 2, Sheet 220B of the Plat Records of Bastrop County, Texas, for the most southerly corner of the herein described tract;

THENCE, generally along a fence, with the southwest line of said Roberts 806.994 acre tract and the northeast line of said OAK FOREST SEC. ONE, the following thirteen (13) courses:

- 1) N 12°52'49" W a distance of 20.27 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 2) N 26°03'30" W a distance of 33.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 3) N 49°08'06" W a distance of 43.86 feet to a 14-inch cedar elm found for an angle point;
- 4) N 51°58'54" W a distance of 33.83 feet to a 13-inch cedar elm found for an angle point;
- 5) N 42°55'43" W a distance of 32.79 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 6) N 47°01'02" W, pass a 1/2-inch iron rod with cap stamped "James Garron RPLS 4303" found at the common east corner of Lots 8 and 9 of said OAK FOREST SEC. ONE at a distance of 161.50 feet, and continuing on for a total distance of 182.45 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 7) N 46°20'16" W a distance of 443.56 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 8) N 45°28'31" W, pass a 1/2-inch iron rod found at the common east corner of Lots 10 and 11 of said OAK FOREST SEC. ONE at a distance of 78.55 feet, and continuing on for a total distance of 238.62 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the common east corner of Lots 11 and 12 of said OAK FOREST SEC. ONE, for an angle point;
- 9) N 55°09'44" W a distance of 78.72 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

EXHIBIT A

- 10) N 45°03'52" W, pass a 1/2-inch iron rod found at the common east corner of Lots 12 and 13 of said OAK FOREST SEC. ONE at a distance of 82.03 feet, pass a 1/2-inch iron rod found at the common east corner of Lots 13 and 14 of said OAK FOREST SEC. ONE at a distance of 242.76 feet, and continuing on for a total distance of 282.28 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 11) N 46°45'50" W, pass a 1/2-inch iron rod found at the common east corner of Lots 16 and 17 of said OAK FOREST SEC. ONE at a distance of 440.28 feet, and continuing on for a total distance of 448.41 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 12) N 45°52'58" W, pass a 1/2-inch iron rod found at the common east corner of Lots 17 and 18 of said OAK FOREST SEC. ONE at a distance of 150.00 feet, pass a 1/2-inch iron rod found at the common east corner of Lots 19 and 20 of said OAK FOREST SEC. ONE at a distance of 468.94 feet, and continuing on for a total distance of 827.63 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point; and
- 13) N 48°35'22" W a distance of 58.05 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing with the southwest line of said Roberts 806.994 acre tract and partly with the northeast line of said OAK FOREST SEC. ONE and partly with the northeast line of OAK FOREST SEC. TWO, a subdivision recorded in Cabinet 2, Sheet 221A of the Plat Records of Bastrop County, Texas, N 48°34'12" W, pass a 1/2-inch iron rod found at the most northerly corner of said OAK FOREST SEC. ONE, and at the most easterly corner of Lot 43 of said OAK FOREST SEC. TWO at a distance of 30.00 feet, and continuing on for a total distance of 289.32 feet to a calculated point for the most easterly corner of the herein described tract, from which a 1/2-inch iron rod found at the most northerly corner of said OAK FOREST SEC. TWO, bears N 48°34'12" W a distance of 324.34 feet;

THENCE, over and across said Roberts 806.994 acre tract, N 41°25'48" E a distance of 115.35 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 12°18'09" E a distance of 324.85 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 43°12'57" E a distance of 330.99 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the left, an arc distance of 171.02 feet, having a radius of 120.00 feet, a central angle of 81°39'17" and a chord which bears N 02°23'18" E a distance of 156.91 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 66°59'14" E a distance of 472.41 feet to a calculated point for the beginning of a non-tangent curve to the right and an interior corner of the herein described tract;

EXHIBIT A

THENCE, continuing partly over and across said Roberts 806.994 acre tract, and partly over and across the above described Hunter 231.763 acre tract, along said curve to the right, an arc distance of 115.96 feet, having a radius of 55.00 feet, a central angle of $120^{\circ}48'11''$ and a chord which bears $N 27^{\circ}37'05'' E$ a distance of 95.65 feet to a calculated point of tangency;

THENCE, continuing partly over and across said Hunter 231.763 acre tract, and partly over and across said Roberts 806.994 acre tract, $N 88^{\circ}01'10'' E$ a distance of 599.43 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the right, an arc distance of 43.44 feet, having a radius of 1,040.00 feet, a central angle of $02^{\circ}23'36''$ and a chord which bears $N 89^{\circ}12'58'' E$ a distance of 43.44 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the left, an arc distance of 22.99 feet, having a radius of 15.00 feet, a central angle of $87^{\circ}49'38''$ and a chord which bears $N 46^{\circ}29'57'' E$ a distance of 20.81 feet to a calculated point of tangency;

THENCE, continuing over and across said Roberts 806.994 acre tract, $N 02^{\circ}35'08'' E$ a distance of 5.44 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the right, an arc distance of 16.09 feet, having a radius of 225.00 feet, a central angle of $04^{\circ}05'52''$ and a chord which bears $N 04^{\circ}38'04'' E$ a distance of 16.09 feet to a calculated point for an interior corner of the herein describe tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, $N 83^{\circ}19'00'' W$ a distance of 120.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, $N 16^{\circ}06'42'' E$ a distance of 147.71 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, $N 42^{\circ}49'48'' E$ a distance of 830.28 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, $S 72^{\circ}40'27'' E$ a distance of 121.80 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, $S 69^{\circ}36'31'' E$ a distance of 82.56 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, $S 66^{\circ}47'41'' E$ a distance of 105.02 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, $S 63^{\circ}38'38'' E$ a distance of 105.02 feet to a calculated angle point;

EXHIBIT A

THENCE, continuing over and across said Roberts 806.994 acre tract, S 81°01'43" E a distance of 117.76 feet to a calculated point for the beginning of a non-tangent curve to the right and an interior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the right, an arc distance of 299.77 feet, having a radius of 60.00 feet, a central angle of 286°15'37" and a chord which bears N 81°18'06" E a distance of 72.00 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Roberts 806.994 acre tract, along said curve to the left, an arc distance of 13.91 feet, having a radius of 15.00 feet, a central angle of 53°07'48" and a chord which bears S 17°52'00" W a distance of 13.42 feet to a calculated point of tangency;

THENCE, continuing over and across said Roberts 806.994 acre tract, S 08°41'54" E a distance of 164.01 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 27°24'11" E a distance of 6.31 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 50°57'15" E a distance of 83.60 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 08°34'43" E a distance of 4.27 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 23°23'10" E a distance of 46.94 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 19°45'37" E a distance of 12.83 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 19°38'05" E a distance of 10.73 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 45°15'37" E a distance of 14.37 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 19°56'38" E a distance of 19.64 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 63°38'33" E a distance of 136.11 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, NORTH a distance of 13.81 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 59°58'46" E a distance of 26.06 feet to a calculated point for an exterior corner of the herein described tract;

EXHIBIT A

THENCE, continuing over and across said Roberts 806.994 acre tract, N 14°09'50" W a distance of 181.58 feet to a calculated angle point;

THENCE, continuing over and across said Roberts 806.994 acre tract, N 16°42'37" W, a distance of 648.40 feet to a 1/2-inch iron rod found on the northwest line of said Roberts 806.994 acre tract, at the most easterly corner of said Hunter 231.763 acre tract, and at the most southerly corner of a called 808.872 acre tract of land as conveyed to Freddie Wayne Hoskins, Trustee of the Hoskins Grantor Retained Annuity Trust by Warranty Deed recorded in Document Number 200411085 of the Official Public Records of Bastrop County, Texas, for an exterior corner of the herein described tract, from which a found 3/8-inch iron rod bears N 38°41'24" W a distance of 0.68 feet, and from which a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection of the southwest line of said Hoskins Tract and the south line of a 100-foot wide unimproved right-of-way as dedicated by Volume 427, Page 848 of the Official Public Records of Bastrop County, and at an exterior corner of said Hunter 231.763 acre tract, bears N 46°52'57" W a distance of 476.83 feet;

THENCE, generally along a fence, continuing with the northwest line of said Roberts 806.994 acre tract and the southeast line of said Hoskins Tract, N 42°54'02" E a distance of 4,643.68 feet to a fence post found on the southwest line of Lot 46A of AMENDED PLAT OF LOT 46 AND PORTION OF LOT 47, THOUSAND OAKS, a subdivision recorded in Cabinet 6, Sheet 28A of the Plat Records of Bastrop County, Texas, at the most northerly corner of said Roberts 806.994 acre tract, and at an easterly exterior corner of said Hoskins Tract, for the most northerly corner of the herein described tract, from which a found 3/8-inch iron rod bears N 46°27'13" W a distance of 342.84 feet;

THENCE, generally along a fence, with the northeast line of said Roberts 806.994 acre tract and the southwest line of said Lot 46A, S 46°52'02" E a distance of 1,345.39 feet to a 1/2-inch iron rod found at the most southerly corner of said Lot 46A, and at a westerly exterior corner of said Hervenshan Tract, for an angle point, from which a 1/2-inch iron rod found at the most easterly corner of said Lot 46A, and at the most southerly corner of Lot 45 of THOUSAND OAKS, a subdivision recorded in Cabinet 1, Sheet 129A of the Plat Records of Bastrop County, Texas, bears N 43°20'25" E a distance of 49.22 feet;

THENCE, generally along a fence, continuing with the northeast line of said Roberts 806.994 acre tract and with a southwest line of said Hervenshan Tract, S 46°52'25" E a distance of 1,555.41 feet to a wooden fence post found at the most easterly corner of said Roberts 806.994 acre tract, and at an interior corner of said Hervenshan Tract, for the most easterly corner of the herein described tract;

THENCE, generally along a fence, with the southeast line of said Roberts 806.994 acre tract, and the northwest line of said Hervenshan Tract, S 43°24'07" W a distance of 5,407.12 feet to a 1/2-inch iron rod found at the most westerly corner of said Hervenshan Tract, for an interior corner of the herein described tract;

THENCE, with a south line of said Hervenshan Tract, the following fifteen (15) courses:

- 1) S 57°31'11" E a distance of 7.52 feet to a 1/2-inch iron rod found for an angle point;
- 2) S 54°44'26" E a distance of 92.71 feet to a 1/2-inch iron rod found for an angle point;
- 3) N 84°57'04" E a distance of 119.18 feet to a 1/2-inch iron rod found for an angle point;

EXHIBIT A

- 4) S 75°00'11" E a distance of 62.98 feet to a 1/2-inch iron rod found for an angle point;
- 5) S 49°57'27" E a distance of 100.89 feet to a 1/2-inch iron rod found for an angle point;
- 6) N 73°18'27" E a distance of 58.19 feet to a 1/2-inch iron rod found for an angle point;
- 7) S 89°16'50" E a distance of 44.37 feet to a 1/2-inch iron rod found for an angle point;
- 8) N 45°36'44" E a distance of 96.00 feet to a 1/2-inch iron rod found for an angle point;
- 9) N 73°18'51" E a distance of 99.43 feet to a 1/2-inch iron rod found for an angle point;
- 10) N 82°07'38" E a distance of 140.29 feet to a 3/8-inch iron rod found for an angle point;
- 11) S 83°08'22" E a distance of 124.66 feet to a 1/2-inch iron rod found for an angle point;
- 12) S 71°01'08" E a distance of 197.14 feet to a 1/2-inch iron rod found for an angle point;
- 13) S 49°26'47" E a distance of 92.36 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 14) N 72°36'51" E a distance of 23.86 feet to a 1/2-inch iron rod with cap stamped "JE Garron RPLS 4303" found for an angle point; and
- 15) S 57°59'25" E a distance of 209.53 feet to the **POINT OF BEGINNING** and containing 575.264 acres (25,058,515 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on May 26, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. This document was prepared under 22 Texas Administrative Code §138.95 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.



Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



7/23/2021
Date

Date: July 23, 2021
Job No: 8695-00

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Direct Line: (713) 860-6424
Direct Fax: (713) 860-6624

lsotirake@abhr.com

Linda F. Sotirake
Legal Assistant

June 18, 2024

VIA OVERNIGHT DELIVERY AND EMAIL (citysec@cityofbastrop.org)

Ms. Ann Franklin
City of Bastrop
City Hall 1211 Chestnut Street
Bastrop, TX 78602

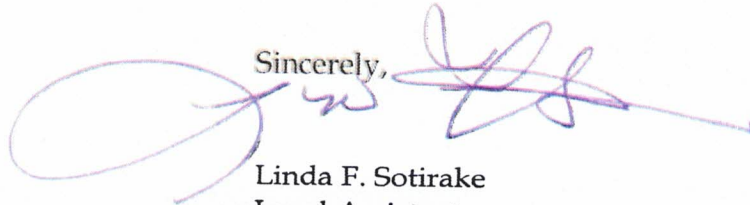
Re: Petitions for Release of an Area from a Municipality's Extraterritorial Jurisdiction

Dear Ms. Franklin:

Please find enclosed, for consideration by the Mayor and City Council of the City of Bastrop, Texas (the "City"), one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 582.444 acres of land located in the City's extraterritorial jurisdiction (the "Land").

In accordance with Section 42.105(c) of the Local Government Code, we respectfully request that the City take official action to release the Land from the City's extraterritorial jurisdiction. Should you have any questions, or need additional information, regarding this matter or the enclosed document, please feel free to call me at (713) 860-6424. Thank you for your attention to this matter.

Sincerely,



Linda F. Sotirake
Legal Assistant

Enclosure

1197283

Attachment 2

PETITION FOR RELEASE OF AN AREA FROM A MUNICIPALITY'S
EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

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

CTX SPE 3, LP, a Texas limited partnership, CEDAR CREEK EAST LP, a Texas limited partnership, 5STAR FAMILY HOLDINGS LP, a Texas limited partnership, HOGSBREATH INVESTMENTS, LP, a Texas limited partnership, CABO 35 STREET DEVELOPMENTS, LP, a Texas limited partnership, BORING ACCOUNTANT, LP, a Texas limited partnership, REAL 812 HOLDINGS, LP, a Texas limited partnership, RIO GRANDE EQUITY, LP, a Texas limited partnership, ANCHO DEVELOPMENT HOLDINGS, LP, a Texas limited partnership, and 812 COMMERCIAL INVESTMENTS, LP, a Texas limited partnership (the "Petitioners"), acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petition this Honorable City Council to release the 582.444 acres of land described by metes and bounds in **Exhibit A** and shown on the map attached as **Exhibit B** (the "Land"), attached hereto and incorporated herein for all purposes, from the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City"), and in support of this petition the Petitioners represent, covenant, and agree as follows:

I.

The Petitioners hold fee simple title to the Land, and hereby represent that they own a majority in value of the Land to be released from the extraterritorial jurisdiction of the City as indicated by the certificate of ownership provided by the Bastrop Central Appraisal District, attached hereto as **Exhibit C**.

II.

The Petitioners represent that the Land is not located within five (5) miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted.

III.

The Petitioners represent that the Land has not been voluntarily annexed into the extraterritorial jurisdiction of a municipality that is located in a county (a) in which the population grew by more than fifty percent (50%) from the previous federal decennial

census in the federal decennial census conducted in 2020; and (b) that has a population of greater than 240,000.

IV.

The Petitioners represent that the Land is not within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is (a) within 15 miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted; and (b) in a county with a population of more than two million.

V.

The Petitioners represent that the Land is not in an area designated as an industrial district under Section 42.944 of the Texas Local Government Code.

VI.

The Petitioners represent that the Land is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City immediately release the Land from its extraterritorial jurisdiction, as required by Section 42.105(c) of the Texas Local Government Code, as it exists today and from any future expansions of the City's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the City fails to release the Land from its extraterritorial jurisdiction by the later of forty-five (45) days from the date it receives the petition or the next meeting of municipality's governing body that occurs after the 30th day after the date the City receives this petition, the Land shall be released from the City's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on June 18, 2024.

CTX SPE 3, LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Wathen Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of CTX SPE 3, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

(NOTARY SEAL)

CEDAR CREEK EAST LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Wathen Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of JUNE, 2024, by T. Craig Benson, manager of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of **CEDAR CREEK EAST LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



(NOTARY SEAL)

Linda Arredondo
Notary Public, State of Texas

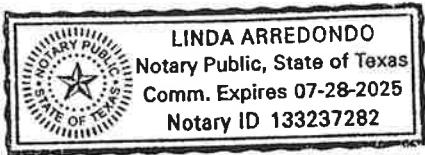
5STAR FAMILY HOLDINGS LP
a Texas limited partnership

By: 5Star Family GP, LLC
a Texas limited liability company,
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Wathen Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of 5Star Family GP, LLC, Texas limited liability company and General Partner of **5STAR FAMILY HOLDINGS LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

(NOTARY SEAL)

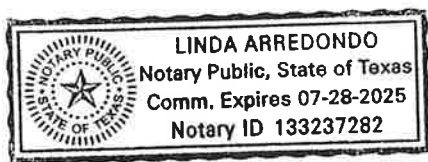
HOGSBREATH INVESTMENTS, LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Wathen Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of **HOGSBREATH INVESTMENTS, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

(NOTARY SEAL)

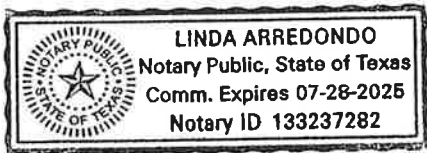
CABO 35 STREET DEVELOPMENTS, LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Wether Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of **CABO 35 STREET DEVELOPMENTS, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

(NOTARY SEAL)

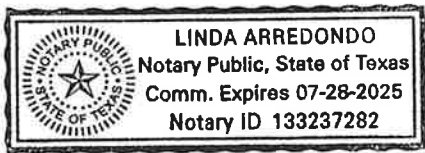
BORING ACCOUNTANT, LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Wathen Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of **BORING ACCOUNTANT, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

(NOTARY SEAL)

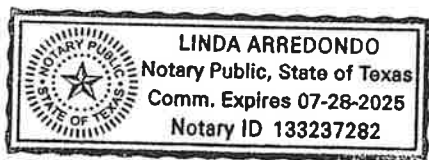
REAL 812 HOLDINGS, LP
a Texas limited partnership

By: 5Star Family GP, LLC,
a Texas limited liability company,
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Watten Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of 5Star Family GP, LLC, a Texas limited liability company and General Partner of **REAL 812 HOLDINGS, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

(NOTARY SEAL)

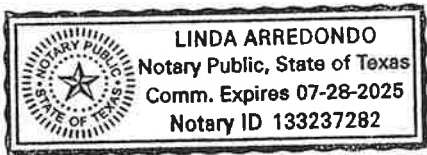
RIO GRANDE EQUITY, LP
a Texas limited partnership

By: 5Star Family GP, LLC,
a Texas limited liability company,
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Waltham Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of 5Star Family GP, LLC, a Texas limited liability company and General Partner of **RIO GRANDE EQUITY, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

(NOTARY SEAL)

ANCHO DEVELOPMENT HOLDINGS, LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Wathen Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of ANCHO DEVELOPMENT HOLDINGS, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

(NOTARY SEAL)

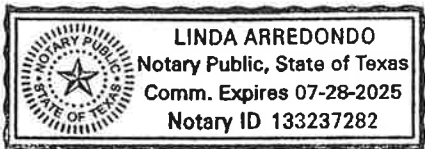
812 COMMERCIAL INVESTMENTS, LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Manager
DOB: 1/31/62
Residence Address: 1415 Watten Ave
Austin, TX 78703
Date of Signing: _____

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 13th day of June, 2024, by T. Craig Benson, manager of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of **812 COMMERCIAL INVESTMENTS, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Linda Arredondo
Notary Public, State of Texas

- (NOTARY SEAL)
Attachments:
Exhibit A: Description of the Land
Exhibit B: Map of the Land
Exhibit C: Certificate of Ownership

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 582.444 ACRE TRACT OF LAND OUT OF THE HIRAM BEALES SURVEY, ABSTRACT NO. 12, THE REUBEN GAGE SURVEY, ABSTRACT NO. 31, AND THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 24, ALL OF BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 35.759 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN14 SAI INVESTMENTS LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202207706 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 78.934 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, ALL OF THE REMAINDER OF A CALLED 43.231 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, AND ALL OF A CALLED 21.838 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, ALL AS CONVEYED TO 5STAR FAMILY HOLDINGS LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202114069 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING ALL OF A CALLED 100.842 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, A PORTION OF THE REMAINDER OF A CALLED 121.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, AND A PORTION OF THE REMAINDER OF A CALLED 587.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, ALL AS CONVEYED TO CEDAR CREEK EAST LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202114074 AND CORRECTION INSTRUMENTS AS TO A RECORDED ORIGINAL INSTRUMENT RECORDED IN DOCUMENT NUMBERS 202216447 AND 202216495, ALL OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 184.561 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, AND A PORTION OF THE REMAINDER OF A CALLED 231.318 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, BOTH AS CONVEYED TO CTX SPE 3, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202114039 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 810.512 ACRE TRACT OF LAND AS CONVEYED TO CTX SPE 3, LP BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202114026 AND CORRECTED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202115827, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 141.079 ACRE TRACT OF LAND AS CONVEYED TO NEU COMMUNITY CREEKSIDE LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202207532 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING A PORTION OF A 100-FOOT WIDE UNIMPROVED RIGHT-OF-WAY AS DEDICATED TO THE PUBLIC BY VOLUME 427, PAGE 848 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1, 2, 4, 5, 7 AND 8 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 52, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 582.444 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found on the northeast right-of-way line of F.M. 812 (100 feet wide) as dedicated by Volume 140, Pages 480 and 486 of the Deed Records of Bastrop County, Texas, at the most westerly corner of the above described Austin14 Tract, and at the most southerly corner of a called 366.5047 acre tract of land as conveyed to Legacy Housing Corp. by General Warranty Deed with Mineral Reservations recorded in Document Number 201806013 of the Official Public Records of Bastrop County, Texas, for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with a northwest line of said Austin14 Tract and the southeast line of said Legacy Housing Tract, N 43°04'40" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most northerly corner of said Austin14 Tract, and at the most westerly corner of the remainder of the above described 5Star Tract 1, and continuing on with a northwest line of said 5Star Tract 1 and the southeast line of said Legacy Housing Tract for a total distance of 3,546.03 feet to a 5/8-inch iron rod found on the southwest line of Lot 5 of THE RANCH, a subdivision recorded in Cabinet 1, Page 74-B of the Plat Records of Bastrop County, Texas, at an exterior corner of said 5Star Tract 1, and at the most easterly corner of said Legacy Housing Tract, for an exterior corner of the herein described tract, from which a 1/2-inch iron rod found at the southwest common corner of Lot 4 and Lot 5 of said THE RANCH, bears N 46°45'51" W a distance of 142.43 feet;

THENCE, with the northeast line of said 5Star Tract 1 and the southwest line of said THE RANCH, S 47°02'58" E a distance of 169.12 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continuing with the northeast line of said 5Star Tract 1 and the southwest line of said THE RANCH, S 47°07'50" E a distance of 679.10 feet to a 60D nail found at an interior corner of said 5Star Tract 1, and at the most southerly corner of said THE RANCH, for an interior corner of the herein described tract;

THENCE, with a northwest line of said 5Star Tract 1 and the southeast line of said THE RANCH, N 43°16'48" E a distance of 1,700.03 feet to a 1/2-inch iron pipe found at the common southeast corner of Lot 8 and Lot 18 of said THE RANCH, for an angle point of the herein described tract;

THENCE, continuing with a northwest line of said 5Star Tract 1 and the southeast line of said THE RANCH, N 43°10'16" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the northeast corner of said 5Star Tract 1, and at an angle point in the northwest line of the above described Cedar Creek East Tract 1, and continuing on with the northwest line of said Cedar Creek East Tract 1 and the southeast line of said THE RANCH for a total distance of 1,688.15 feet to a 1/2-inch iron pipe found for an angle point;

THENCE, continuing with the northwest line of said Cedar Creek East Tract 1 and the southeast line of said THE RANCH, N 43°03'13" E a distance of 321.19 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most northerly corner of said Cedar Creek East Tract 1, and at the most westerly corner of a called 261.430 acre tract of land described as Tract 1 as conveyed to CTX HWY 21, LP by Warranty Deed with Vendor's Lien recorded in Document Number 202216695 of the Official Public Records of Bastrop County, Texas, for the most northerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 46°52'57" W a distance of 2.59 feet;

THENCE, generally along a fence, with the northeast line of said Cedar Creek East Tract 1 and the southwest line of said CTX HWY 21 Tract 1, S 46°52'57" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set on the north line of the above described 100-foot wide unimproved right-of-way, at the most easterly corner of said Cedar Creek East Tract 1, at an exterior corner of said CTX HWY 21 Tract 1, and at the most westerly corner of a called 6.362 acre tract of land as conveyed to CTX HWY 21, LP by Special Warranty Deed 100' ROW recorded in Document Number 202221197 of the Official Public Records of Bastrop County, Texas, at a distance of 3,215.97 feet, continuing on generally along a fence, with the southwest line of said CTX HWY 21 6.362 acre tract and over and across said 100-foot wide unimproved right-of-way, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set on the south line of said 100-foot wide unimproved right-of-way, at an exterior corner of the above described Cedar Creek East Tract 2, at an exterior corner of said CTX HWY 21 Tract 1, and at the most southerly corner of the above described CTX HWY 21 6.362 acre tract at a distance of 3,327.47 feet, and continuing on generally along a fence, with the northeast line of said Cedar Creek East Tract 2 and the southwest line of said CTX HWY 21 Tract 1 for a total distance of 3,804.30 feet to a 1/2-inch iron rod found on the northwest line of the above described Cedar Creek East Tract 3, at the most easterly corner of said Cedar Creek East Tract 2, and at the most southerly corner of said CTX HWY 21 Tract 1, for an angle point, from which a found 3/8-inch iron rod bears N 38°41'24" W a distance of 0.68 feet, and from which a fence post found at the most easterly common corner of said Cedar Creek East Tract 3 and said CTX HWY 21 Tract 1, bears N 42°54'02" E a distance of 4,643.68 feet;

THENCE, over and across said Cedar Creek East Tract 3, S 16°42'37" E a distance of 648.40 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 14°09'50" E a distance of 181.58 feet to a calculated point for the most easterly corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 59°58'46" W a distance of 26.06 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, SOUTH a distance of 13.81 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 63°38'33" W a distance of 136.11 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 19°56'38" W a distance of 19.64 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 45°15'37" W a distance of 14.37 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 19°38'05" W a distance of 10.73 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 19°45'37" W a distance of 12.83 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 23°23'10" W a distance of 46.94 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 08°34'43" W a distance of 4.27 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 50°57'15" W a distance of 83.60 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 27°24'11" W a distance of 6.31 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 08°41'54" W a distance of 164.01 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Cedar Creek East Tract 3, along said curve to the right, an arc distance of 13.91 feet, having a radius of 15.00 feet, a central angle of 53°07'48" and a chord which bears N 17°52'00" E a distance of 13.42 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Cedar Creek East Tract 3, along said curve to the left, an arc distance of 299.77 feet, having a radius of 60.00 feet, a central angle of 286°15'37" and a chord which bears S 81°18'06" W a distance of 72.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 81°01'43" W a distance of 117.76 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 63°38'38" W a distance of 105.02 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 66°47'41" W a distance of 105.02 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 69°36'31" W a distance of 82.56 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 72°40'27" W a distance of 121.80 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 42°49'48" W a distance of 830.28 feet to a calculated angle point;

THENCE, continuing partly over and across said Cedar Creek East Tract 3 and partly over and across the above described NEU Community Tract, S 16°06'42" W a distance of 147.71 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said NEU Community Tract, S 83°19'00" E a distance of 120.00 feet to a calculated point for the beginning of a non-tangent curve to the left and an exterior corner of the herein described tract;

THENCE, continuing over and across said NEU Community Tract, along said curve to the left, an arc distance of 16.09 feet, having a radius of 225.00 feet, a central angle of 04°05'52" and a chord which bears S 04°38'04" W a distance of 16.09 feet to a calculated point of tangency;

THENCE, continuing over and across said NEU Community Tract, S 02°35'08" W a distance of 5.44 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said NEU Community Tract, along said curve to the right, an arc distance of 22.99 feet, having a radius of 15.00 feet, a central angle of 87°49'38" and a chord which bears S 46°29'57" W a distance of 20.81 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said NEU Community Tract, along said curve to the left, an arc distance of 43.44 feet, having a radius of 1,040.00 feet, a central angle of 02°23'36" and a chord which bears S 89°12'58" W a distance of 43.44 feet to a calculated point of tangency;

THENCE, continuing partly over and across said NEU Community Tract and partly over and across said Cedar Creek East Tract 2, S 88°01'10" W a distance of 599.43 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing partly over and across said Cedar Creek East Tract 2 and partly over and across said Cedar Creek East Tract 3, along said curve to the left, an arc distance of 115.96 feet, having a radius of 55.00 feet, a central angle of 120°48'11" and a chord which bears S 27°37'05" W a distance of 95.65 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 66°59'14" W a distance of 342.52 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most easterly corner of the remainder of said CTX SPE 3 810.512 acre tract, and at an interior corner of said Cedar Creek East Tract 3, for an exterior corner of the herein described tract;

THENCE, with a southwest line of said Cedar Creek East Tract 3 and the northeast line of the remainder of said CTX SPE 3 810.512 acre tract, N 46°57'27" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most northerly common corner of said Cedar Creek East Tract 3 and the remainder of said CTX SPE 3 810.512 acre tract, and at the most southerly common corner of the remainder of said CTX SPE 3 231.318 acre tract and said Cedar Creek East Tract 2, at a distance of 280.29 feet, and continuing on with the northeast line of the remainder of said CTX SPE 3 231.318 acre tract and the southwest line of said Cedar Creek East Tract 2, for a total distance of 2,050.82 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE Inc" set on the southeast line of said 100-foot wide unimproved right-of-way, at the most northerly corner of the remainder of said CTX SPE 3 231.318 acre tract, and at the most westerly corner of said Cedar Creek East Tract 2, bears N 46°57'27" W a distance of 654.31 feet;

THENCE, departing the southwest line of said Cedar Creek East Tract 3, and over and across said CTX SPE 3 810.512 acre tract, S 43°02'33" W a distance of 397.53 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 10°06'06" W a distance of 2,100.15 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 34°21'27" W a distance of 169.34 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 38°10'11" E a distance of 427.36 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 43°06'35" W a distance of 517.47 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 09°38'15" E a distance of 64.44 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 46°53'25" E a distance of 352.54 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the southeast line of the remainder of said CTX SPE 3 810.512 acre tract and the northwest line of a called 14.860 acre tract of land described as Tract 2 as conveyed to SPE 3 MH, LP by Warranty Deed recorded in Document Number 202217283 of the Official Public Records of Bastrop County, Texas, for an exterior corner of the herein described tract;

THENCE, with the southeast line of the remainder of said CTX SPE 3 810.512 acre tract and the northwest line of said SPE 3 MH Tract 2, S 43°06'35" W a distance of 1,567.98 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the northeast right-of-way of said F.M. 812, at the most southerly corner of said CTX SPE 3 810.512 acre tract, and at the most westerly corner of said SPE 3 MH Tract 2, for the most southerly corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "Chaparral Boundary" found at the most southerly corner of a called 19.283 acre tract of land described as Tract 1 as conveyed to SPE 3 MH, LP by Warranty Deed recorded in Document Number 202217283 of the Official Public Records of Bastrop County, Texas, and at the most westerly corner of a called 100.00 acre tract of land as conveyed to Bastrop Independent School District by General Warranty Deed recorded in Document Number 200109431 of the Official Public Records of Bastrop County, Texas, bears S 47°11'04" E a distance of 60.00 feet;

THENCE, with the northeast right-of-way line of said F.M. 812 and the southwest line of said CTX SPE 3 810.512 acre tract, N 47°11'04" W a distance of 39.52 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and the southwest line of said CTX SPE 3 810.512 acre tract, N 47°07'24" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southwest common corner of said CTX SPE 3 810.512 acre tract and the above described 5Star Tract 3 at a distance of 2,448.35 feet, and continuing on with the northeast right-of-way line of said F.M. 812 and the southwest line of said 5Star Tract 3 for a total distance of 2,886.98 feet to a 5/8-inch iron rod found at the southwest common corner of said 5Star Tract 2 and the above described 5Star Tract 2, for an angle point;

THENCE, with the northeast right-of-way line of said F.M. 812 and the southwest line of said 5Star Tract 2, N 47°04'41" W a distance of 299.49 feet to a TXDOT Type I concrete right-of-way monument found for an angle point;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and the southwest line of said 5Star Tract 2, N 46°58'25" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southwest common corner of said 5Star Tract 2 and said Austin14 Tract, continuing on with the northeast right-of-way line of said F.M. 812 and the southwest line of said Austin14 Tract for a total distance of 427.27 feet to a 1/2-inch iron rod found at an exterior corner of said Austin14 Tract, and at the most southerly terminus of said 100-foot wide unimproved right-of-way, for an angle point;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and the southwest terminus of said 100-foot wide unimproved right-of-way, N 46°59'27" W a distance of 100.12 feet to a 1/2-inch iron rod found at an exterior corner of said Autin14 Tract, and at the most westerly terminus of said 100-foot wide unimproved right-of-way, for an angle point;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and the southwest line of said Austin14 Tract, N 47°02'39" W a distance of 492.63 feet to the **POINT OF BEGINNING** and containing 582.444 acres (25,371,265 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on May 26, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. This document was prepared under 22 Texas Administrative Code §138.95 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.



Damian G. Fisher RPLS No. 6928
BGE, Inc.
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Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502

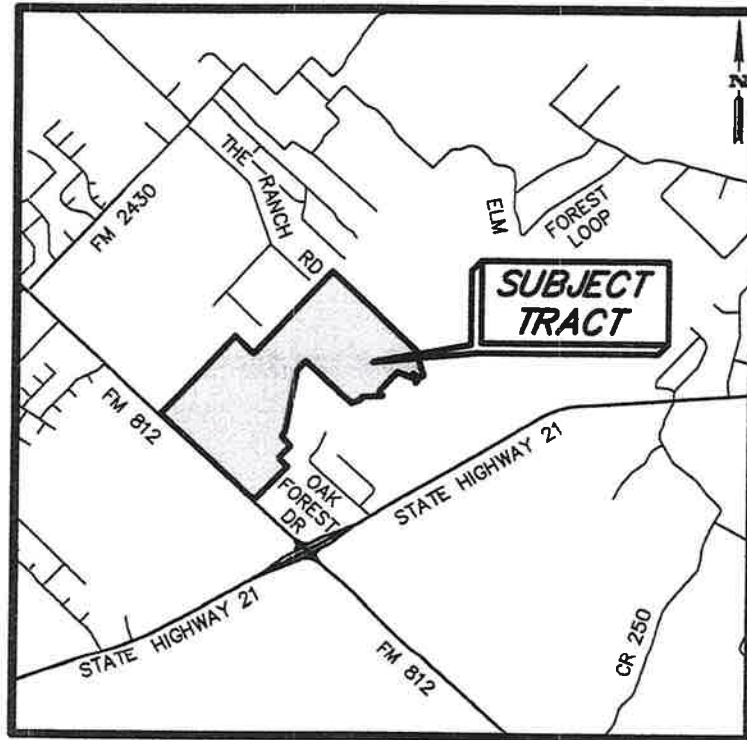


02/07/2023

Date

Date: January 6, 2023
Revised: February 7, 2023
Job No: 8695-00

EXHIBIT B



NOT TO SCALE

LOCATION MAP
BASTROP ETJ RELEASE
582.444 ACRES



BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502

EXHIBIT C

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 June 17, 2024, the property described and attached hereto, is assessed on the appraisal rolls of Bastrop County, Texas, for the tax year 2024 in the name(s) of:

- CTX SPE 3 LP
- AUSTIN14 SAI INVESTMENTS LLC
- 5STAR FAMILY HOLDINGS LP
- CEDAR CREEK EAST LP
- PRIEST, DAKOTA DEAN (ET AL)
- NEU COMMUNITY CREEKSIDE LLC
- REAL 812 HOLDINGS LP
- RIO GRANDE EQUITY LP
- 812 COMMERCIAL INVESTMENTS LP
- ANCHO DEVELOPMENT HOLDINGS LP
- BORING ACCOUNTANT LP
- CABO 35 STREET DEVELOPMENTS LP
- HOGSBREATH INVESTMENTS LP

<u>OWNER/ACCOUNT</u>	<u>ACREAGE</u>	<u>VALUE</u>
57267	85.965	\$ 1,158,405
69953	39.512	\$ 533,639
73794	12.062	\$ 5,058,582
8723123	0.463	\$ 6,239
8723149	4.7850	\$ 64,350
8723150	24.188	\$ 440,415
8723152	14.224	\$ 258,991
8723154	21.039	\$ 383,078
8723155	100.842	\$ 1,199,616
8723156	1.973	\$ 37,873
8728760	23.697	\$ 853,147
8730038	10.01	\$ 557,711
8730898	0.333	\$ 99,371

EXHIBIT C

8730899	1.46	\$ 17,199
8730900	10.328	\$ 121,664
8723153	120.921	\$ 1,438,476
Un-Opened Road	19.972	\$ 0
8733899	25.81	\$ 489,566
8733900	11.00	\$ 200,288
8733911	10.74	\$ 144,724
8733912	10.71	\$ 144,321
8733913	10.34	\$ 139,335
8733914	10.75	\$ 144,860
8733915	11.32	\$ 152,541

CERTIFIED this 17th day of June, 2024.

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

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 582.444 ACRE TRACT OF LAND OUT OF THE HIRAM BEALES SURVEY, ABSTRACT NO. 12, THE REUBEN GAGE SURVEY, ABSTRACT NO. 31, AND THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 24, ALL OF BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 35.759 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN14 SAI INVESTMENTS LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202207706 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 78.934 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, ALL OF THE REMAINDER OF A CALLED 43.231 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, AND ALL OF A CALLED 21.838 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, ALL AS CONVEYED TO 5STAR FAMILY HOLDINGS LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202114069 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING ALL OF A CALLED 100.842 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, A PORTION OF THE REMAINDER OF A CALLED 121.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, AND A PORTION OF THE REMAINDER OF A CALLED 587.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, ALL AS CONVEYED TO CEDAR CREEK EAST LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202114074 AND CORRECTION INSTRUMENTS AS TO A RECORDED ORIGINAL INSTRUMENT RECORDED IN DOCUMENT NUMBERS 202216447 AND 202216495, ALL OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 184.561 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, AND A PORTION OF THE REMAINDER OF A CALLED 231.318 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, BOTH AS CONVEYED TO CTX SPE 3, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202114039 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 810.512 ACRE TRACT OF LAND AS CONVEYED TO CTX SPE 3, LP BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202114026 AND CORRECTED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202115827, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 141.079 ACRE TRACT OF LAND AS CONVEYED TO NEU COMMUNITY CREEKSIDE LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202207532 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING A PORTION OF A 100-FOOT WIDE UNIMPROVED RIGHT-OF-WAY AS DEDICATED TO THE PUBLIC BY VOLUME 427, PAGE 848 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1, 2, 4, 5, 7 AND 8 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 52, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 582.444 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found on the northeast right-of-way line of F.M. 812 (100 feet wide) as dedicated by Volume 140, Pages 480 and 486 of the Deed Records of Bastrop County, Texas, at the most westerly corner of the above described Austin14 Tract, and at the most southerly corner of a called 366.5047 acre tract of land as conveyed to Legacy Housing Corp. by General Warranty Deed with Mineral Reservations recorded in Document Number 201806013 of the Official Public Records of Bastrop County, Texas, for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with a northwest line of said Austin14 Tract and the southeast line of said Legacy Housing Tract, N 43°04'40" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most northerly corner of said Austin14 Tract, and at the most westerly corner of the remainder of the above described 5Star Tract 1, and continuing on with a northwest line of said 5Star Tract 1 and the southeast line of said Legacy Housing Tract for a total distance of 3,546.03 feet to a 5/8-inch iron rod found on the southwest line of Lot 5 of THE RANCH, a subdivision recorded in Cabinet 1, Page 74-B of the Plat Records of Bastrop County, Texas, at an exterior corner of said 5Star Tract 1, and at the most easterly corner of said Legacy Housing Tract, for an exterior corner of the herein described tract, from which a 1/2-inch iron rod found at the southwest common corner of Lot 4 and Lot 5 of said THE RANCH, bears N 46°45'51" W a distance of 142.43 feet;

THENCE, with the northeast line of said 5Star Tract 1 and the southwest line of said THE RANCH, S 47°02'58" E a distance of 169.12 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continuing with the northeast line of said 5Star Tract 1 and the southwest line of said THE RANCH, S 47°07'50" E a distance of 679.10 feet to a 60D nail found at an interior corner of said 5Star Tract 1, and at the most southerly corner of said THE RANCH, for an interior corner of the herein described tract;

THENCE, with a northwest line of said 5Star Tract 1 and the southeast line of said THE RANCH, N 43°16'48" E a distance of 1,700.03 feet to a 1/2-inch iron pipe found at the common southeast corner of Lot 8 and Lot 18 of said THE RANCH, for an angle point of the herein described tract;

THENCE, continuing with a northwest line of said 5Star Tract 1 and the southeast line of said THE RANCH, N 43°10'16" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the northeast corner of said 5Star Tract 1, and at an angle point in the northwest line of the above described Cedar Creek East Tract 1, and continuing on with the northwest line of said Cedar Creek East Tract 1 and the southeast line of said THE RANCH for a total distance of 1,688.15 feet to a 1/2-inch iron pipe found for an angle point;

THENCE, continuing with the northwest line of said Cedar Creek East Tract 1 and the southeast line of said THE RANCH, N 43°03'13" E a distance of 321.19 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most northerly corner of said Cedar Creek East Tract 1, and at the most westerly corner of a called 261.430 acre tract of land described as Tract 1 as conveyed to CTX HWY 21, LP by Warranty Deed with Vendor's Lien recorded in Document Number 202216695 of the Official Public Records of Bastrop County, Texas, for the most northerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 46°52'57" W a distance of 2.59 feet;

THENCE, generally along a fence, with the northeast line of said Cedar Creek East Tract 1 and the southwest line of said CTX HWY 21 Tract 1, S 46°52'57" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set on the north line of the above described 100-foot wide unimproved right-of-way, at the most easterly corner of said Cedar Creek East Tract 1, at an exterior corner of said CTX HWY 21 Tract 1, and at the most westerly corner of a called 6.362 acre tract of land as conveyed to CTX HWY 21, LP by Special Warranty Deed 100' ROW recorded in Document Number 202221197 of the Official Public Records of Bastrop County, Texas, at a distance of 3,215.97 feet, continuing on generally along a fence, with the southwest line of said CTX HWY 21 6.362 acre tract and over and across said 100-foot wide unimproved right-of-way, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set on the south line of said 100-foot wide unimproved right-of-way, at an exterior corner of the above described Cedar Creek East Tract 2, at an exterior corner of said CTX HWY 21 Tract 1, and at the most southerly corner of the above described CTX HWY 21 6.362 acre tract at a distance of 3,327.47 feet, and continuing on generally along a fence, with the northeast line of said Cedar Creek East Tract 2 and the southwest line of said CTX HWY 21 Tract 1 for a total distance of 3,804.30 feet to a 1/2-inch iron rod found on the northwest line of the above described Cedar Creek East Tract 3, at the most easterly corner of said Cedar Creek East Tract 2, and at the most southerly corner of said CTX HWY 21 Tract 1, for an angle point, from which a found 3/8-inch iron rod bears N 38°41'24" W a distance of 0.68 feet, and from which a fence post found at the most easterly common corner of said Cedar Creek East Tract 3 and said CTX HWY 21 Tract 1, bears N 42°54'02" E a distance of 4,643.68 feet;

THENCE, over and across said Cedar Creek East Tract 3, S 16°42'37" E a distance of 648.40 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 14°09'50" E a distance of 181.58 feet to a calculated point for the most easterly corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 59°58'46" W a distance of 26.06 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, SOUTH a distance of 13.81 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 63°38'33" W a distance of 136.11 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 19°56'38" W a distance of 19.64 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 45°15'37" W a distance of 14.37 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 19°38'05" W a distance of 10.73 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 19°45'37" W a distance of 12.83 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 23°23'10" W a distance of 46.94 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 08°34'43" W a distance of 4.27 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 50°57'15" W a distance of 83.60 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 27°24'11" W a distance of 6.31 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 08°41'54" W a distance of 164.01 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Cedar Creek East Tract 3, along said curve to the right, an arc distance of 13.91 feet, having a radius of 15.00 feet, a central angle of 53°07'48" and a chord which bears N 17°52'00" E a distance of 13.42 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Cedar Creek East Tract 3, along said curve to the left, an arc distance of 299.77 feet, having a radius of 60.00 feet, a central angle of 286°15'37" and a chord which bears S 81°18'06" W a distance of 72.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 81°01'43" W a distance of 117.76 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 63°38'38" W a distance of 105.02 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 66°47'41" W a distance of 105.02 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 69°36'31" W a distance of 82.56 feet to a calculated angle point;

THENCE, continuing over and across said Cedar Creek East Tract 3, N 72°40'27" W a distance of 121.80 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 42°49'48" W a distance of 830.28 feet to a calculated angle point;

THENCE, continuing partly over and across said Cedar Creek East Tract 3 and partly over and across the above described NEU Community Tract, S 16°06'42" W a distance of 147.71 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said NEU Community Tract, S 83°19'00" E a distance of 120.00 feet to a calculated point for the beginning of a non-tangent curve to the left and an exterior corner of the herein described tract;

THENCE, continuing over and across said NEU Community Tract, along said curve to the left, an arc distance of 16.09 feet, having a radius of 225.00 feet, a central angle of 04°05'52" and a chord which bears S 04°38'04" W a distance of 16.09 feet to a calculated point of tangency;

THENCE, continuing over and across said NEU Community Tract, S 02°35'08" W a distance of 5.44 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said NEU Community Tract, along said curve to the right, an arc distance of 22.99 feet, having a radius of 15.00 feet, a central angle of 87°49'38" and a chord which bears S 46°29'57" W a distance of 20.81 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said NEU Community Tract, along said curve to the left, an arc distance of 43.44 feet, having a radius of 1,040.00 feet, a central angle of 02°23'36" and a chord which bears S 89°12'58" W a distance of 43.44 feet to a calculated point of tangency;

THENCE, continuing partly over and across said NEU Community Tract and partly over and across said Cedar Creek East Tract 2, S 88°01'10" W a distance of 599.43 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing partly over and across said Cedar Creek East Tract 2 and partly over and across said Cedar Creek East Tract 3, along said curve to the left, an arc distance of 115.96 feet, having a radius of 55.00 feet, a central angle of 120°48'11" and a chord which bears S 27°37'05" W a distance of 95.65 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Cedar Creek East Tract 3, S 66°59'14" W a distance of 342.52 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most easterly corner of the remainder of said CTX SPE 3 810.512 acre tract, and at an interior corner of said Cedar Creek East Tract 3, for an exterior corner of the herein described tract;

THENCE, with a southwest line of said Cedar Creek East Tract 3 and the northeast line of the remainder of said CTX SPE 3 810.512 acre tract, N 46°57'27" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most northerly common corner of said Cedar Creek East Tract 3 and the remainder of said CTX SPE 3 810.512 acre tract, and at the most southerly common corner of the remainder of said CTX SPE 3 231.318 acre tract and said Cedar Creek East Tract 2, at a distance of 280.29 feet, and continuing on with the northeast line of the remainder of said CTX SPE 3 231.318 acre tract and the southwest line of said Cedar Creek East Tract 2, for a total distance of 2,050.82 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE Inc" set on the southeast line of said 100-foot wide unimproved right-of-way, at the most northerly corner of the remainder of said CTX SPE 3 231.318 acre tract, and at the most westerly corner of said Cedar Creek East Tract 2, bears N 46°57'27" W a distance of 654.31 feet;

THENCE, departing the southwest line of said Cedar Creek East Tract 3, and over and across said CTX SPE 3 810.512 acre tract, S 43°02'33" W a distance of 397.53 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 10°06'06" W a distance of 2,100.15 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 34°21'27" W a distance of 169.34 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 38°10'11" E a distance of 427.36 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 43°06'35" W a distance of 517.47 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 09°38'15" E a distance of 64.44 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, S 46°53'25" E a distance of 352.54 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the southeast line of the remainder of said CTX SPE 3 810.512 acre tract and the northwest line of a called 14.860 acre tract of land described as Tract 2 as conveyed to SPE 3 MH, LP by Warranty Deed recorded in Document Number 202217283 of the Official Public Records of Bastrop County, Texas, for an exterior corner of the herein described tract;

THENCE, with the southeast line of the remainder of said CTX SPE 3 810.512 acre tract and the northwest line of said SPE 3 MH Tract 2, S 43°06'35" W a distance of 1,567.98 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the northeast right-of-way of said F.M. 812, at the most southerly corner of said CTX SPE 3 810.512 acre tract, and at the most westerly corner of said SPE 3 MH Tract 2, for the most southerly corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "Chaparral Boundary" found at the most southerly corner of a called 19.283 acre tract of land described as Tract 1 as conveyed to SPE 3 MH, LP by Warranty Deed recorded in Document Number 202217283 of the Official Public Records of Bastrop County, Texas, and at the most westerly corner of a called 100.00 acre tract of land as conveyed to Bastrop Independent School District by General Warranty Deed recorded in Document Number 200109431 of the Official Public Records of Bastrop County, Texas, bears S 47°11'04" E a distance of 60.00 feet;

THENCE, with the northeast right-of-way line of said F.M. 812 and the southwest line of said CTX SPE 3 810.512 acre tract, N 47°11'04" W a distance of 39.52 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and the southwest line of said CTX SPE 3 810.512 acre tract, N 47°07'24" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southwest common corner of said CTX SPE 3 810.512 acre tract and the above described 5Star Tract 3 at a distance of 2,448.35 feet, and continuing on with the northeast right-of-way line of said F.M. 812 and the southwest line of said 5Star Tract 3 for a total distance of 2,886.98 feet to a 5/8-inch iron rod found at the southwest common corner of said 5Star Tract 2 and the above described 5Star Tract 2, for an angle point;

THENCE, with the northeast right-of-way line of said F.M. 812 and the southwest line of said 5Star Tract 2, N 47°04'41" W a distance of 299.49 feet to a TXDOT Type I concrete right-of-way monument found for an angle point;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and the southwest line of said 5Star Tract 2, N 46°58'25" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southwest common corner of said 5Star Tract 2 and said Austin14 Tract, continuing on with the northeast right-of-way line of said F.M. 812 and the southwest line of said Austin14 Tract for a total distance of 427.27 feet to a 1/2-inch iron rod found at an exterior corner of said Austin14 Tract, and at the most southerly terminus of said 100-foot wide unimproved right-of-way, for an angle point;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and the southwest terminus of said 100-foot wide unimproved right-of-way, N 46°59'27" W a distance of 100.12 feet to a 1/2-inch iron rod found at an exterior corner of said Autin14 Tract, and at the most westerly terminus of said 100-foot wide unimproved right-of-way, for an angle point;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and the southwest line of said Austin14 Tract, N 47°02'39" W a distance of 492.63 feet to the **POINT OF BEGINNING** and containing 582.444 acres (25,371,265 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on May 26, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. This document was prepared under 22 Texas Administrative Code §138.95 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.



Damian G. Fisher RPLS No. 6928
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



02/07/2023

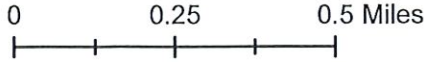
Date

Date: January 6, 2023
Revised: February 7, 2023
Job No: 8695-00

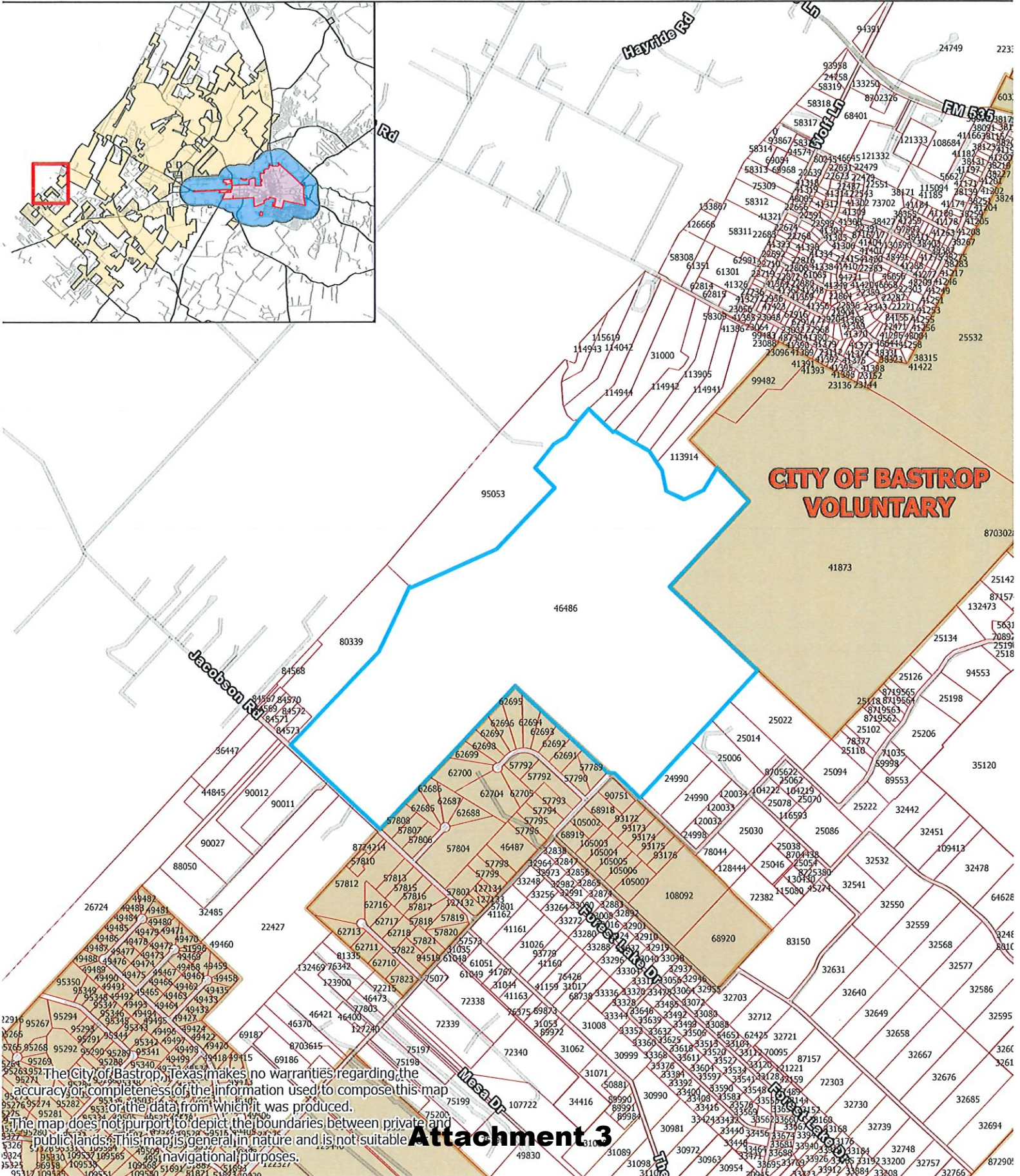
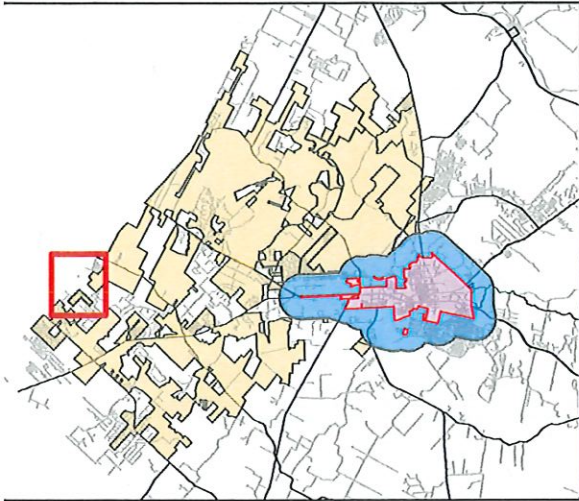


RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ

Jangam Vikram



Current Time: 6/24/2024 3:53 PM



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.

Attachment 3

RECEIVED
5/13/24
aj

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF BASTROP §

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

The undersigned (hereinafter called “Petitioner”), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Bastrop County Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Bastrop, Texas (hereinafter called the “City”), for the removal of the area described in Exhibit A herein (the “Property”) from the extraterritorial jurisdiction (the “ETJ”) of the City.

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b) of the Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in a municipality’s ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the area as described by the Petition, as indicated by the tax rolls of the Bastrop County Central Appraisal District and evidenced by an affidavit attached as Exhibit B.

III.

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

IV.

The signature collected for this Petition is in writing, pursuant to Section 42.104(c) of the Texas Local Government Code.

V.

The Property is located in Bastrop County, Texas, and totals approximately 337.72 acres, as described in Exhibit “A”, all of which is located within the extraterritorial jurisdiction of the

City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents or landowners of the District of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VIII.

If Petitioner has obtained the signatures on the Petition required under Section 42.104, Texas Local Government Code to release the District from the City's ETJ, the City shall immediately release the District from its ETJ pursuant to Section 42.105(c), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the City Secretary of the City of Bastrop, Texas, and that, thereafter, the District be removed from the extraterritorial jurisdiction of the City, in the manner provided by law, including particularly Sections 42.102-105 of the Texas Local Government Code, as amended, that after this Petition has been granted, that it and the Petitioner's action thereon be filed of record and be recorded in the Office of the City Secretary of Bastrop, Texas; and that Petitioner have such other order and relief to which they may show itself entitled. If the City Council has not released the Property from the ETJ by the later of the 45th day after the date the City receives this Petition or the next meeting of the City Council that occurs after the 30th day after the date the City receives this Petition, the Property shall be released by operation of law pursuant to Chapter 42.105(d), Texas Local Government Code.

RESPECTFULLY SUBMITTED this 23rd day of April, 2024.

NAME: Vikram Jangam


DATE OF BIRTH: 05/01/1975

RESIDENCE ADDRESS: 2205 Castilian Path, Westlake, TX 76262

Landowner:

WESTSIDE MESA LLC

Managing member Vikram Jangam



DATE 4/26/2024

STATE OF TEXAS §

§

COUNTY OF BASTROP §

This instrument was acknowledged before me on this 26th day of April,
2024, by Jangam, Vikram of WestSide mesa, a managing member, on
behalf of said WestSide Mesa LLC.

(SEAL)



Notary Public in and for the State of Texas

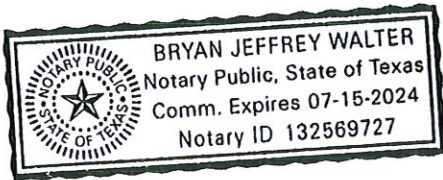


EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION:**

A399 Green, M., ACRES 337.727

[SEE ATTACHED SURVEY]

EXHIBIT "B"

**AFFIDAVIT OF OWNERSHIP OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

[Please See Attached]

AFFIDAVIT OF OWNERSHIP

STATE OF TEXAS

COUNTY OF BASTROP

I, **Vikram Jangam** have the authority to make the claims below say that:

For Property Description

Westside Mesa LLC is the legal owner of one parcel of property, identified as follows:

488 MESA DR DEL VALLE, TX 78617 PROPERTY ID: 46486 – 337.72 ACRES

Possession

WESTSIDE MESA LLC took ownership of the property on: JUNE 15TH, 2022 as recorded by instrument# 202214102

Liens

No claim or action has been brought to my attention which questions my title or right to possession of the property and to my knowledge, no actions are pending against me in any court.



Name: Vikram Jangam

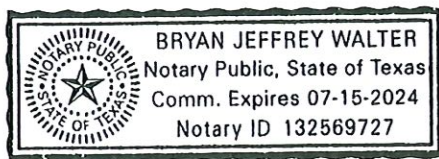
Date 4/26/2024

STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this 26th day of April 2024,

by Vikram Jangam.



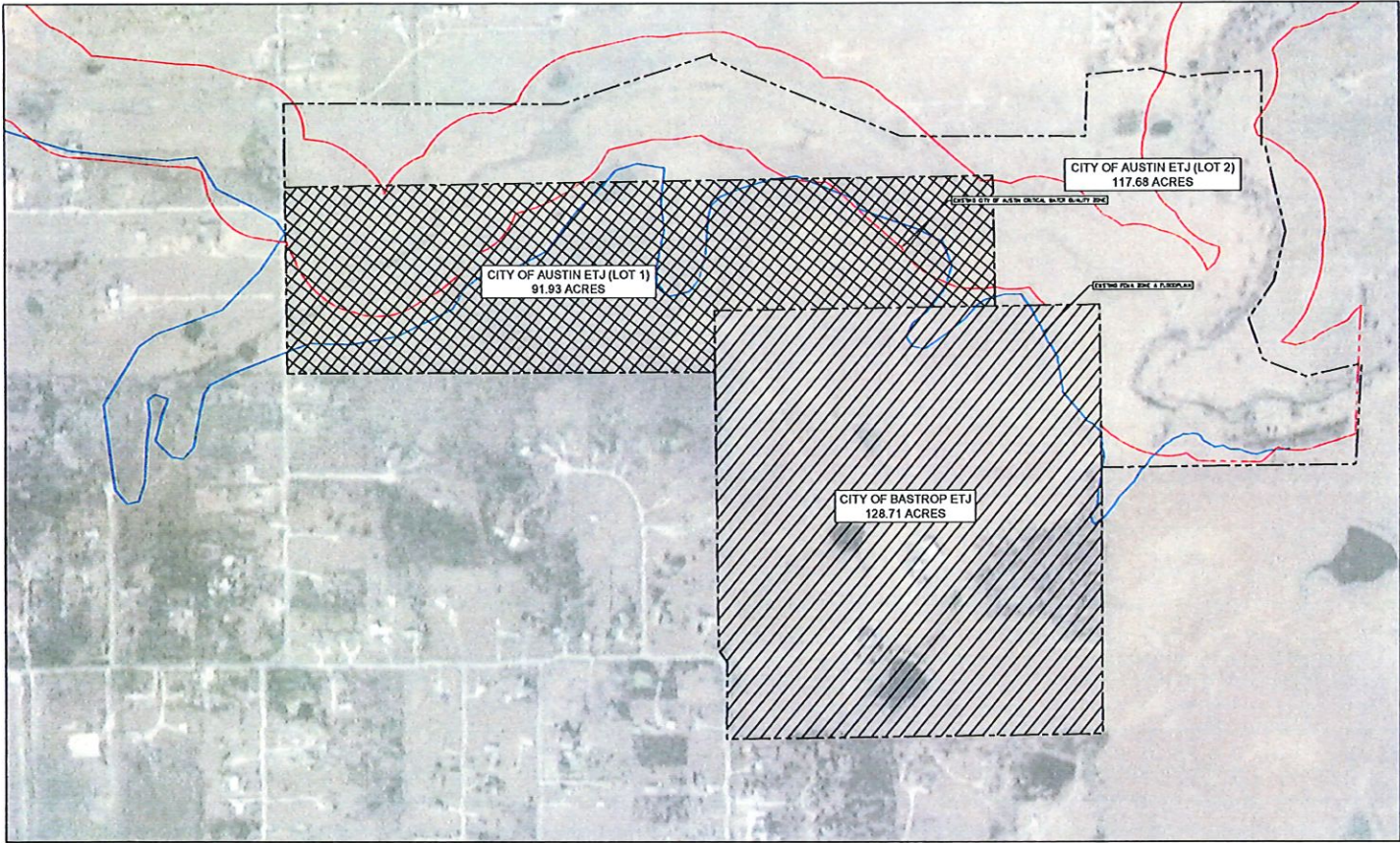


Notary Public in and for the State of Texas

Bryan Walter

Printed Name of Notary

My Commission Expires 7/15/24



City of Austin ETJ
 Travis County, TX
 August, 2022

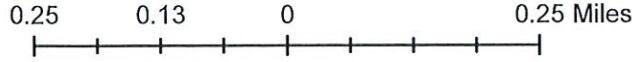
Kimley»Horn

1251 Sadler Drive
 Building H, Suite 1325
 San Marcos, TX 78668
 512-388-4517
 State of Texas Registration No. F-823

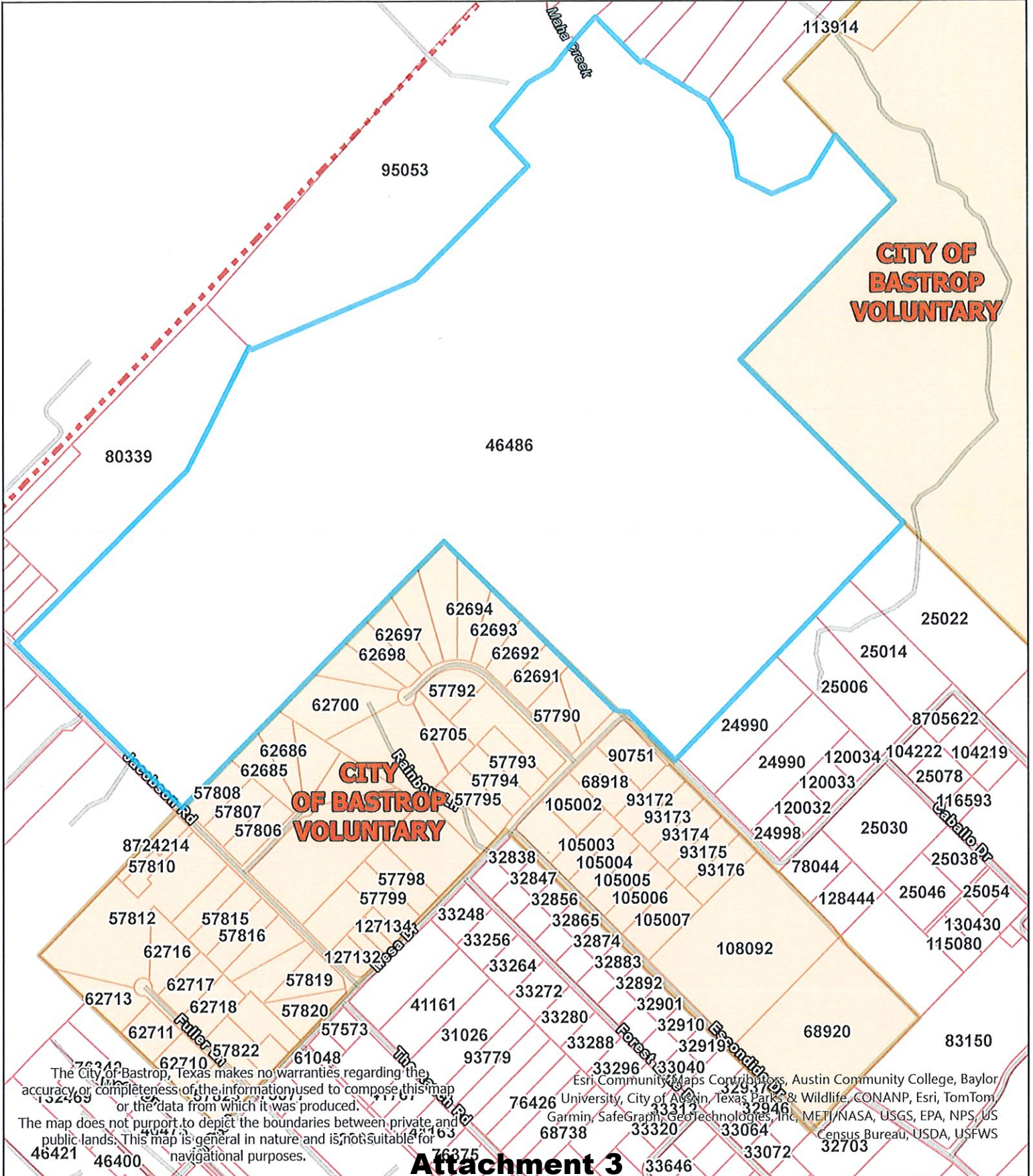
Attachment 3



RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ



Current Time: 5/13/2024 1:51 PM



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 Community Maps Contributors, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

RECEIVED
5/13/24
aj

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF BASTROP §

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

The undersigned (hereinafter called “Petitioner”), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Bastrop County Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Bastrop, Texas (hereinafter called the “City”), for the removal of the area described in Exhibit A herein (the “Property”) from the extraterritorial jurisdiction (the “ETJ”) of the City.

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b) of the Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in a municipality’s ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the area as described by the Petition, as indicated by the tax rolls of the Bastrop County Central Appraisal District and evidenced by an affidavit attached as Exhibit B.

III.

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

IV.

The signature collected for this Petition is in writing, pursuant to Section 42.104(c) of the Texas Local Government Code.

V.

The Property is located in Bastrop County, Texas, and totals approximately 337.72 acres, as described in Exhibit “A”, all of which is located within the extraterritorial jurisdiction of the

City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents or landowners of the District of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VIII.

If Petitioner has obtained the signatures on the Petition required under Section 42.104, Texas Local Government Code to release the District from the City's ETJ, the City shall immediately release the District from its ETJ pursuant to Section 42.105(c), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the City Secretary of the City of Bastrop, Texas, and that, thereafter, the District be removed from the extraterritorial jurisdiction of the City, in the manner provided by law, including particularly Sections 42.102-105 of the Texas Local Government Code, as amended, that after this Petition has been granted, that it and the Petitioner's action thereon be filed of record and be recorded in the Office of the City Secretary of Bastrop, Texas; and that Petitioner have such other order and relief to which they may show itself entitled. If the City Council has not released the Property from the ETJ by the later of the 45th day after the date the City receives this Petition or the next meeting of the City Council that occurs after the 30th day after the date the City receives this Petition, the Property shall be released by operation of law pursuant to Chapter 42.105(d), Texas Local Government Code.

RESPECTFULLY SUBMITTED this 23rd day of April, 2024.

NAME: Vikram Jangam


DATE OF BIRTH: 05/01/1975

RESIDENCE ADDRESS: 2205 Castilian Path, Westlake, TX 76262

Landowner:

WESTSIDE MESA LLC

Managing member Vikram Jangam



DATE 4/26/2024

STATE OF TEXAS §

§

COUNTY OF BASTROP §

This instrument was acknowledged before me on this 26th day of April,
2024, by Jangam, Vikram of WestSide mesa, a managing member, on
behalf of said WestSide Mesa LLC.

(SEAL)



Notary Public in and for the State of Texas

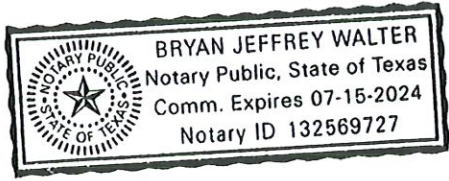


EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION:**

A399 Green, M., ACRES 337.727

[SEE ATTACHED SURVEY]

EXHIBIT "B"

**AFFIDAVIT OF OWNERSHIP OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

[Please See Attached]

AFFIDAVIT OF OWNERSHIP

STATE OF TEXAS

COUNTY OF BASTROP

I, **Vikram Jangam** have the authority to make the claims below say that:

For Property Description

Westside Mesa LLC is the legal owner of one parcel of property, identified as follows:

488 MESA DR DEL VALLE, TX 78617 PROPERTY ID: 46486 – 337.72 ACRES

Possession

WESTSIDE MESA LLC took ownership of the property on: JUNE 15TH, 2022 as recorded by instrument# 202214102

Liens

No claim or action has been brought to my attention which questions my title or right to possession of the property and to my knowledge, no actions are pending against me in any court.



Name: Vikram Jangam

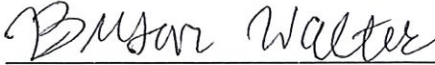
Date 4/26/2024

STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this 26th day of April 2024,

by Vikram Jangam.

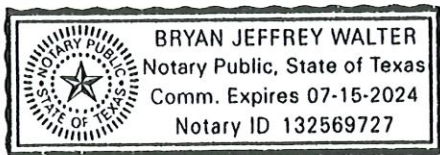


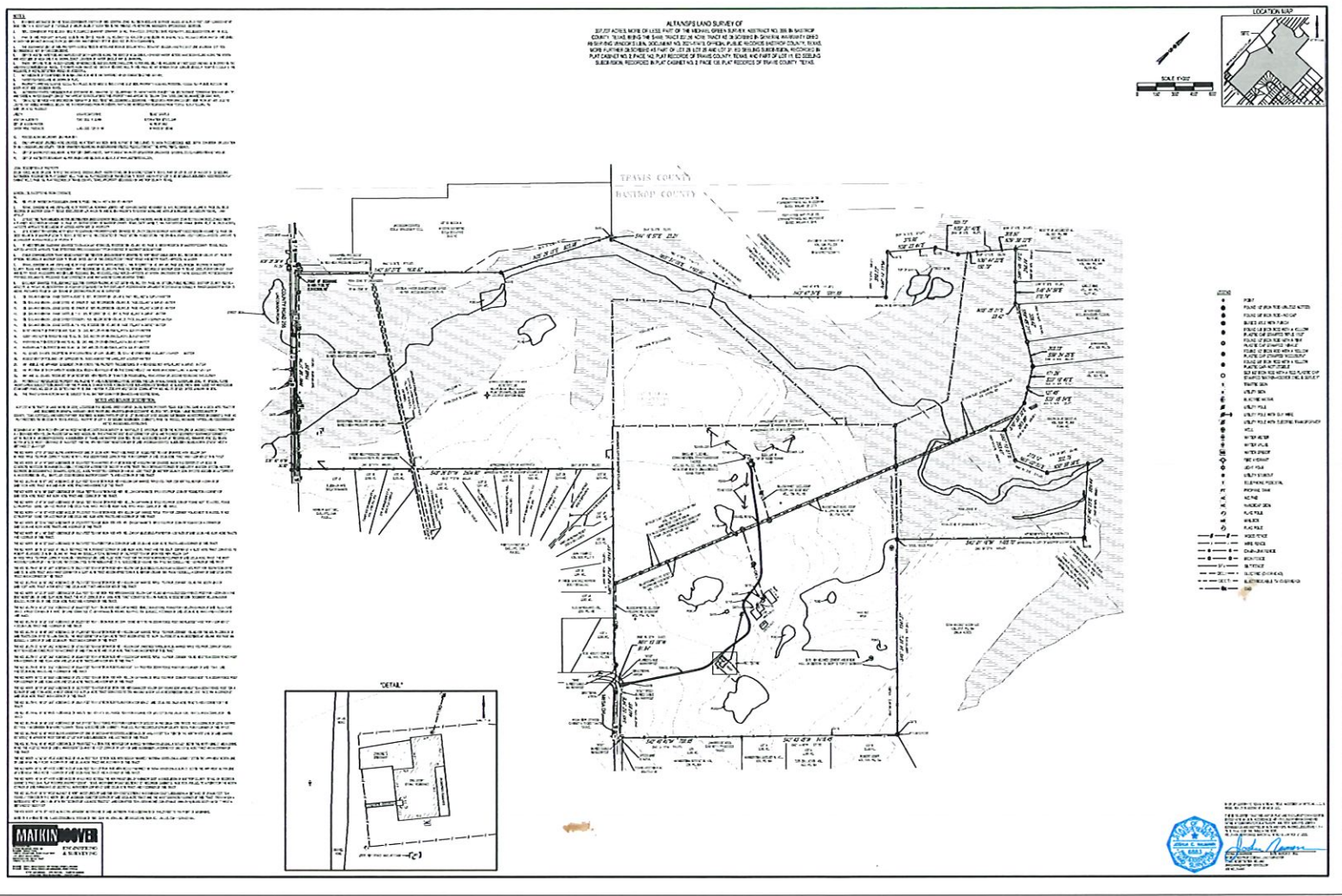
Notary Public in and for the State of Texas

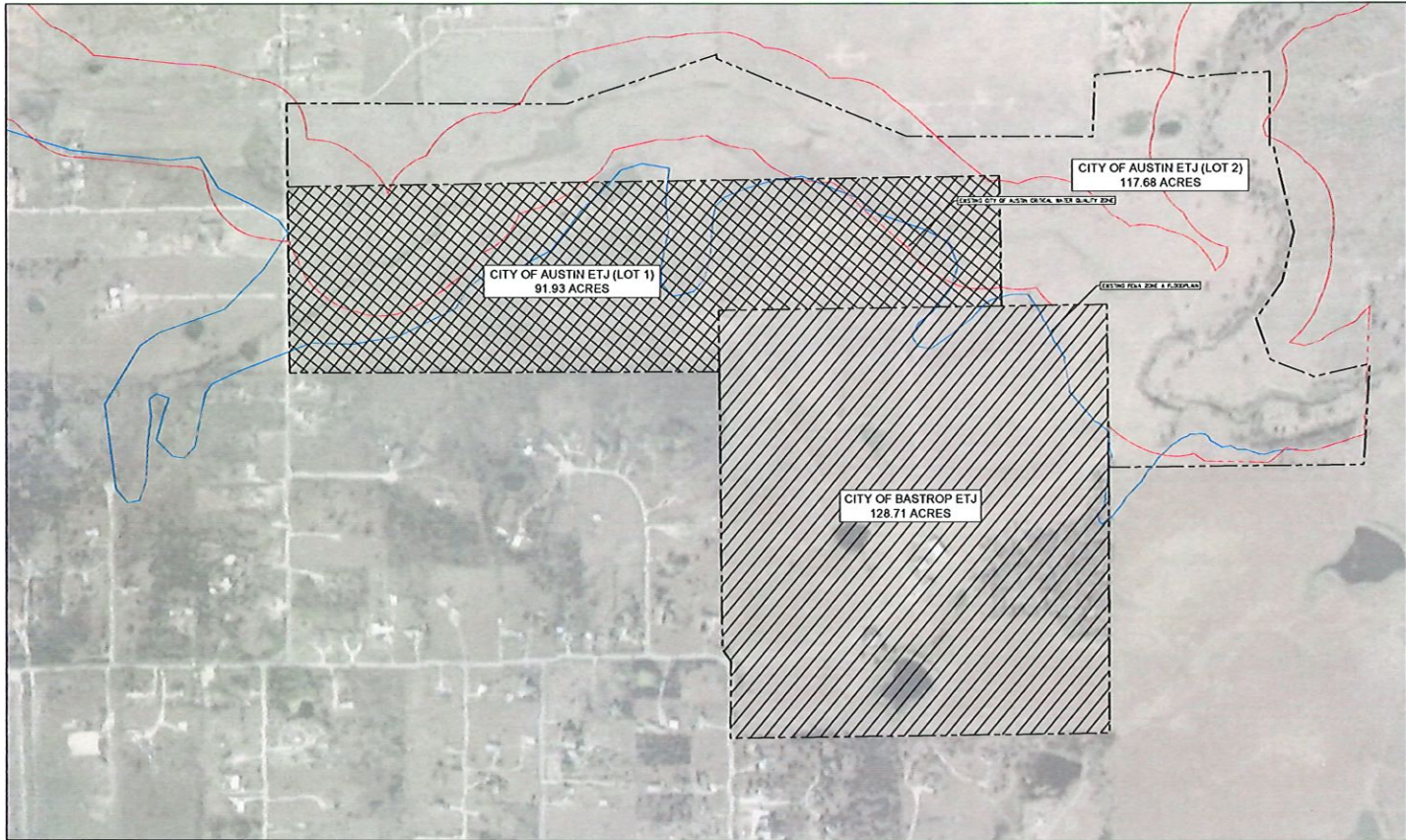
Bryan Walter

Printed Name of Notary

My Commission Expires 7/15/24







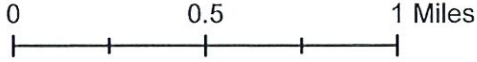
City of Austin ETJ
Travis County, TX
August 2022

Kimley»Horn
1251 Sader Drive
Building K, Suite 1200
San Marcos, TX 78666
512.566.4407
State of Texas Registration No. F-028

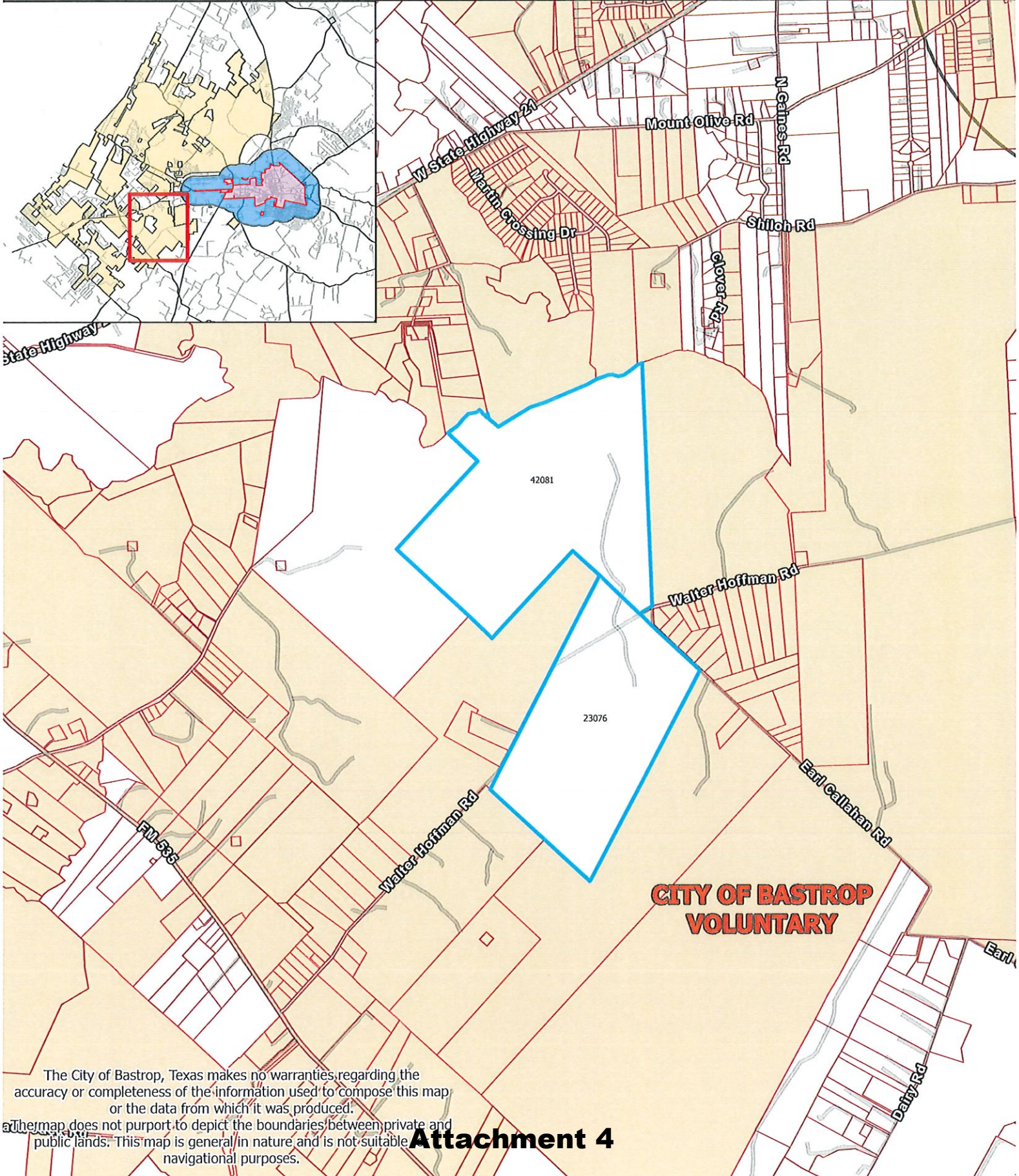


RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ

Jason Alley



Current Time: 6/24/2024 4:56 PM



**CITY OF BASTROP
VOLUNTARY**

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.

Attachment 4

RECEIVED
6/12/24

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

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

The undersigned ("Petitioner"), acting pursuant to the provisions of 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-1" and "A-2" (the "Land"), from the extraterritorial jurisdiction ("ETJ") of the City. In support of this petition, Petitioner would show the following:

I.

Petitioner is the owner of all of the Land, comprised of 750.62 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-1" and "A-2", attached hereto and incorporated herein by reference. Petitioner certifies, to his actual knowledge, that the description of the Land attached as Exhibit "A-1" and "A-2" is true and correct. A map of the Land to be released is attached hereto as Exhibit "B".

II.

Pursuant to section 42.102(b) of the Texas Local Government Code, Petitioner certifies that he is the owner 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 is, 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 signature is 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.

Petitioner prays that (i) this Petition be verified by the City Secretary or other person at the City responsible for verifying signatures, (ii) the Petitioner 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 12 day of JUNE, 2024.

* * *

SIGNATURE PAGE TO

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

PETITIONER:

By: Jason Alley
Jason Alley

Date: 6-10-24

DOB or VRN: 07-15-1978

Address: 141 Axis Trail
Bastrop TX 78602

THE STATE OF TEXAS §
COUNTY OF Bastrop §

Before me, the undersigned notary, on this day personally appeared Jason Alley, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument for the purposes and consideration expressed in the instrument.

(SEAL)

[Signature]
Notary Public, State of Texas

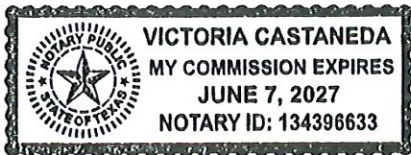


EXHIBIT "A-1" AND "A-2"
THE LAND

Exhibit A-1 and A-2

Attachment 4

EXHIBIT "A-1"
Legal Description

424.402 ACRES TRACT IN THE LUBEL LEVERENCE SURVEY AND JACOB WALTERS SURVEY, BASTROP COUNTY, TEXAS.

BEING a 424.402 acre tract or parcel of land out of the Lubel Leverence Survey, A-225 in Bastrop County, Texas, and a part of that certain 756.08 acre tract described in a deed to RED Partners, Ltd and RED Partners Management, LLC, dated February 24, 2021, recorded in Document No. 202103316, Bastrop County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found at the intersection of the northwest line of Walter Hoffman Road with the west line of a 291.156 acre tract, called Tract 4, in a deed to Roger Donald Wallace, recorded in Volume 2118, Page 1, Bastrop County Official Public Records and upper east line of the 756.08 acre tract for the most east of southeast corner of this tract.

THENCE with the north or northwest line of Walter Hoffman Road, S 59 deg. 04 min. 34 sec. W, 312.40 feet to a 5/8 inch iron rod set on the northeast line of that certain 325.50 acre tract described in a deed to Jason Alley, recorded in Document No. 202107999 Bastrop County Official Public Records and Jacob Walters Survey, the southwest line of the Lubel Leverence Survey, for an angle.

THENCE with said line, N 46 deg. 06 min. 40 sec. W, 1174.95 feet to a 1/2 inch iron rod found, at a fence corner post, the north corner of the Alley 325.50 acre tract and east corner of that certain 243.97 acre tract described in a deed to Jill Turner Green, recorded in Volume 2060, Page 205, for an angle.

THENCE continuing with said survey line, N 47 deg. 39 min. 55 sec. W, 767.69 feet to a 5/8 inch iron rod set, at a fence corner post, the north corner of the Green 243.97 acre tract for an interior corner of this tract and the 756.08 acre tract.

THENCE with the common line of the 756.08 acre tract and Green 243.97 acre tract, S 42 deg. 52 min. 25 sec. W, 2521.97 feet to a 5/8 inch iron rod set at a fence corner post, an angle corner of the Green 243.97 acre tract, an exterior corner of the 756.08 acre tract for the most western corner of this tract.

THENCE continuing with the common line of the 756.08 acre tract and Green 243.97 acre tract, N 46 deg. 16 min. 27 sec. W, 682.69 feet to a fence corner post found, the most western north corner of the Green 243.97 acre tract, the most southern east corner of the J. Riley Alexander 414.00 acre tract, for an angle.

THENCE with the common line of the 756.08 acre tract and Alexander 414.00 acre tract, N 47 deg. 23 min. 09 sec. W, 2094.41 feet to a 5/8 inch iron rod set, an interior corner of the Alexander 414.00 acre tract, for the west corner of the 756.08 acre tract and this tract.

THENCE continuing with the common line of the 756.08 acre tract and the Alexander 414.00 acre tract, N 42 deg. 52 min. 25 sec. E, 2541.70 feet to a 5/8 inch iron rod set on the before mentioned survey line, for an interior corner of said tract.

THENCE with said survey line, N 46 deg. 42 min. 20 sec. W at 325.00 feet pass a 5/8 inch iron rod set for reference, in all 876.18 feet to a point in the centerline of Cedar Creek, the common corner of the 756.08 acre tract and Alexander 414.00 acre tract, for the most northern west corner of this tract.

THENCE with the centerline of Cedar Creek, leaving said survey line, N 47 deg. 56 min. 50 sec. E, 524.95 feet to a point for an angle; N 64 deg. 07 min. 52 sec. E, 289.65 feet to a point for an angle; S 51 deg. 06 min. 18 sec. E 556.89 feet to a point for an angle; N 58 deg. 28 min. 15 sec. E, 791.36 feet to a point for an angle; N 72 deg. 26 min. 29 sec. E, 313.58 feet to a point for an angle; N 67 deg. 06 min. 31 sec. E, 976.72 feet to a point for an angle; N 67 deg. 29 min. 19 sec. E, 450.73 feet to a point for an angle; N 86 deg. 49 min. 01 sec. E, 344.18 feet to a point for an angle, N 55 deg. 44 min. 30 sec. E, 335.98 feet to a point for an angle and N 62 deg. 07 min. 37 sec. E, 158.16 feet to a point for the north or northeast corner of the 756.08 acre tract and this tract, the northwest corner of the Wallace 291.1566 acre tract.

THENCE with the common line of the 756.08 acre tract and Wallace 291.1566 acre tract, S 02 deg. 17 min. 53 sec. E, at 78.63 feet pass a 2 inch steel post, for reference, in all 5151.81 feet to the POINT OF BEGINNING, containing 424.402 acres of land.

EXHIBIT "A-2"
Legal Description

Tract 1: Being 325.20 ACRES OF LAND OUT OF THE JACOB WALTER SURVEY, ABSTRACT NO. 338, BASTROP COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO THU ROBERT E. DUFF DESCENDANTS TRUST IN THE DEED OF RECORD IN DOCUMENT 201914108 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2" pipe corner post on the southerly right-of-way of Earl Callahan Road for the northwesterly corner of the White Management Trust as described in Volume 1961, Page 776 of the Official Public Records of Bastrop County, Texas and the northeasterly corner of the Robert E. Duff Descendants Trust and of this tract;

THENCE South 27 deg 36' 11" West, with the common line of said White Management Trust land, a distance of 5033.63 feet to a set '1/2" rebar with a "Pollok & Sons" cap for an interior corner of said White Management Trust land and the southeasterly corner of the Robert E. Duff Descendants Trust land and of this tract;

THENCE North 47 deg 31' 55" West, continuing with the common line of said White Management Trust land and of the Jerry D. Ingram, d al land as described in Volume 154, Page 573 of the Deed of Trust Records of Bastrop County, Texas, in all a distance of 2878.81 feet to a 2" pipe corner post for a corner of the Jill Tuener Green land as described in Volume 2060, Page 205 of the Official Public Records of Bastrop County, Texas and the southwesterly corner of the Robert E. Duff Descendants Trust land and of this tract; - THENCE North 27 deg 08' 09" East, with the common line of said Green land and partially across the Walter Hoffman Road right-of-way, in all a distance of 5097.17 feet to a corner post for the northeasterly corner of said Green land, an interior corner of the Robert E. Duff Descendants Trust land, and the northwesterly corner of this tract;

THENCE South 46 deg 06'08" East, into and across the Robert E. Duff Descendants Trust land and crossing the right-of-way of the aforementioned Walter Hoffman Road, in all a distance of 1571.43 feet to a set '1/2" rebar with a "Pollok & Sons" cap on the aforementioned southerly right- of-way of Earl Callahan Road for an angle point;

THENCE South 47 deg 03' 15" East, with said Earl Callahan Road right-of-way, a distance of 1364.36 feet to the POINT OF BEGINNING and containing 325.20 acres of land as shown on a plat that accompanies this description.

Tract 2: BEING a 1.018 acre tract or parcel of land out of the Lubel Leverence Survey, A-225 in Bastrop County, Texas, and a part of that certain 756.08 acre tract described in a deed to RED Partners, Ltd and RED Partners Management, LLC, dated February 24, 2021, recorded in Document No. 202103316, Bastrop County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows: COMMENCING FOR REFERENCE at a 2 Inch steel fence corner post on the southwest line of the Lubel Leverence Survey, the northeast line of the Jacob Walters Survey, A-388, the east corner of that certain 325.20 acre tract described in a deed to Jason Alley, recorded in Document No. 202107999, Bastrop County Official Public Records, the southernmost corner of that 756.08 acre tract in the southwest line of Earl Callahan Road. THENCE with-said line, N 47 deg. 03 min. 15 sec. W, 1364.36 feet to a point for an angle and N 46 deg. 06 min. 08 sec. W, 18.51 feet to a 5/8 inch iron set for the south corner and POINT OF BEGINNING of this tract THENCE leaving the southwest line of Earl Callahan Road with said survey line, N 46 deg. 06 min. 08 sec. W, 338.71 feet to a 5/8 Inch iron rod set in the southeast line of Walter Hoffman Road for the west corner of this-tract THENCE with the southeast line of Walter Hoffman Road, N 59 deg. 31 min. 22 sec. E, 85.54 feet to-a fence post for an angle and N 62-deg. 54 min. 28 sec. E, 186.75 feet to a 5/8 Inch Iron rod set in Earl Callahan Road,-from which a concrete monument bears N 00 deg. 36 min. 39 sec. E, 60.53 feet THENCE with the southeast line of the 576.08 acre tract in Earl Callahan Road, 5 00 deg. 38 min. 40 sec. E, 363.31 feet to the POINT OF 'BEGINNING, containing 1.018 acres of land.

EXHIBIT "B"
MAP

Exhibit B

Attachment 4

Exhibit B
Location Map

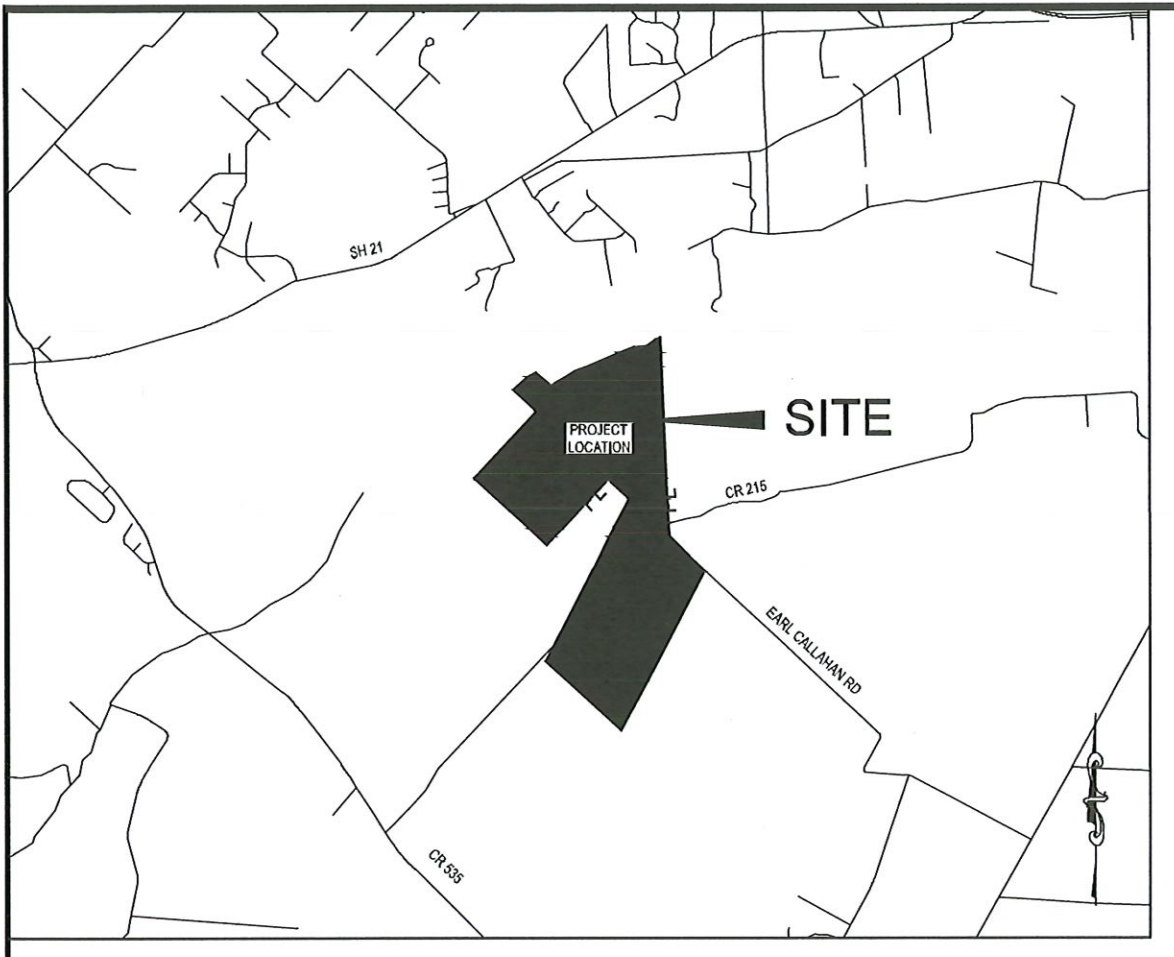


EXHIBIT "C"
CERTIFICATE OF OWNERSHIP

Exhibit C

Attachment 4

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 April 24, 2024, the property described and attached hereto, is assessed on the appraisal rolls of Bastrop County, Texas, for the tax year 2024 in the name(s) of:

Alley, Jason

<u>OWNER/ACCOUNT</u>	<u>ACREAGE</u>	<u>VALUE</u>
8723801	1.018 Acres	\$ 13,220
23076	325.000 Acres	\$ 4,189,953
42081	424.402 Acres	\$ 4,747,171

CERTIFIED this 24th day of April, 2024.

By: *Faun Cullens*

Name: Faun Cullens

Title: Chief Appraiser

BASTROP CENTRAL APPRAISAL DISTRICT
 PROPERTY 42081 R
 Legal Description
 ABS A225 Leverage, L. & A338 Walters, Jacob, ACRES
 424.402
 OWNER ID 739031
 OWNERSHIP 100.00%
 PROPERTY APPRAISAL INFORMATION 2024
 ALLEY, JASON
 141 AXIS TRL
 BASTROP, TX 78602-3225
 ACRES: 424.4020
 EFF. ACRES:
 APPR VAL METHOD: Cost

Ref ID: 364826 Ref ID: R42081
 R42081 Map ID 00
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

GENERAL
 LAST APPR. April M
 LAST APPR. YR 2022
 LAST INSP. DATE 09/21/2022
 NEXT INSP. DATE

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
 SALE DT PRICE GRANTOR DEED INFO
 2/26/2022 RED PARTNERS LTD W/DV / /
 2/24/2021 ROBERT E DUFF DE WD / / 20210
 7/24/2019 RED PARTNERS LTD W/D / / 20191

SUBJ: A225 100.00% NBHD:NBHD0216 100.00%
 TYPE DESCRIPTION MTHD CLASS:SUBCL AREA UNIT PRICE:UNITS BUILT EFF:YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE
IMPROVEMENT INFORMATION

VALUES
 IMPROVEMENTS 0
 LAND MARKET + 4,747,171
 MARKET VALUE = 4,747,171
 PRODUCTIVITY LOSS - 4,717,108
 APPRAISED VALUE = 30,063
 CAP LOSS - 0
 ASSESSED VALUE = 30,063

EXEMPTIONS
 PICTURE

IMPROVEMENT FEATURES

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

LAND INFORMATION
 DIMENSIONS 50.0000 AC 374.4020 AC 12.428.39 4,653.214 0.90 1.00 A
 UNIT PRICE 12,428.39 GROSS VALUE 621,420 0.90
 ADJ MASS ADJ VAL SRC 1.00 A
 IRR Wells: 0 Capacity: 0
 MKT VAL 559,278 AG APPLY YES
 IRR Acres: 0
 AG CLASS 1D1 AG TABLE 137.00 AG UNIT PRC 62.00 AG VALUE 23,213
 AG-IPA 4,747,171

SUBJ: A225 100.00% NBHD:NBHD0216 100.00%
 L# DESCRIPTION CLS TABLE SC HS METH
 1. IMPROVED PASTURE A-T-3 D1 N A
 Comment: AG FILED 4/15/91.
 2. NATIVE PASTURE A-T-3 D1 N A
 Comment: AG FILED 4/15/91. AG OKAY 1991.

BASTROP CENTRAL APPRAISAL DISTRICT
 PROPERTY 8723801 R 12/07/2021
 Legal Description
 ABS A225 Leverage, L., 1.018 ACRES
 Ref ID1: 364826 Ref ID2: R42081
 R42081 Map ID 00
OWNER ID 739031
OWNERSHIP 100.00%
PROPERTY APPRAISAL INFORMATION 2024
 ALLEY, JASON
 141 AXIS TRL
 BASTROP, TX 78602-3225
ACRES: 1.0180
EFF. ACRES: 326.0180
APPR VAL METHOD: Cost

Values	Entities
IMPROVEMENTS 0	CAD 100%
LAND MARKET + 13,220	ESD1 100%
MARKET VALUE = 13,220	G01 100%
PRODUCTIVITY LOSS - 13,157	RD1 100%
APPRAISED VALUE = 63	S04 100%
CAP LOSS - 0	
ASSESSED VALUE = 63	

SITUS
GENERAL
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
 LAST APPR. April M
 LAST APPR. YR 2022
 LAST INSP. DATE 09/22/2022
 NEXT INSP. DATE

GRANTOR
 RED PARTNERS LTDWD / / 20211
DEED INFO

IMPROVEMENT INFORMATION
 SUBJ: A225 100.00% NBHD:NBHD0216 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 UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Acres: 0 Capacity: 0
 1.0180 AC 12,985.90 13,220 1.00 1.00 A 0 0
 OIL WELLS: 0
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE
 13,220 YES 1D1 AG-NPG 62.00
 13,220 63

EXEMPTIONS
IMPROVEMENT FEATURES



PICTURE

EXEMPTIONS

EXEMPTIONS

EXEMPTIONS

EXEMPTIONS

BASTROP CENTRAL APPRAISAL DISTRICT
 PROPERTY 23076 R
 Legal Description
 A338 WALTERS, JACOB, ACRES 325.000

OWNER ID
 739031
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2024
 ALLEY, JASON
 141 AXIS TRL
 BASTROP, TX 78602-3225

Values
 IMPROVEMENTS 2,000
 LAND MARKET + 4,187,953
 MARKET VALUE = 4,189,953
 PRODUCTIVITY LOSS - 4,167,958
 APPRAISED VALUE = 21,995
 CAP LOSS - 0
 ASSESSED VALUE = 21,995

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

Ref ID1: 346706
 R23076
 Ref ID2: R23076
 Map ID 00

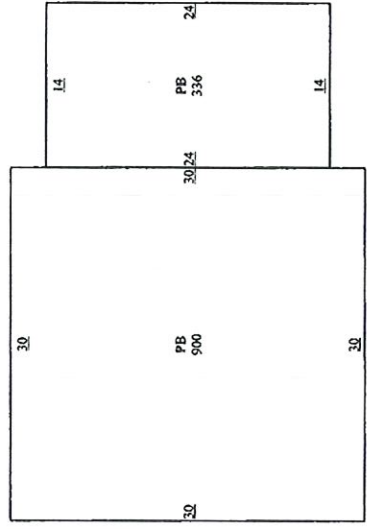
ACRES: 325.0000
EFF. ACRES: 326.0180
APPR VAL METHOD: Cost

EXEMPTIONS

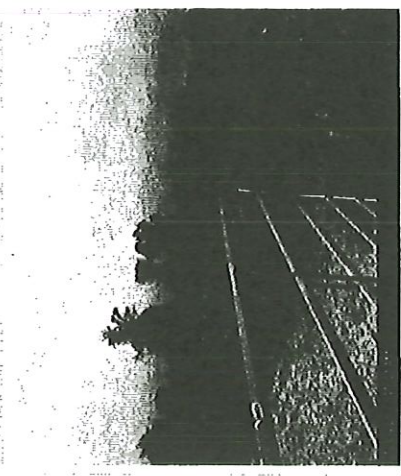
SITUS
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

GENERAL

LAST APPR. Brad C
 LAST APPR. YR 2023
 LAST INSP. DATE 10/25/2023
 NEXT INSP. DATE



PICTURE



IMPROVEMENT FEATURES

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

DATE DT PRICE GRANTOR DEED INFO
 12/1/2021 RED PARTNERS LTD WDWL // 20210
 2/24/2021 ROBERT E DUFF DE WD // 20210
 7/24/2019 RED PARTNERS LTD WDW // 20191

SUBD: A338 100.00% NBHD:NBHD0216 100.00%

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ VALUE
PB	POLE BARN	T	3/	336.0	5.35	2015	2015	1,798	75%	100%	100%	100%	100%	1,349
PB	POLE BARN	T	3/	900.0	2.68	2018	2018	2,412	88%	100%	100%	100%	100%	2,123
OUTBUILDINGS		STCD: E2		1,236.0				2,000						3,472

Homestead: N (Flat Values)

SUBD: A338 100.00% NBHD:NBHD0216 100.00%

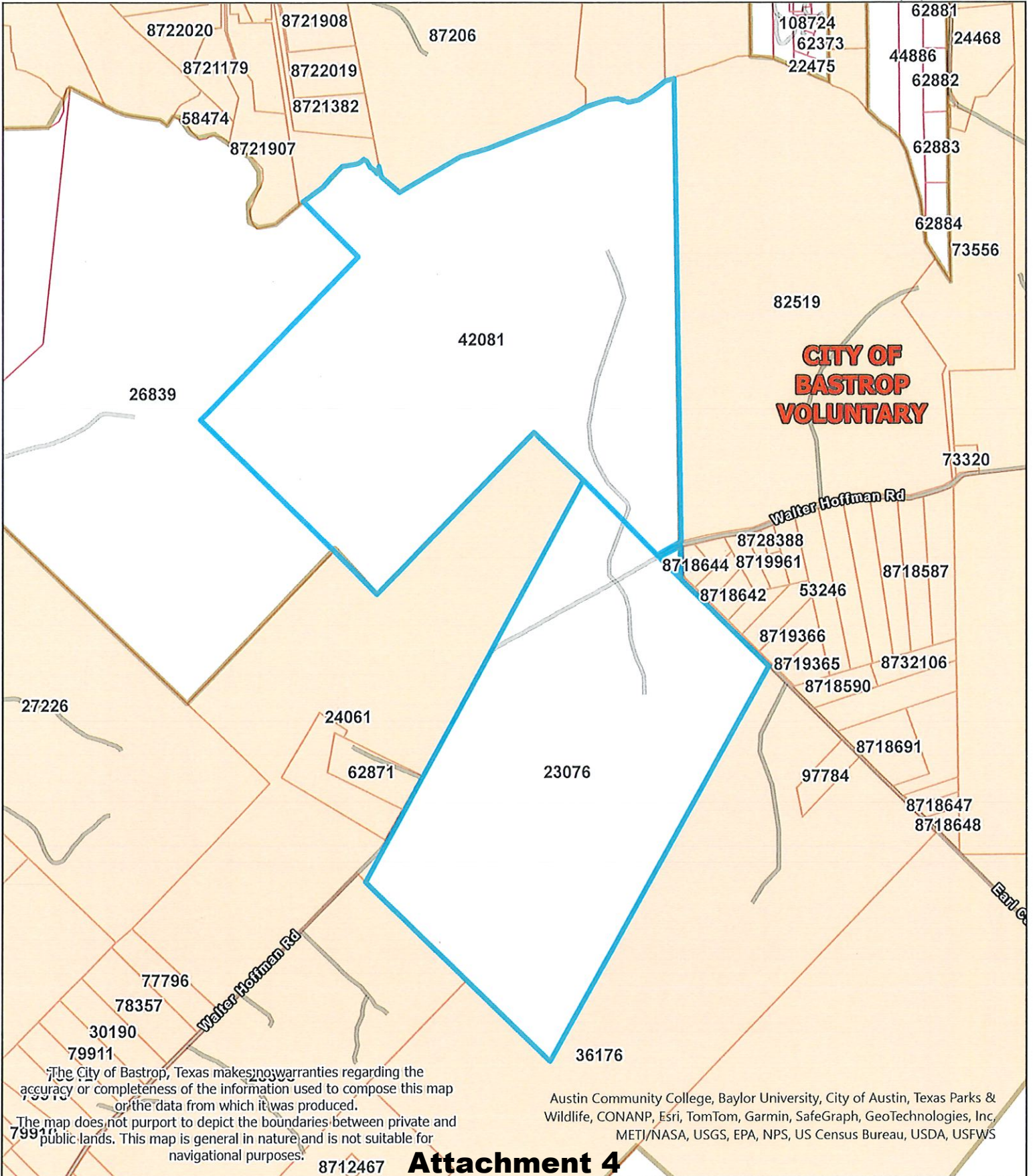
LAND INFORMATION	IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0
DIMENSIONS	322.5000 AC	ADJ MASS ADJ VAL SRC	1.00 A	MKT VAL AG APPLY
UNIT PRICE	12,985.90	ADJ MASS ADJ VAL SRC	1.00 A	4,187,953 YES
GROSS VALUE	4,187,953.00	ADJ MASS ADJ VAL SRC	1.00 A	4,187,953 YES
AG CLASS	1D1	AG TABLE	AG-NPP	AG UNIT PRC
				62.00
				19,995
				0.00
				19,995



RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ



Current Time: 6/14/2024 4:45 PM



CITY OF BASTROP VOLUNTARY

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.

Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

RECEIVED
6/13/2024

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Direct Line: (713) 860-6424
Direct Fax: (713) 860-6624

lsotirake@abhr.com

Linda F. Sotirake
Legal Assistant

June 13, 2024

VIA OVERNIGHT DELIVERY AND EMAIL (citysec@cityofbastrop.org)

Ms. Ann Franklin
City of Bastrop
City Hall 1211 Chestnut Street
Bastrop, TX 78602

Re: Petitions for Release of an Area from a Municipality's Extraterritorial Jurisdiction

Dear Ms. Franklin:

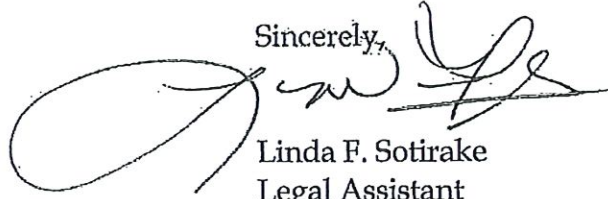
Please find enclosed, for consideration by the Mayor and City Council of the City of Bastrop, Texas (the "City") the following:

1. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 14.911 acres of land located in the City's extraterritorial jurisdiction (the "Land");
2. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 19.231 acres of Land;
3. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 54.535 acres of Land;
4. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 135.047 acres of Land;
5. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 267.792 acres of Land; and
6. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 575.264 acres of Land.

In accordance with Section 42.105(c) of the Local Government Code, we respectfully request that the City take official action to release the Land from the City's extraterritorial jurisdiction. Should you have any questions, or need additional

information, regarding this matter or the enclosed document, please feel free to call me at (713) 860-6424. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Linda F. Sotirake', written over the word 'Sincerely,'.

Linda F. Sotirake
Legal Assistant

Enclosures

PETITION FOR RELEASE OF AN AREA FROM A MUNICIPALITY'S
EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

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

SPE 3 MH, LP, a Texas limited partnership (the "Petitioner"), acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable City Council to release the 19.231 acres of land described by metes and bounds in **Exhibit A** and shown on the map attached as **Exhibit B** (the "Land"), attached hereto and incorporated herein for all purposes, from the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City"), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

I.

The Petitioner holds fee simple title to the Land, and hereby represents that it owns a majority in value of the Land to be released from the extraterritorial jurisdiction of the City as indicated by the certificate of ownership provided by the Bastrop Central Appraisal District, attached hereto as **Exhibit C**.

II.

The Petitioner represents that the Land is not located within five (5) miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted.

III.

The Petitioner represents that the Land has not been voluntarily annexed into the extraterritorial jurisdiction of a municipality that is located in a county (a) in which the population grew by more than fifty percent (50%) from the previous federal decennial census in the federal decennial census conducted in 2020; and (b) that has a population of greater than 240,000.

IV.

The Petitioner represents that the Land is not within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million

that is (a) within 15 miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted; and (b) in a county with a population of more than two million.

V.

The Petitioner represents that the Land is not in an area designated as an industrial district under Section 42.944 of the Texas Local Government Code.

VI.

The Petitioner represents that the Land is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City immediately release the Land from its extraterritorial jurisdiction, as required by Section 42.105(c) of the Texas Local Government Code, as it exists today and from any future expansions of the City's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the City fails to release the Land from its extraterritorial jurisdiction by the later of forty-five (45) days from the date it 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 shall be released from the City's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on June 11th, 2024.

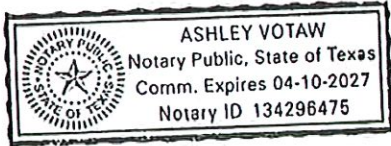
SPE 3 MH, LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Managing Partner
DOB: 1/31/62
Residence Address: 1415 Wathen
Ave Austin, TX
Date of Signing: 6/11/24

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on June 11th, 2024, by T. Craig Benson, Managing Partner of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of **SPE 3 MH, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



(NOTARY SEAL)

[Signature]
Notary Public, State of Texas

- Attachments:**
Exhibit A: Description of the Land
Exhibit B: Map of the Land
Exhibit C: Certificate of Ownership

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 19.231 ACRE TRACT OF LAND OUT OF THE REUBEN GAGE SURVEY, ABSTRACT NO. 31, AND THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 24, BOTH OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 810.512 ACRE TRACT OF LAND AS CONVEYED TO CTX SPE 3, LP BY GENERAL WARRANTY DEEDS RECORDED IN DOC. NO. 202114026 AND CORRECTED IN DOC. NO. 202115827, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2 AND 5 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 59, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 19.231 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at 1/2-inch iron rod with cap stamped "Chaparral Boundary" found on the northeast right-of-way line of F.M. 812 (100 feet wide) as dedicated by Volume 140, Pages 480 and 486 of the Deed Records of Bastrop County, Texas, at the most westerly corner of a called 100.00 acre tract of land as conveyed to Bastrop Independent School District by General Warranty Deed recorded in Document Number 200109431 of the Official Public Records of Bastrop County, Texas, at the southwest corner of the above described CTX SPE 3 Tract, for the most southerly corner and **POINT OF BEGINNING** of the herein described tract, from which a TXDOT Type II brass monument in concrete found on the northeast right-of-way line of said F.M. 812, bears S 47°11'56" E a distance of 990.23 feet;

THENCE, with the northeast right-of-way line of said F.M. 812 and a southwest line of said CTX SPE 3 Tract, N 47°11'04" W a distance of 30.00 feet to a calculated point for the most westerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 47°11'04" W a distance of 69.52 feet;

THENCE, over and across said CTX SPE 3 Tract, 30.00 feet northwest of and parallel with a southeast line of said CTX SPE 3 Tract and the northwest line of said Bastrop Independent School District Tract, N 43°06'35" E a distance of 1,593.37 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the left, an arc distance of 177.50 feet, having a radius of 113.00 feet, a central angle of 90°00'00" and a chord which bears N 01°53'25" W a distance of 159.81 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, N 46°53'25" W a distance of 12.31 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the right, an arc distance of 67.54 feet, having a radius of 43.00 feet, a central angle of 90°00'00" and a chord which bears N 01°53'25" W a distance of 60.81 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, N 43°06'35" E a distance of 68.69 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 46°53'25" W a distance of 43.00 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the right, an arc distance of 35.14 feet, having a radius of 30.00 feet, a central angle of 67°06'30" and a chord which bears N 13°20'10" W a distance of 33.16 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, N 20°13'05" E a distance of 23.91 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the right, an arc distance of 11.99 feet, having a radius of 30.00 feet, a central angle of 22°53'30" and a chord which bears N 31°39'50" E a distance of 11.91 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, N 43°06'35" E a distance of 553.03 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 46°53'25" W a distance of 95.30 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 43°06'35" E a distance of 1,569.78 feet to a calculated angle point;

THENCE, continuing over and across said CTX SPE 3 Tract, N 88°06'35" E a distance of 111.24 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 01°53'25" W a distance of 110.48 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 88°01'10" E a distance of 303.75 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the right, an arc distance of 283.15 feet, having a radius of 120.00 feet, a central angle of 135°11'47" and a chord which bears S 24°22'57" E a distance of 221.89 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, S 43°12'57" W a distance of 330.99 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 Tract, S 12°18'09" W a distance of 324.85 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 Tract, S 41°25'48" W a distance of 115.35 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the northeast line of OAK FOREST SEC. TWO, a subdivision recorded in Cabinet 2, Sheet 221A of the Plat Records of Bastrop County, Texas and a southwest line of said CTX SPE 3 Tract, for a southerly exterior corner of the herein described tract;

THENCE, with a southwest line of said CTX SPE 3 Tract and the northeast line of said OAK FOREST SEC. TWO, N 48°34'12" W a distance of 324.34 feet to a 1/2-inch iron rod found at the most northerly corner of said OAK FOREST SEC. TWO, and at an interior corner of said CTX SPE 3 Tract, for an interior corner of the herein described tract;

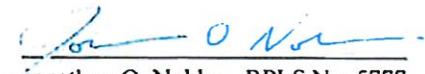
THENCE, generally along a fence, with the northwest line of said OAK FOREST SEC. TWO and a southeast line of said CTX SPE 3 Tract, the following five (5) courses:

- 1) S 42°36'03" W a distance of 289.06 feet to a 1/2-inch iron rod found at the common north corner of said Lots 44 and 45 of said OAK FOREST SEC. TWO, for an angle point;
- 2) S 43°03'31" W a distance of 487.25 feet to a 1/2-inch iron rod with cap stamped "Property Corner" found at the common north corner of said Lots 45 and 46 of said OAK FOREST SEC. TWO, for an angle point;
- 3) S 42°55'56" W a distance of 220.43 feet to a 1/2-inch iron rod found at the common north corner of said Lots 46 and 47 of said OAK FOREST SEC. TWO, for an angle point;
- 4) S 42°34'45" W a distance of 289.94 feet to a 3/8-inch iron rod found at the common north corner of said Lots 47 and 48 of said OAK FOREST SEC. TWO, for an angle point; and
- 5) S 42°58'47" W a distance of 485.52 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most westerly corner of said OAK FOREST SEC. TWO, and at an interior corner of said CTX SPE 3 Tract, for an interior corner of the herein described tract, from which a fence post bears S 24°45'41" E a distance of 4.78 feet;

THENCE, with the southwest line of said OAK FOREST SEC. TWO and a northeast line of said CTX SPE 3 Tract, S 47°23'46" E a distance of 103.54 feet to a 1/2-inch iron rod with cap stamped "RDS RPLS 4094" found at an exterior corner of said CTX SPE 3 Tract, and at the most northerly corner of said Bastrop Independent School District Tract, for an exterior corner of the herein described tract, from which a 1/2-inch iron rod found at the common south corner of Lots 50 and 51 of said OAK FOREST SEC. TWO, bears S 47°23'46" E a distance of 575.26 feet;

THENCE, with a southeast line of said CTX SPE 3 Tract and the northwest line of said Bastrop Independent School District Tract, S 43°06'35" W a distance of 1,773.64 feet to the **POINT OF BEGINNING** and containing 19.231 acres (837,720 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on May 26, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. A sketch accompanies this description.



Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



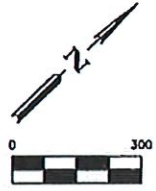
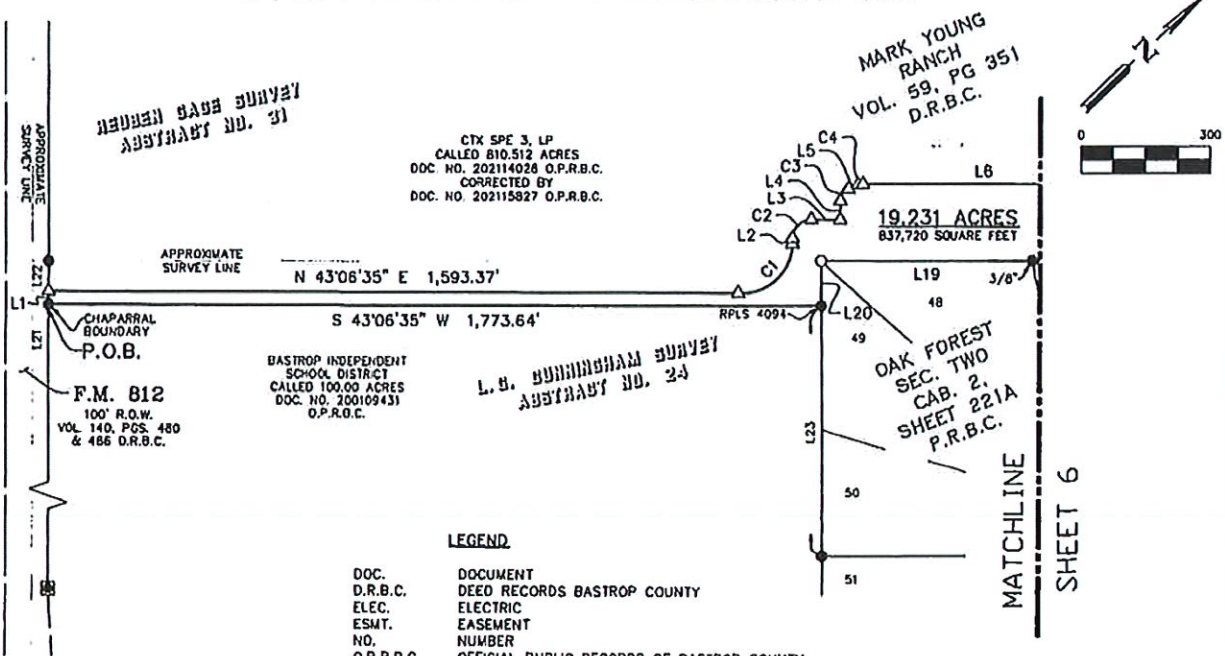
9/08/2021

Date

Client: CTX Management Holdings
Date: July 28, 2021
Revised: September 8, 2021
Job No: 8695-00

C:\TheCity\Projects\GIS_Management\Mapings_ILC\6695-ID-Cedar_Creek\SV\04_FreshDrawings\RV Park\Lot\5\021 2:50 AM, Damon Fisher

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



CTX SPE 3, LP
 CALLED 810.512 ACRES
 DDC NO. 202114028 O.P.R.B.C.
 CORRECTED BY
 DDC NO. 202115827 O.P.R.B.C.

F.M. 812
 100' R.O.W.
 VOL. 140, PDS. 480
 & 486 D.R.B.C.

BASTROP INDEPENDENT
 SCHOOL DISTRICT
 CALLED 100.00 ACRES
 DDC NO. 200109431
 O.P.R.B.C.

**L.B. BUNNINGHAM SURVEY
 ABSTRACT NO. 24**

**OAK FOREST
 SEC. TWO
 CAB. 2.
 SHEET 221A
 P.R.B.C.**

LEGEND

- | | |
|------------|---|
| DOC. | DOCUMENT |
| D.R.B.C. | DEED RECORDS BASTROP COUNTY |
| ELEC. | ELECTRIC |
| ESMT. | EASEMENT |
| NO. | NUMBER |
| O.P.R.B.C. | OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| ● | FOUND 1/2" IRON ROD |
| ○ | SET 1/2" IRON ROD W/ "BGE INC" CAP |
| △ | CALCULATED POINT |
| ⊞ | FOUND TYPE II MONUMENT |

BEARING BASIS NOTE:
 HORIZONTAL DATUM BASED UPON
 TEXAS STATE PLANE COORDINATE
 SYSTEM, NAD83, TEXAS CENTRAL ZONE.

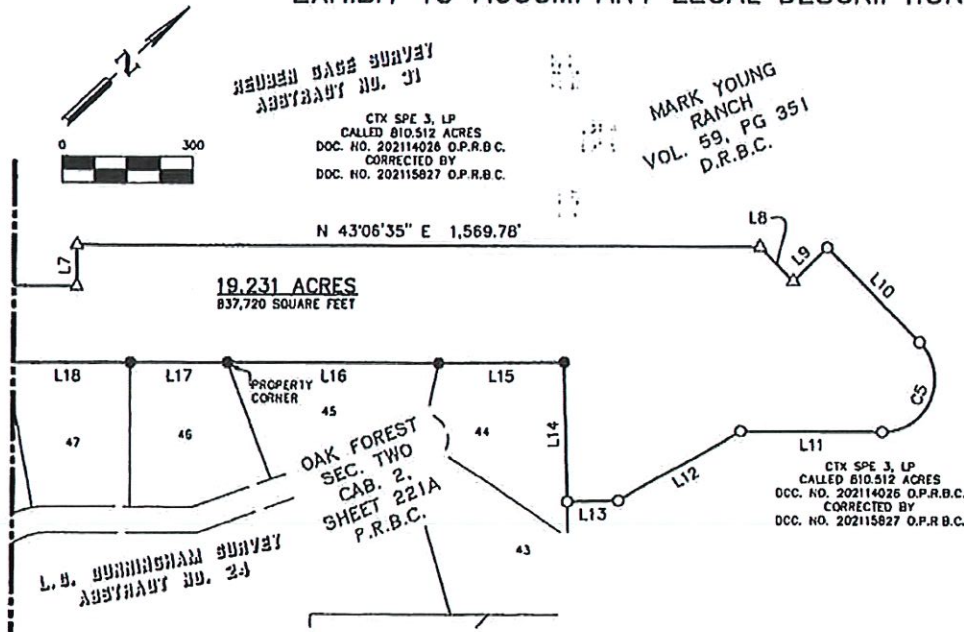


BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=300'
 SHEET **5**
 OF **6**

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EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



HEBBER BASE SURVEY
 ABSTRACT NO. 31
 CTX SPE 3, LP
 CALLED 810.512 ACRES
 DOC. NO. 202114026 O.P.R.B.C.
 CORRECTED BY
 DOC. NO. 202115827 O.P.R.B.C.

MARK YOUNG
 RANCH
 VOL. 59, PG 351
 D.R.B.C.



19.231 ACRES
 837,720 SQUARE FEET

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	177.50'	113.00'	90°00'00"	N 01°53'25" W	159.81'
C2	67.54'	43.00'	90°00'00"	N 01°53'25" W	60.81'
C3	35.14'	30.00'	67°06'30"	N 13°20'10" W	33.16'
C4	11.99'	30.00'	22°53'30"	N 31°39'50" E	11.91'
C5	283.15'	120.00'	135°11'47"	S 24°22'57" E	221.89'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 47°11'04" E	30.00'
L2	N 46°53'25" W	12.31'
L3	N 43°06'35" E	68.69'
L4	N 46°53'25" W	43.00'
L5	N 20°13'05" E	23.91'
L6	N 43°06'35" E	553.03'
L7	N 46°53'25" W	95.30'
L8	N 88°06'35" E	111.24'
L9	N 01°53'25" W	110.48'
L10	N 88°01'10" E	303.75'
L11	S 43°12'57" W	330.99'
L12	S 12°18'09" W	324.85'
L13	S 41°25'48" W	115.35'
L14	N 48°34'12" W	324.34'
L15	S 42°36'03" W	289.06'
L16	S 43°03'31" W	487.25'
L17	S 42°55'56" W	220.43'
L18	S 42°34'45" W	289.94'
L19	S 42°58'47" W	485.52'
L20	S 47°23'46" E	103.54'
L21	S 47°11'56" E	990.23'
L22	N 47°11'04" W	69.52'
L23	S 47°23'46" E	575.26'

SHEET 5

MATCHLINE

BEARING BASIS NOTE:
 HORIZONTAL DATUM BASED UPON
 TEXAS STATE PLANE COORDINATE
 SYSTEM, NAD83, TEXAS CENTRAL ZONE.



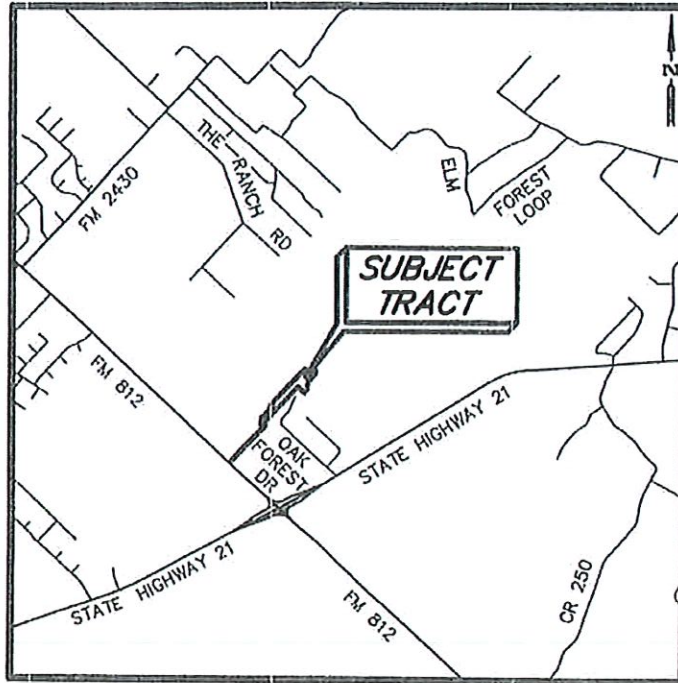
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SCALE: 1" = 300'
 SHEET 6
 OF 6

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G:\TMC\Projects\CTX_Memoirami_Holdings_LLC\18595-02-Cadd-Creek\Survey\Drawings\VRV_Plot_Louis\Drawings\VRV_Plot_Louis_Cadd_Creek - RY South.dwg, 9/18/2021 9:50 AM, Dennis Faber

EXHIBIT B



NOT TO SCALE

LOCATION MAP
BASTROP ETJ RELEASE
19.231 ACRES



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

EXHIBIT C

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 June 3, 2024, the property described and attached hereto, is assessed on the appraisal rolls of Bastrop County, Texas, for the tax year 2024 in the name(s) of:

SPE 3 MH LP

OWNER/ACCOUNT	ACREAGE	VALUE
8728767	19.283	\$ 494,079

CERTIFIED this 3rd day of June, 2024.

By: *Faun Cullens*

Name: Faun Cullens

Title: Chief Appraiser

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 19.231 ACRE TRACT OF LAND OUT OF THE REUBEN GAGE SURVEY, ABSTRACT NO. 31, AND THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 24, BOTH OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 810.512 ACRE TRACT OF LAND AS CONVEYED TO CTX SPE 3, LP BY GENERAL WARRANTY DEEDS RECORDED IN DOC. NO. 202114026 AND CORRECTED IN DOC. NO. 202115827, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2 AND 5 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 59, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 19.231 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at 1/2-inch iron rod with cap stamped "Chaparral Boundary" found on the northeast right-of-way line of F.M. 812 (100 feet wide) as dedicated by Volume 140, Pages 480 and 486 of the Deed Records of Bastrop County, Texas, at the most westerly corner of a called 100.00 acre tract of land as conveyed to Bastrop Independent School District by General Warranty Deed recorded in Document Number 200109431 of the Official Public Records of Bastrop County, Texas, at the southwest corner of the above described CTX SPE 3 Tract, for the most southerly corner and **POINT OF BEGINNING** of the herein described tract, from which a TXDOT Type II brass monument in concrete found on the northeast right-of-way line of said F.M. 812, bears S 47°11'56" E a distance of 990.23 feet;

THENCE, with the northeast right-of-way line of said F.M. 812 and a southwest line of said CTX SPE 3 Tract, N 47°11'04" W a distance of 30.00 feet to a calculated point for the most westerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 47°11'04" W a distance of 69.52 feet;

THENCE, over and across said CTX SPE 3 Tract, 30.00 feet northwest of and parallel with a southeast line of said CTX SPE 3 Tract and the northwest line of said Bastrop Independent School District Tract, N 43°06'35" E a distance of 1,593.37 feet to a calculated point of curvature of a curve to the left;

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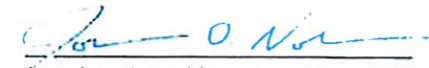
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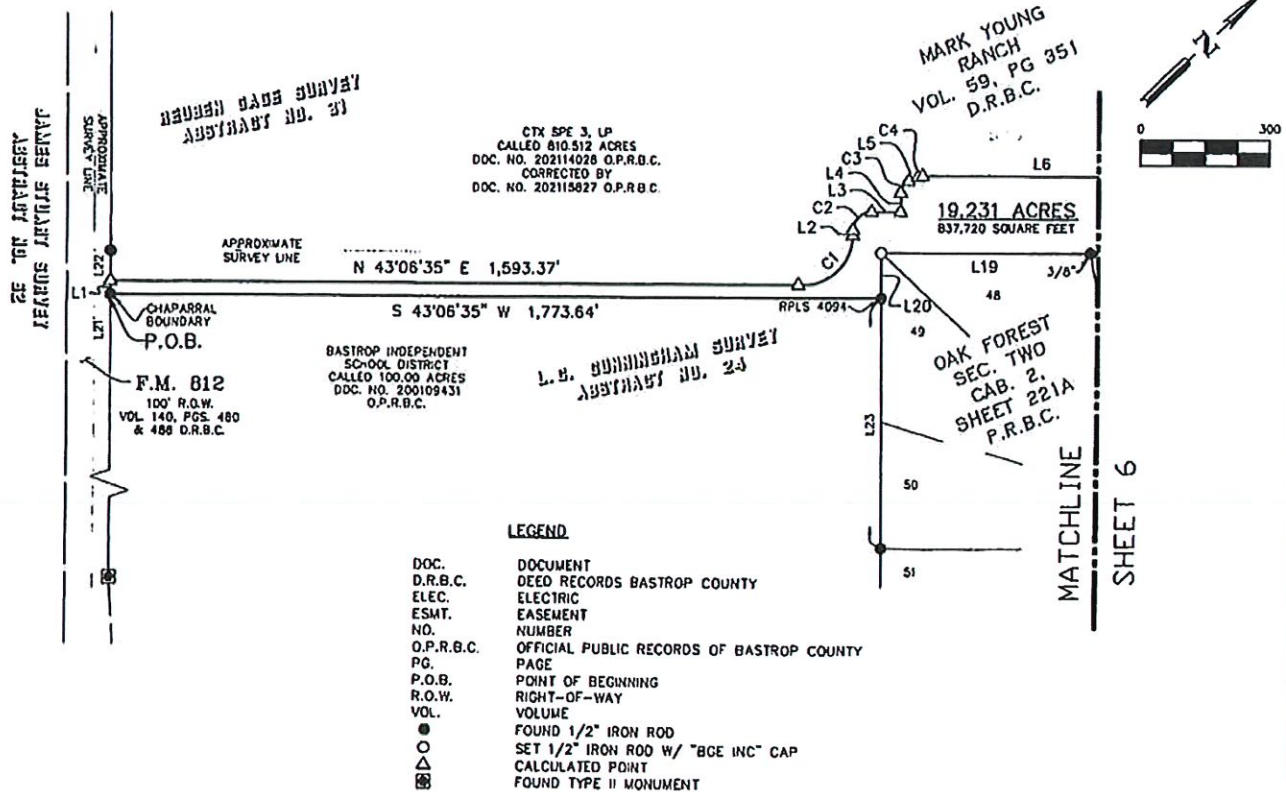
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Date: July 28, 2021
Revised: September 8, 2021
Job No: 8695-00

C:\Projects\CTE_Management_Indepng_11\16595-00-Corp_Creek\Drawings\RV Park_Lots\Color_Creek - RV South.dwg, 9/8/2021 9:50 AM, Dominion Flaker

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



BEARING BASIS NOTE:
HORIZONTAL DATUM BASED UPON
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD83, TEXAS CENTRAL ZONE.



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101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=300'

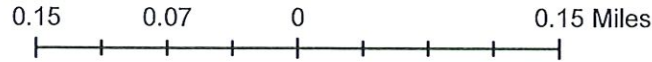
SHEET 5

OF 6

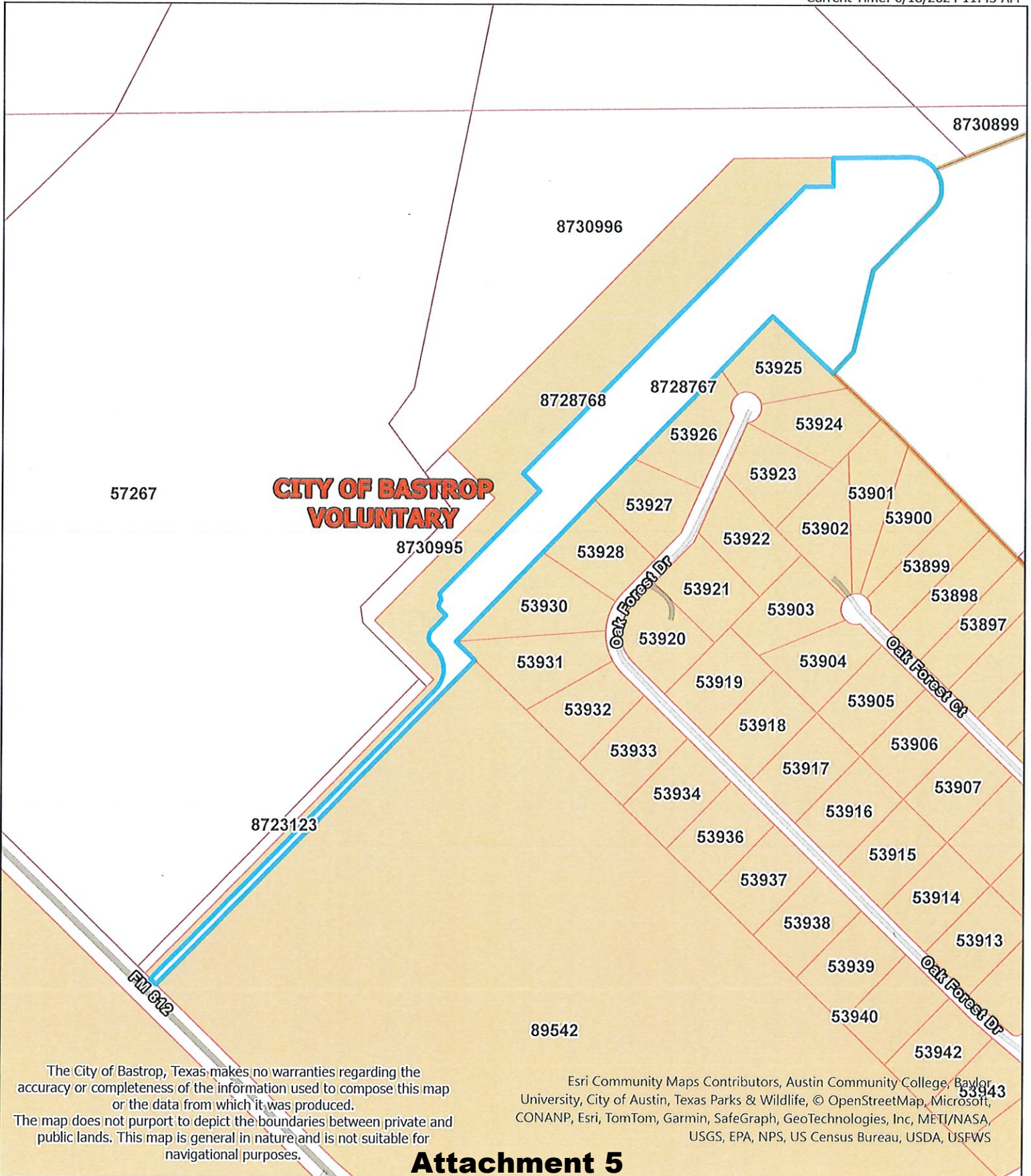
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RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ



Current Time: 6/18/2024 11:43 AM



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.

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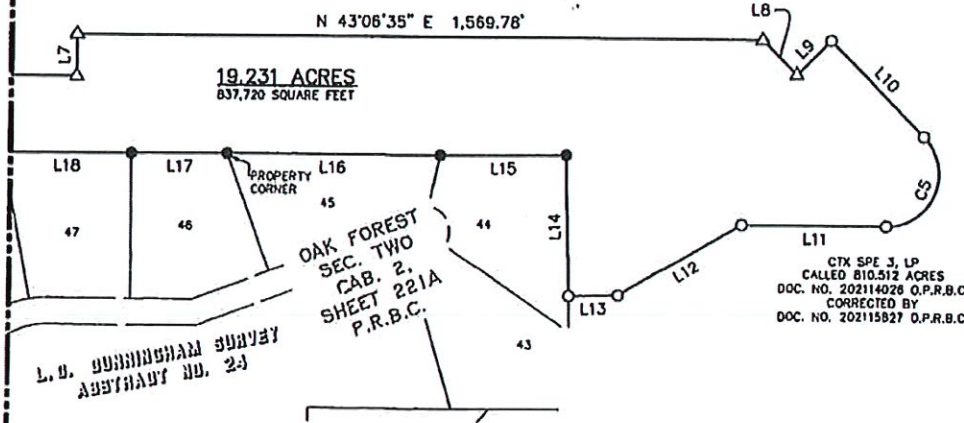
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



NEWBY BASE SURVEY
ABSTRACT NO. 31

CTX SPE 3, LP
CALLED 810.512 ACRES
DOC. NO. 202114026 O.P.R.B.C.
CORRECTED BY
DOC. NO. 202115827 O.P.R.B.C.

MARK YOUNG
RANCH
VOL. 59, PG 351
D.R.B.C.



19.231 ACRES
837,720 SQUARE FEET

OAK FOREST
SEC. TWO
CAB. 2.
SHEET 221A
P.R.B.C.

CTX SPE 3, LP
CALLED 810.512 ACRES
DOC. NO. 202114026 O.P.R.B.C.
CORRECTED BY
DOC. NO. 202115827 O.P.R.B.C.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 47°11'04" E	30.00'
L2	N 46°53'25" W	12.31'
L3	N 43°06'35" E	68.69'
L4	N 46°53'25" W	43.00'
L5	N 20°13'05" E	23.91'
L6	N 43°06'35" E	553.03'
L7	N 46°53'25" W	95.30'
L8	N 88°06'35" E	111.24'
L9	N 01°53'25" W	110.48'
L10	N 88°01'10" E	303.75'
L11	S 43°12'57" W	330.99'
L12	S 12°18'09" W	324.85'
L13	S 41°25'48" W	115.35'
L14	N 48°34'12" W	324.34'
L15	S 42°36'03" W	289.06'
L16	S 43°03'31" W	487.25'
L17	S 42°55'56" W	220.43'
L18	S 42°34'45" W	289.94'
L19	S 42°58'47" W	485.52'
L20	S 47°23'46" E	103.54'
L21	S 47°11'56" E	990.23'
L22	N 47°11'04" W	69.52'
L23	S 47°23'46" E	575.26'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	177.50'	113.00'	90°00'00"	N 01°53'25" W	159.81'
C2	67.54'	43.00'	90°00'00"	N 01°53'25" W	60.81'
C3	35.14'	30.00'	67°06'30"	N 13°20'10" W	33.16'
C4	11.99'	30.00'	22°53'30"	N 31°39'50" E	11.91'
C5	283.15'	120.00'	135°11'47"	S 24°22'57" E	221.89'

SHEET 5
MATCHLINE

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED UPON
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD83, TEXAS CENTRAL ZONE.



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
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SCALE: 1"=300'

SHEET 6

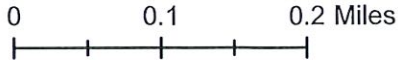
OF 6

Copyright 2021

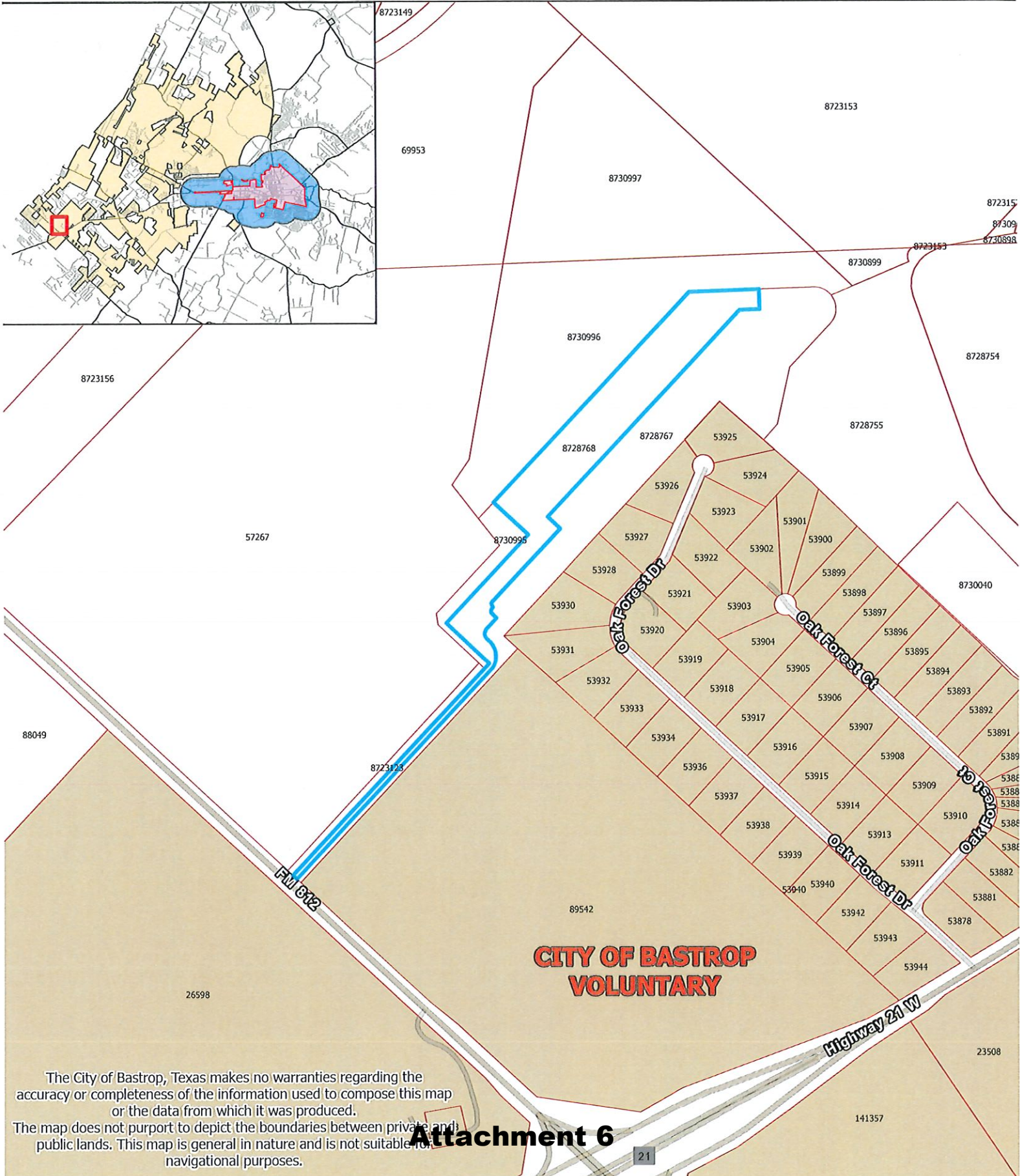


RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ

SPE 3 MH LP



Current Time: 6/24/2024 4:49 PM



**CITY OF BASTROP
VOLUNTARY**

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.

RECEIVED
6/13/2024

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Direct Line: (713) 860-6424
Direct Fax: (713) 860-6624

lsotirake@abhr.com

Linda F. Sotirake
Legal Assistant

June 13, 2024

VIA OVERNIGHT DELIVERY AND EMAIL (citysec@cityofbastrop.org)

Ms. Ann Franklin
City of Bastrop
City Hall 1211 Chestnut Street
Bastrop, TX 78602

Re: Petitions for Release of an Area from a Municipality's Extraterritorial Jurisdiction

Dear Ms. Franklin:

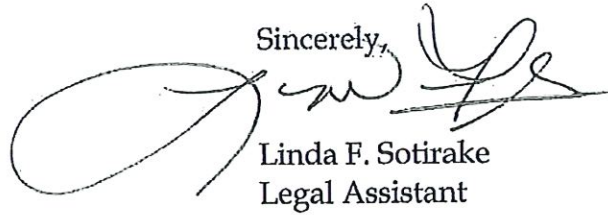
Please find enclosed, for consideration by the Mayor and City Council of the City of Bastrop, Texas (the "City") the following:

1. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 14.911 acres of land located in the City's extraterritorial jurisdiction (the "Land");
2. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 19.231 acres of Land;
3. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 54.535 acres of Land;
4. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 135.047 acres of Land;
5. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 267.792 acres of Land; and
6. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 575.264 acres of Land.

In accordance with Section 42.105(c) of the Local Government Code, we respectfully request that the City take official action to release the Land from the City's extraterritorial jurisdiction. Should you have any questions, or need additional

information, regarding this matter or the enclosed document, please feel free to call me at (713) 860-6424. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Linda F. Sotirake', written over a horizontal line.

Linda F. Sotirake
Legal Assistant

Enclosures

PETITION FOR RELEASE OF AN AREA FROM A MUNICIPALITY'S
EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

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

SPE 3 MH, LP, a Texas limited partnership (the "Petitioner"), acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable City Council to release the 14.911 acres of land described by metes and bounds in **Exhibit A** and shown on the map attached as **Exhibit B** (the "Land"), attached hereto and incorporated herein for all purposes, from the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City"), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

I.

The Petitioner holds fee simple title to the Land, and hereby represents that it owns a majority in value of the Land to be released from the extraterritorial jurisdiction of the City as indicated by the certificate of ownership provided by the Bastrop Central Appraisal District, attached hereto as **Exhibit C**.

II.

The Petitioner represents that the Land is not located within five (5) miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted.

III.

The Petitioner represents that the Land has not been voluntarily annexed into the extraterritorial jurisdiction of a municipality that is located in a county (a) in which the population grew by more than fifty percent (50%) from the previous federal decennial census in the federal decennial census conducted in 2020; and (b) that has a population of greater than 240,000.

IV.

The Petitioner represents that the Land is not within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million

that is (a) within 15 miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted; and (b) in a county with a population of more than two million.

V.

The Petitioner represents that the Land is not in an area designated as an industrial district under Section 42.944 of the Texas Local Government Code.

VI.

The Petitioner represents that the Land is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City immediately release the Land from its extraterritorial jurisdiction, as required by Section 42.105(c) of the Texas Local Government Code, as it exists today and from any future expansions of the City's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the City fails to release the Land from its extraterritorial jurisdiction by the later of forty-five (45) days from the date it 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 shall be released from the City's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on June 11th, 2024.

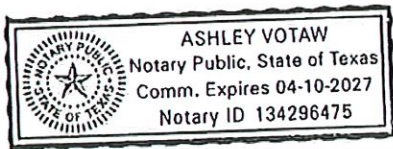
SPE 3 MH, LP
a Texas limited partnership

By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: [Signature]
Name: T. Craig Benson
Title: Managing Partner
DOB: 1/31/62
Residence Address: 1415 Wathen Ave
Austin, TX 78703
Date of Signing: 6/11/24

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on June 11th, 2024, by T. Craig Benson, Managing Partner of CTX Capital Partners, LLC, a Delaware limited liability company and General Partner of **SPE 3 MH, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



[Signature]
Notary Public, State of Texas

(NOTARY SEAL)

- Attachments:**
Exhibit A: Description of the Land
Exhibit B: Map of the Land
Exhibit C: Certificate of Ownership

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 14.911 ACRE TRACT OF LAND OUT OF THE REUBEN GAGE SURVEY, ABSTRACT NO. 31, AND THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 24, BOTH OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 810.512 ACRE TRACT OF LAND AS CONVEYED TO CTX SPE 3, LP BY GENERAL WARRANTY DEEDS RECORDED IN DOC. NO. 202114026 AND CORRECTED IN DOC. NO. 202115827, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2, 4 AND 5 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 59, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 14.911 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for **POINT OF REFERENCE** at 1/2-inch iron rod with cap stamped "Chaparral Boundary" found on the northeast right-of-way line of F.M. 812 (100 feet wide) as dedicated by Volume 140, Pages 480 and 486 of the Deed Records of Bastrop County, Texas, at the most westerly corner of a called 100.00 acre tract of land as conveyed to Bastrop Independent School District by General Warranty Deed recorded in Document Number 200109431 of the Official Public Records of Bastrop County, Texas, at the southwest corner of the above described CTX SPE 3 Tract, from which a TXDOT Type II brass monument in concrete found on the northeast right-of-way line of said F.M. 812, bears S 47°11'56" E a distance of 990.23 feet; Thence, with the northeast right-of-way line of said F.M. 812 and a southwest line of said CTX SPE 3 Tract, N 47°11'04" W a distance of 30.00 feet to a calculated point for the most southerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and a southwest line of said CTX SPE 3 Tract, N 47°11'04" W a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most westerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 47°11'04" W a distance of 39.52 feet;

THENCE, over and across said CTX SPE 3 Tract, 60.00 feet northwest of and parallel with a southeast line of said CTX SPE 3 Tract and the northwest line of said Bastrop Independent School District Tract, N 43°06'35" E a distance of 1,606.99 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 46°53'25" W a distance of 327.22 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 43°06'35" E a distance of 669.80 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 46°53'25" W a distance of 263.97 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 43°06'35" E a distance of 1,596.37 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 88°01'10" E a distance of 390.67 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northeast corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 01°53'25" E a distance of 110.48 feet to a calculated point for the most easterly corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 88°06'35" W a distance of 111.24 feet to a calculated angle point;

THENCE, continuing over and across said CTX SPE 3 Tract, S 43°06'35" W a distance of 1,569.78 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 46°53'25" E a distance of 95.30 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 43°06'35" W a distance of 553.03 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the left, an arc distance of 11.99 feet, having a radius of 30.00 feet, a central angle of 22°53'30" and a chord which bears S 31°39'50" W a distance of 11.91 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, S 20°13'05" W a distance of 23.91 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the left, an arc distance of 35.14 feet, having a radius of 30.00 feet, a central angle of 67°06'30" and a chord which bears S 13°20'10" E a distance of 33.16 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, S 46°53'25" E a distance of 43.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 43°06'35" W a distance of 68.69 feet to a calculated point of curvature of a curve to the left;

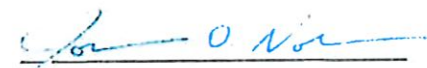
THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the left, an arc distance of 67.54 feet, having a radius of 43.00 feet, a central angle of 90°00'00" and a chord which bears S 01°53'25" E a distance of 60.81 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract and said CTX SPE 3 Tract, S 46°53'25" E a distance of 12.31 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the right, an arc distance of 177.50 feet, having a radius of 113.00 feet, a central angle of 90°00'00" and a chord which bears S 01°53'25" E a distance of 159.81 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, 30.00 feet northwest of and parallel with a southeast line of said CTX SPE 3 Tract and the northwest line of said Bastrop Independent School District Tract, S 43°06'35" W, a distance of 1,593.37 feet to the **POINT OF BEGINNING** and containing 14.911 acres (649,517 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on May 26, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777

BGE, Inc.

101 West Louis Henna Blvd, Suite 400

Austin, Texas 78728

Telephone: (512) 879-0400

TBPLS Licensed Surveying Firm No. 10106502



9/08/2021

Date

Client: CTX Management Holdings

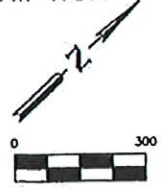
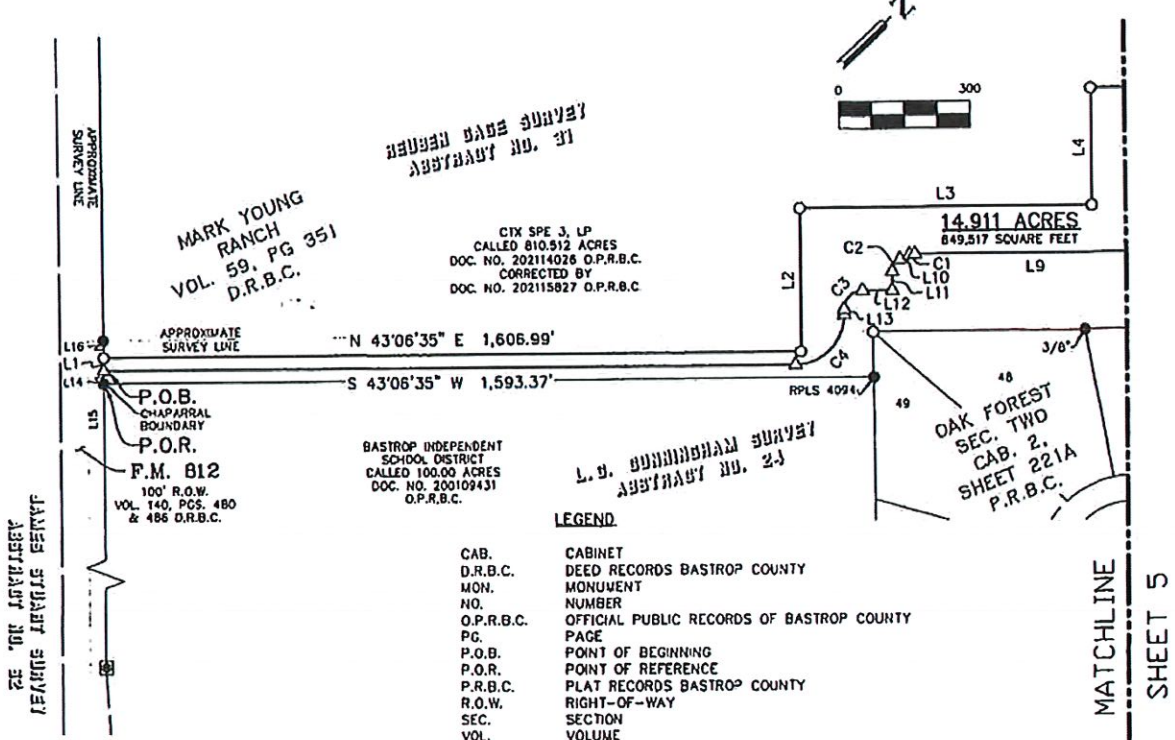
Date: July 28, 2021

Revised: September 8, 2021

Job No: 8695-00

C:\Projects\CTX_Management_Middletown\11C\6593-DD-Cesar_Creat\SWAG_Treas\Bastrop\RV Part Lots\Cedar Creek - RV North.dwg, 9/8/2021 9:49 AM, Damon Fisher

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



MARK YOUNG RANCH
VOL. 59, PG 351
D.R.B.C.

CITY SPE J, LP
CALLED 810.512 ACRES
DOC. NO. 202114026 O.P.R.B.C.
CORRECTED BY
DOC. NO. 202115827 O.P.R.B.C.

P.O.B.
CHAPARRAL BOUNDARY
P.O.R.
F.M. 812
100' R.O.W.
VOL. 140, PGS. 480 & 485 D.R.B.C.

BASTROP INDEPENDENT SCHOOL DISTRICT
CALLED 180.00 ACRES
DOC. NO. 200109431
O.P.R.B.C.

L. G. BUNNINGHAM SURVEY
SUBSTANT NO. 2-3

OAK FOREST SEC. TWO
CAB. 2.
SHEET 221A
P.R.B.C.

LEGEND

- CAB. CABINET
- D.R.B.C. DEED RECORDS BASTROP COUNTY
- MON. MONUMENT
- NO. NUMBER
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.R.B.C. PLAT RECORDS BASTROP COUNTY
- R.O.W. RIGHT-OF-WAY
- SEC. SECTION
- VOL. VOLUME
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/ "BGE INC" CAP
- △ CALCULATED POINT
- ⊠ FOUND TYPE II MONUMENT

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED UPON
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD83, TEXAS CENTRAL ZONE.



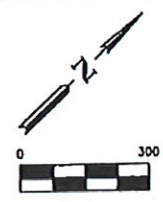
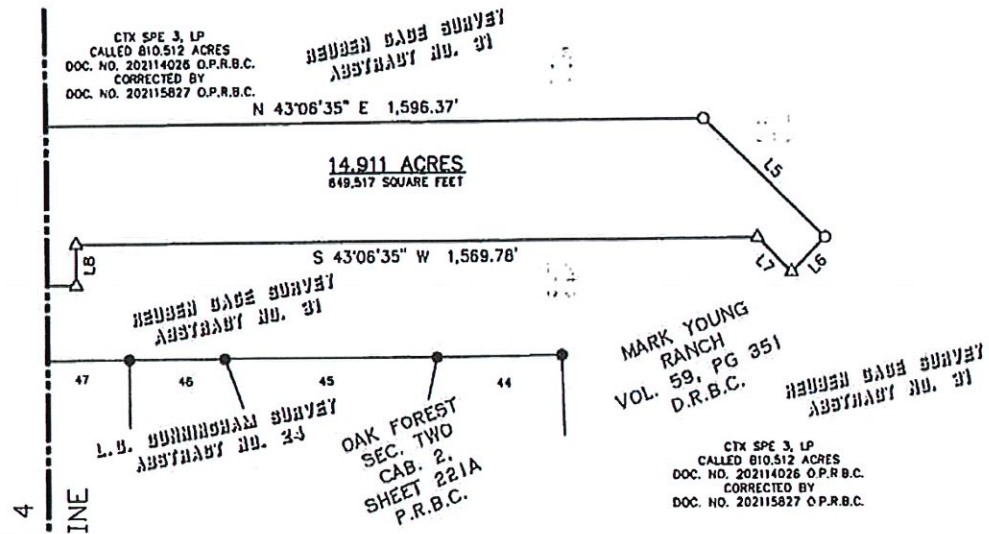
BGE, Inc.
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TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=300'
SHEET 4
OF 5

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C:\Inet\Projects\CT4_Management_Holdings_ILC\8595-DC-Cedar_Creek\SV\04_Faces\Drawings\07_Plot_Lots\Cedar_Creek - RV_Kath.dwg, 9/8/2021 9:49 AM, Damon Fisher

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 47°11'04" W	30.00'
L2	N 46°53'25" W	327.22'
L3	N 43°06'35" E	669.80'
L4	N 46°53'25" W	263.97'
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L9	S 43°06'35" W	553.03'
L10	S 20°13'05" W	23.91'
L11	S 46°53'25" E	43.00'
L12	S 43°06'35" W	68.69'
L13	S 46°53'25" E	12.31'
L14	N 47°11'04" W	30.00'
L15	S 47°11'56" E	990.23'
L16	N 47°11'04" W	39.52'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.99'	30.00'	22°53'30"	S 31°39'50" W	11.91'
C2	35.14'	30.00'	67°06'30"	S 13°20'10" E	33.16'
C3	67.54'	43.00'	90°00'00"	S 01°53'25" E	60.81'
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SHEET 4
MATCHLINE

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED UPON
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD83, TEXAS CENTRAL ZONE.

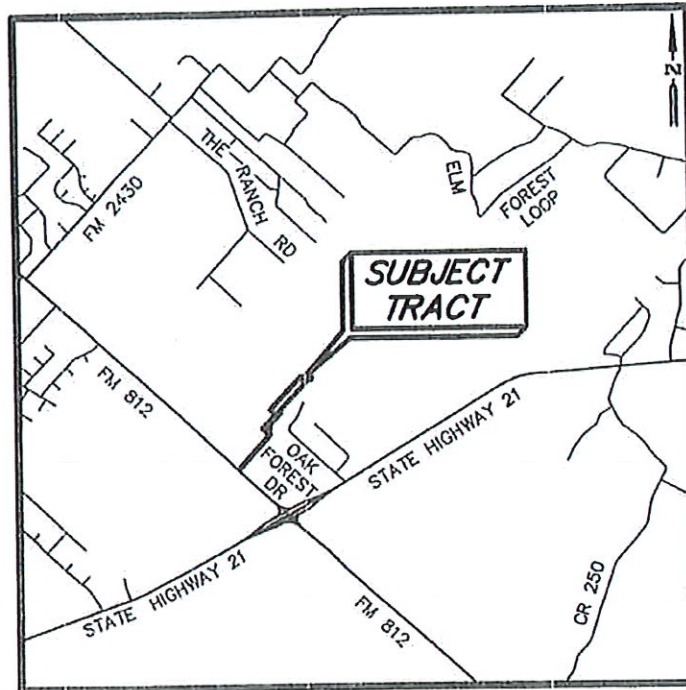


BGE, Inc.
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TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=300'
SHEET **5**
OF **5**

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EXHIBIT B



NOT TO SCALE

LOCATION MAP
BASTROP ETJ RELEASE
14.911 ACRES



BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502

EXHIBIT C

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 June 3, 2024, the property described and attached hereto, is assessed on the appraisal rolls of Bastrop County, Texas, for the tax year 2024 in the name(s) of:

SPE 3 MH LP

OWNER/ACCOUNT	ACREAGE	VALUE
8728768	14.86	\$ 380,751

CERTIFIED this 3rd day of June, 2024.

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

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 14.911 ACRE TRACT OF LAND OUT OF THE REUBEN GAGE SURVEY, ABSTRACT NO. 31, AND THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 24, BOTH OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 810.512 ACRE TRACT OF LAND AS CONVEYED TO CTX SPE 3, LP BY GENERAL WARRANTY DEEDS RECORDED IN DOC. NO. 202114026 AND CORRECTED IN DOC. NO. 202115827, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2, 4 AND 5 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 59, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 14.911 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for **POINT OF REFERENCE** at 1/2-inch iron rod with cap stamped "Chaparral Boundary" found on the northeast right-of-way line of F.M. 812 (100 feet wide) as dedicated by Volume 140, Pages 480 and 486 of the Deed Records of Bastrop County, Texas, at the most westerly corner of a called 100.00 acre tract of land as conveyed to Bastrop Independent School District by General Warranty Deed recorded in Document Number 200109431 of the Official Public Records of Bastrop County, Texas, at the southwest corner of the above described CTX SPE 3 Tract, from which a TXDOT Type II brass monument in concrete found on the northeast right-of-way line of said F.M. 812, bears S 47°11'56" E a distance of 990.23 feet; Thence, with the northeast right-of-way line of said F.M. 812 and a southwest line of said CTX SPE 3 Tract, N 47°11'04" W a distance of 30.00 feet to a calculated point for the most southerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the northeast right-of-way line of said F.M. 812 and a southwest line of said CTX SPE 3 Tract, N 47°11'04" W a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most westerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 47°11'04" W a distance of 39.52 feet;

THENCE, over and across said CTX SPE 3 Tract, 60.00 feet northwest of and parallel with a southeast line of said CTX SPE 3 Tract and the northwest line of said Bastrop Independent School District Tract, N 43°06'35" E a distance of 1,606.99 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 46°53'25" W a distance of 327.22 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 43°06'35" E a distance of 669.80 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 46°53'25" W a distance of 263.97 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 43°06'35" E a distance of 1,596.37 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, N 88°01'10" E a distance of 390.67 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northeast corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 01°53'25" E a distance of 110.48 feet to a calculated point for the most easterly corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 88°06'35" W a distance of 111.24 feet to a calculated angle point;

THENCE, continuing over and across said CTX SPE 3 Tract, S 43°06'35" W a distance of 1,569.78 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 46°53'25" E a distance of 95.30 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 43°06'35" W a distance of 553.03 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the left, an arc distance of 11.99 feet, having a radius of 30.00 feet, a central angle of 22°53'30" and a chord which bears S 31°39'50" W a distance of 11.91 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, S 20°13'05" W a distance of 23.91 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the left, an arc distance of 35.14 feet, having a radius of 30.00 feet, a central angle of 67°06'30" and a chord which bears S 13°20'10" E a distance of 33.16 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, S 46°53'25" E a distance of 43.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said CTX SPE 3 Tract, S 43°06'35" W a distance of 68.69 feet to a calculated point of curvature of a curve to the left;


THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the left, an arc distance of 67.54 feet, having a radius of 43.00 feet, a central angle of 90°00'00" and a chord which bears S 01°53'25" E a distance of 60.81 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract and said CTX SPE 3 Tract, S 46°53'25" E a distance of 12.31 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said CTX SPE 3 Tract, along said curve to the right, an arc distance of 177.50 feet, having a radius of 113.00 feet, a central angle of 90°00'00" and a chord which bears S 01°53'25" E a distance of 159.81 feet to a calculated point of tangency;

THENCE, continuing over and across said CTX SPE 3 Tract, 30.00 feet northwest of and parallel with a southeast line of said CTX SPE 3 Tract and the northwest line of said Bastrop Independent School District Tract, S 43°06'35" W, a distance of 1,593.37 feet to the **POINT OF BEGINNING** and containing 14.911 acres (649,517 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on May 26, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777

BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



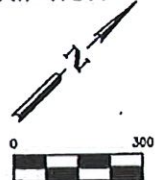
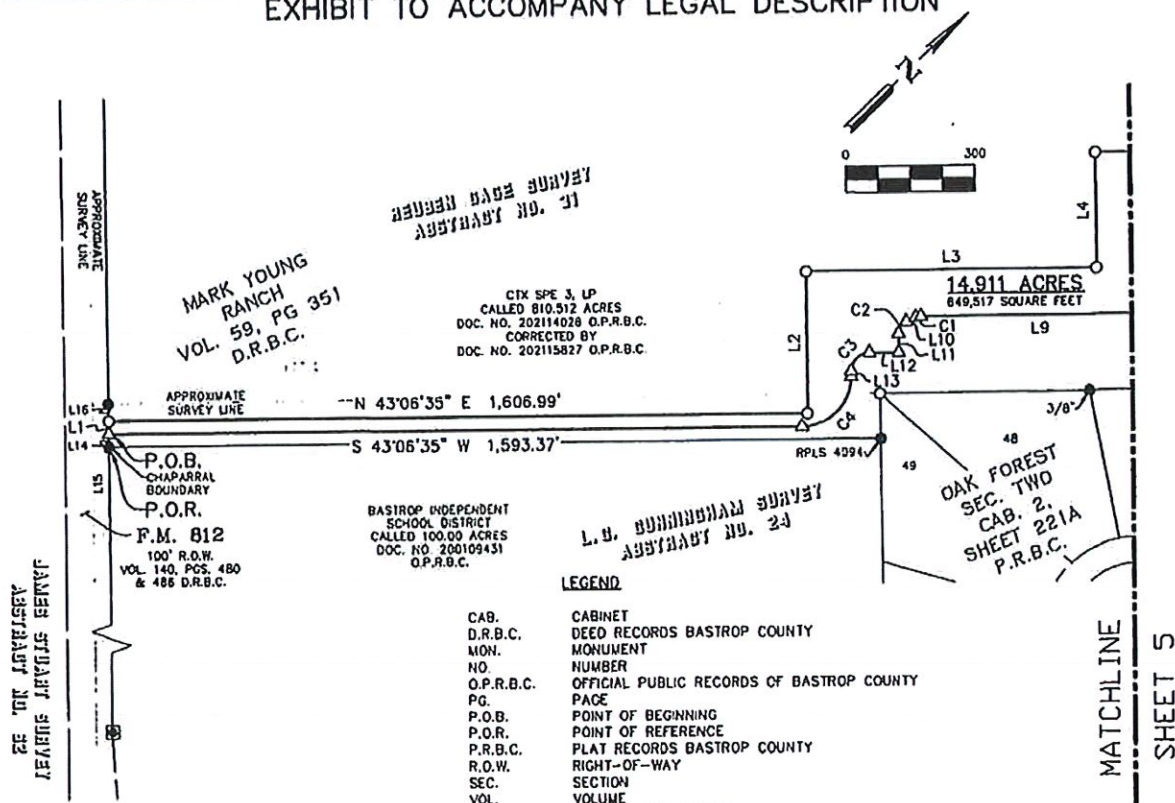
9/08/2021

Date

Client: CTX Management Holdings
Date: July 28, 2021
Revised: September 8, 2021
Job No: 8695-00

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EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- CAB. CABINET
- D.R.B.C. DEED RECORDS BASTROP COUNTY
- MON. MONUMENT
- NO. NUMBER
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.R.B.C. PLAT RECORDS BASTROP COUNTY
- R.O.W. RIGHT-OF-WAY
- SEC. SECTION
- VOL. VOLUME
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/ "BGE INC" CAP
- △ CALCULATED POINT
- ⊠ FOUND TYPE II MONUMENT

BEARING BASIS NOTE:
 HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE.



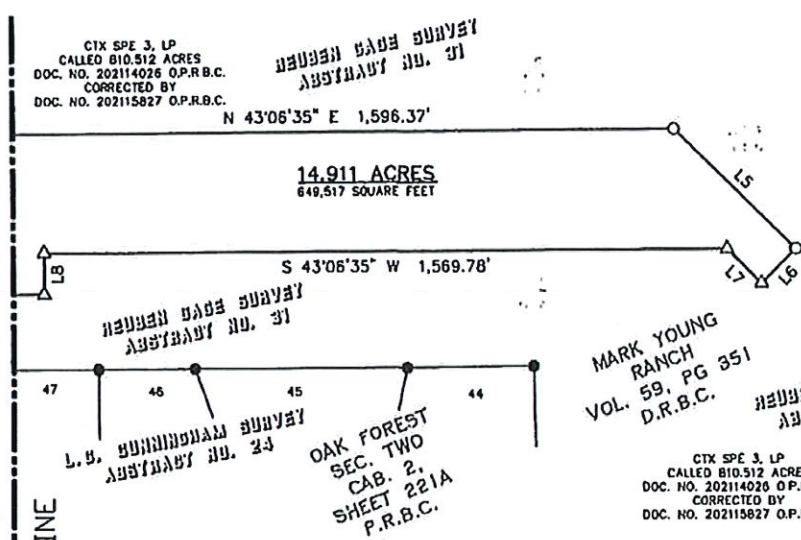
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 TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=300'
 SHEET 4
 OF 5

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EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 47°11'04\"	30.00'
L2	N 46°53'25\"	327.22'
L3	N 43°06'35\"	669.80'
L4	N 46°53'25\"	263.97'
L5	N 88°01'10\"	390.67'
L6	S 01°53'25\"	110.48'
L7	S 88°06'35\"	111.24'
L8	S 46°53'25\"	95.30'
L9	S 43°06'35\"	553.03'
L10	S 20°13'05\"	23.91'
L11	S 46°53'25\"	43.00'
L12	S 43°06'35\"	68.69'
L13	S 46°53'25\"	12.31'
L14	N 47°11'04\"	30.00'
L15	S 47°11'56\"	990.23'
L16	N 47°11'04\"	39.52'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.99'	30.00'	22°53'30\"	S 31°39'50\" W	11.91'
C2	35.14'	30.00'	67°06'30\"	S 13°20'10\" E	33.16'
C3	67.54'	43.00'	90°00'00\"	S 01°53'25\" E	60.81'
C4	177.50'	113.00'	90°00'00\"	S 01°53'25\" E	159.81'

SHEET 4
MATCHLINE

CTX SPE 3, LP
CALLED 810.512 ACRES
DOC. NO. 202114026 O.P.R.B.C.
CORRECTED BY
DOC. NO. 202115827 O.P.R.B.C.

HEUBEN GAGE SURVEY
ABSTRACT NO. 31

L. S. SURVEYING
ABSTRACT NO. 23

OAK FOREST
SEC. TWO
CAB. 2,
SHEET 221A
P.R.B.C.

MARK YOUNG
RANCH
VOL. 59, PG 351
D.R.B.C.

CTX SPE 3, LP
CALLED 810.512 ACRES
DOC. NO. 202114026 O.P.R.B.C.
CORRECTED BY
DOC. NO. 202115827 O.P.R.B.C.

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED UPON
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD83, TEXAS CENTRAL ZONE.

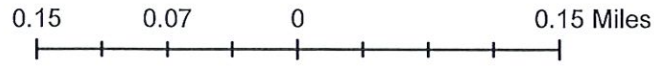


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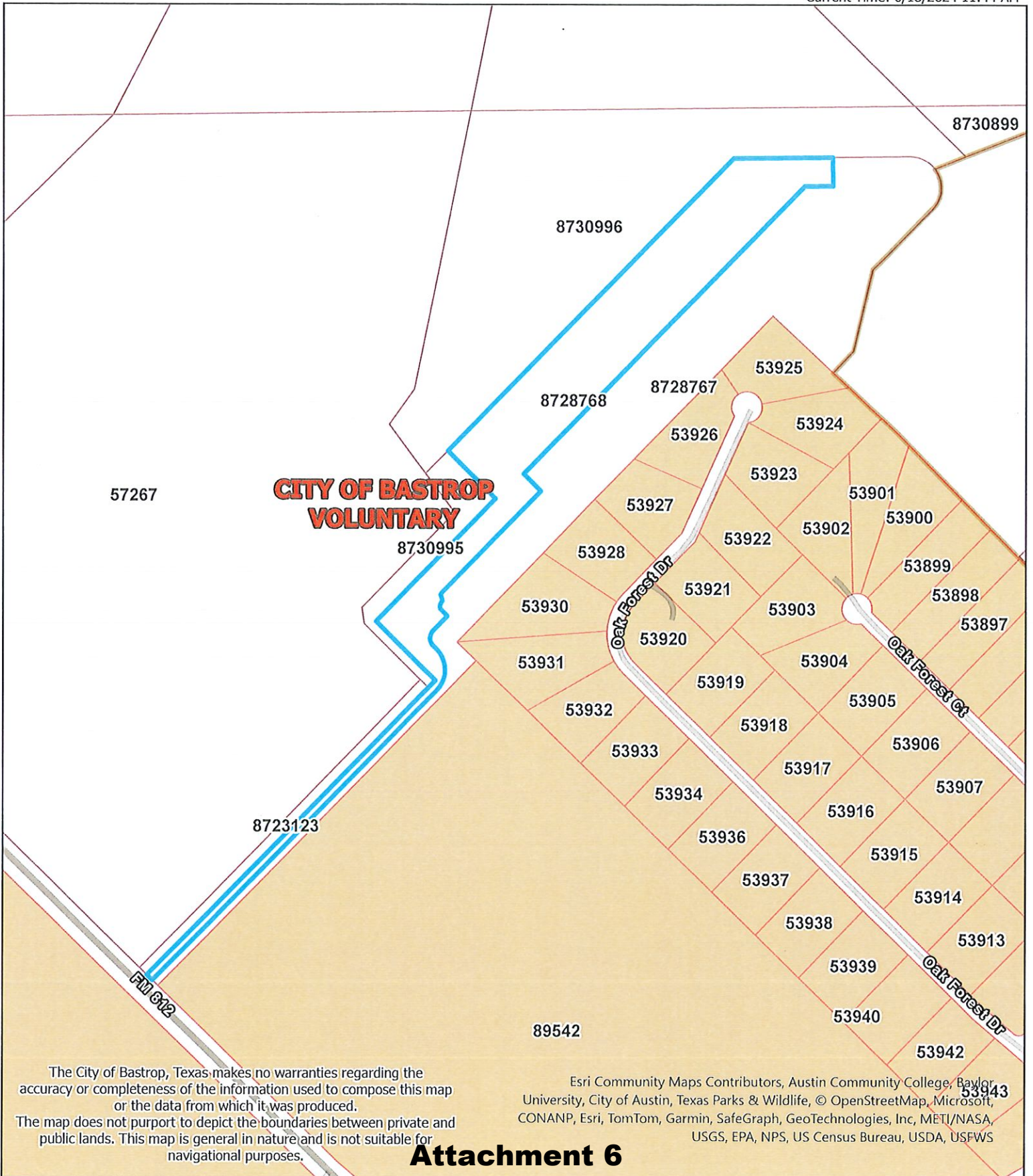
SCALE: 1"=300'
SHEET 5
OF 5
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RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ



Current Time: 6/18/2024 11:44 AM



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Attachment 6