

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

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

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

I.

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

II.

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

III.

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

IV.

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

V.

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

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

SIGNATURE PAGE TO

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

PETITIONERS:

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

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

By:   
Stewart Pate, Manager

Date: 9-26-23

DOB or VRN of Signer: 12-31-58

Address of Ownership Entity:

10829 Jollyville Road  
Austin, TX 78759

Residence Address of Signer:

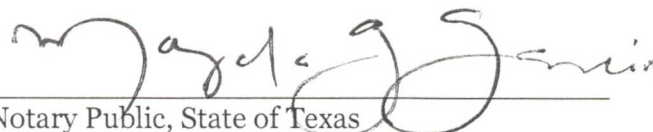
2213 Quarry Rd.  
Austin, TX 78703

THE STATE OF TEXAS §  
COUNTY OF Travis §

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

(SEAL)



  
Notary Public, State of Texas

SIGNATURE PAGE TO

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

PETITIONERS:

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

By:   
Stewart Pate, Manager

Date: 9-26-23

DOB or VRN of Signer: 12-31-58

Address of Ownership Entity:

10829 Jollyville Road  
Austin, TX 78759

Residence Address of Signer:

2213 Quarry Rd.  
Austin, Tx 78703

THE STATE OF TEXAS §

COUNTY OF Travis §

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



(SEAL)

  
Notary Public, State of Texas

SIGNATURE PAGE TO

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

PETITIONERS:

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

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

By: *Stewart Pate*  
Stewart Pate, Manager

Date: 9-26-23

DOB or VRN of Signer: 12-31-58

Address of Ownership Entity:

10829 Jollyville Road  
Austin, TX 78759

Residence Address of Signer:

2213 Quarry Rd.  
Austin, TX 78703

THE STATE OF TEXAS §

COUNTY OF Travis §

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



(SEAL)

*Mayela G Garcia*  
Notary Public, State of Texas

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



# EXHIBIT "A"

738.229 ACRES METES & BOUNDS

## *Land Surveying & Mapping*

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

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

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

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

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

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

**Exhibit "A"**

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

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

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

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

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

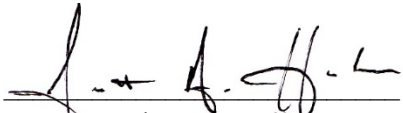
**Exhibit "A"**

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

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

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

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

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



December 21, 2022

\_\_\_\_\_  
Date

SOS J/N: 0082-21-001

**Exhibit "A"**



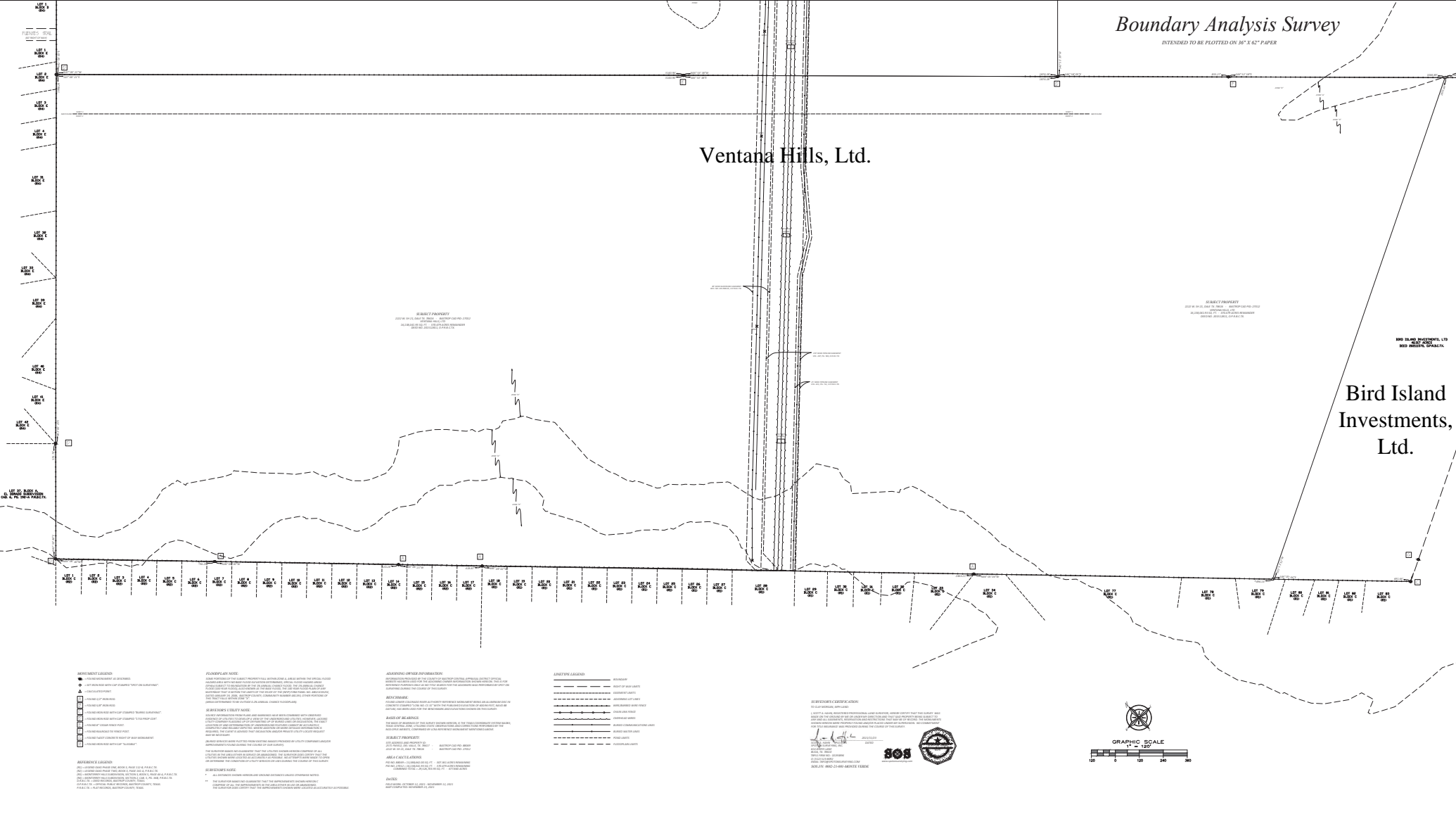
**EXHIBIT "A-1"**  
**THE LAND**



Boundary Analysis Survey  
 INTENDED TO BE PLOTTED ON 36" X 62" PAPER

Ventana Hills, Ltd.

Bird Island Investments, Ltd.



**ABBREVIATED LEGEND**

- CENTERLINE OF HIGHWAY
- CENTERLINE OF RAILROAD
- CENTERLINE OF CANAL
- CENTERLINE OF DRAINAGE
- CENTERLINE OF FENCE
- CENTERLINE OF POWER LINE
- CENTERLINE OF TELEPHONE LINE
- CENTERLINE OF WATER MAIN
- CENTERLINE OF SEWER MAIN
- CENTERLINE OF GAS MAIN
- CENTERLINE OF OIL MAIN
- CENTERLINE OF CABLE MAIN
- CENTERLINE OF AIR MAIN
- CENTERLINE OF WATER MAIN
- CENTERLINE OF SEWER MAIN
- CENTERLINE OF GAS MAIN
- CENTERLINE OF OIL MAIN
- CENTERLINE OF CABLE MAIN
- CENTERLINE OF AIR MAIN

**BOUNDARY NOTE**

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS. ALL CURVES ARE FULL CIRCLES UNLESS OTHERWISE NOTED. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS. ALL EASEMENTS ARE TO BE SHOWN BY DASHED LINES. ALL ADJACENT PROPERTIES ARE TO BE SHOWN BY DOTTED LINES. ALL UNDEVELOPED LAND IS TO BE SHOWN BY A Wavy LINE. ALL WATER BODIES ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL POWER LINES ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL TELEPHONE LINES ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL FENCES ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL DRAINAGE CANALS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL HIGHWAYS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL RAILROADS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL CANALS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL DRAINS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL WATER MAINS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL SEWER MAINS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL GAS MAINS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL OIL MAINS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL CABLE MAINS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE. ALL AIR MAINS ARE TO BE SHOWN BY A Wavy LINE WITH A CENTERLINE.

**JOINING ORDER INFORMATION**

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**LEGEND**

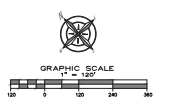
- BOUNDARY
- EASEMENT
- ADJACENT PROPERTY
- UNDEVELOPED LAND
- WATER BODY
- POWER LINE
- TELEPHONE LINE
- FENCE
- DRAINAGE CANAL
- HIGHWAY
- RAILROAD
- CANAL
- DRAIN
- WATER MAIN
- SEWER MAIN
- GAS MAIN
- OIL MAIN
- CABLE MAIN
- AIR MAIN

**ADJACENT PROPERTY**

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**ADJACENT PROPERTY**

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



Boundary

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

BASTROP CENTRAL APPRAISAL DISTRICT

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS                   §  
  §  
COUNTY OF BASTROP           §

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

Ventana Hills LTD

<u>OWNER/ACCOUNT</u>	<u>ACREAGE</u>	<u>VALUE</u>
27012	370.477 Acres	\$4,656,066
88049	307.4750 Acres	\$4,039,594

CERTIFIED this 18th day of September 18, 2023.

By: Faun Cullens

Name: *Faun Cullens*

Title: Chief Appraiser

BASTROP CENTRAL APPRAISAL DISTRICT

PROPERTY 27012 R  
 Legal Description  
 ABS A62 Stuart, James, 370.477 ACRES

OWNER ID  
 772652

OWNERSHIP  
 100.00%

PROPERTY APPRAISAL INFORMATION 2023

VENTANA HILLS LTD  
 10829 JOLLYVILLE RD  
 AUSTIN, TX 78759

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

Values

IMPROVEMENTS	5,133
LAND MARKET	+ 4,650,933
MARKET VALUE	= 4,656,066
PRODUCTIVITY LOSS	- 4,624,259
APPRAISED VALUE	= 31,807
HS CAP LOSS	- 0
ASSESSED VALUE	= 31,807

Ref ID1: 350542  
 R27012

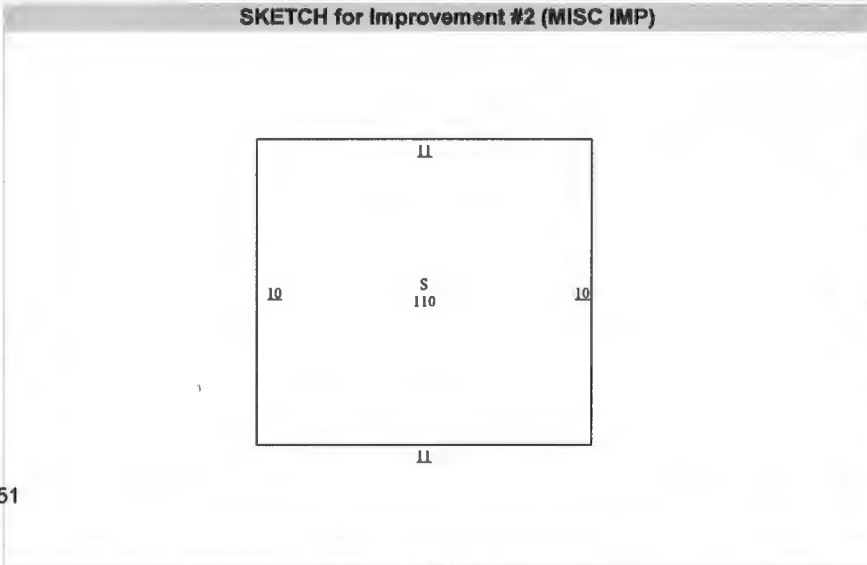
Ref ID2: R27012  
 Map ID 01

ACRES: 370.4770  
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 2222 W SH 21 DALE, TX 78616

GENERAL		
UTILITIES	LAST APPR.	Adam M
TOPOGRAPHY	LAST APPR. YR	2023
ROAD ACCESS	LAST INSP. DATE	03/14/2023
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS		



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

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

SUBD: A62		100.00%		NBHD:NBHD0217		100.00%		IMPROVEMENT INFORMATION										
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	UTILTY PACKAGE		MH	7"	1.0	21,250.00		1995	1995	AV	21,250	23%	100%	100%	100%	100%	0.23	4,888
			STCD:	E3	1.0		Homesite: N				21,250							4,888
2.	STORAGE BUILDING	S STORAGE BUIL	T	1"	110.0	11.12		1980	1980	AV	1,223	20%	100%	100%	100%	100%	0.20	245
			STCD:	E2	110.0		Homesite: N				1,223							245

IMPROVEMENT FEATURES

SUBD: A62		100.00%		NBHD:NBHD0217		100.00%		LAND INFORMATION					IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0		
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE	
1.	WILDLIFE		A-T-3	D1	N	A	359.0000 AC	12,733.98	4,571,492	1.00		1.00	A	4,571,492	YES	1D1	AG-NPG	72.00		25,848	
Comment: S/O R83270. W/L OK-2017																					
2.	WILDLIFE		A-T-3	D1	N	A	1.0000 AC	12,733.96	12,734	1.00		1.00	A	12,734	YES	1D1	AG-NPG	72.00		72	

continued on next page

Exhibit "A"



**BASTROP CENTRAL APPRAISAL DISTRICT**

PROPERTY 27012 R  
 Legal Description  
 ABS A62 Stuart, James, 370.477 ACRES

OWNER ID  
 772652  
 OWNERSHIP  
 100.00%

**PROPERTY APPRAISAL INFORMATION 2023**

VENTANA HILLS LTD  
 10829 JOLLYVILLE RD  
 AUSTIN, TX 78759

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

Values	
IMPROVEMENTS	5,133
LAND MARKET	+ 4,650,933
MARKET VALUE	= 4,656,066
PRODUCTIVITY LOSS	- 4,624,259
APPRAISED VALUE	= 31,807
HS CAP LOSS	- 0
ASSESSED VALUE	= 31,807

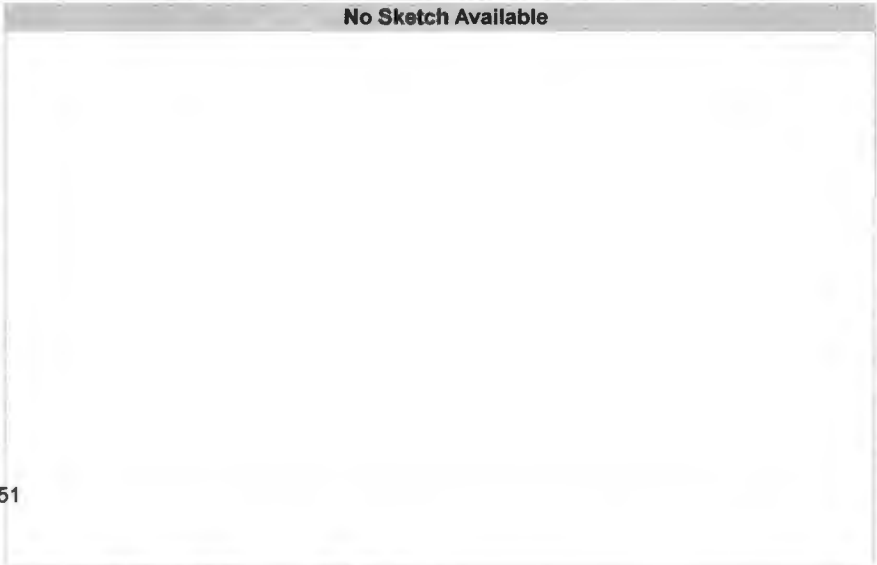
Ref ID1: 350542  
 R27012  
 Ref ID2: R27012  
 Map ID 01

ACRES: 370.4770  
 EFF. ACRES:

SITUS 2222 W SH 21 DALE, TX 78616

APPR VAL METHOD: Cost

GENERAL		
UTILITIES	LAST APPR.	Adam M
TOPOGRAPHY	LAST APPR. YR	2023
ROAD ACCESS	LAST INSP. DATE	03/14/2023
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS		



EXEMPTIONS



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

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

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

IMPROVEMENT FEATURES									

LAND INFORMATION															IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0	
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
3.	WILDLIFE	A-T-3		D1	N	A	10.4770 AC	12,733.98	133,414	0.50	1.00	A		66,707	YES	1D1	AG-NPG	72.00		754
														4,650,933						26,674

Comment: S/F R27012. FLOOD PLAIN ADJUSTMENT.

**Exhibit "A"**



BASTROP CENTRAL APPRAISAL DISTRICT

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BASTROP §

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

Back Lake Investments Inc

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

CERTIFIED this 18th day of September 18, 2023.

By: Faun Cullens

Name: Faun Cullens

Title: Chief Appraiser

**BASTROP CENTRAL APPRAISAL DISTRICT**

PROPERTY 8715818 R 01/07/2020  
 Legal Description  
 ABS A62 Stuart, James, 10.038 ACRES

OWNER ID  
 793397

OWNERSHIP  
 100.00%

**PROPERTY APPRAISAL INFORMATION 2023**

BACK LAKE INVESTMENTS INC  
 10829 JOLLYVILLE RD  
 AUSTIN, TX 78759

**Entities**

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

**Values**

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

Ref ID1: 386607  
 R88049

Ref ID2: R88049  
 Map ID 01

ACRES: 10.0380  
 EFF. ACRES:

APPR VAL METHOD: ARB

**SITUS**

**GENERAL**

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

**BUILDING PERMITS**

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

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

SUBD: A62 100.00% NBHD:NBHD0217 100.00%

**IMPROVEMENT INFORMATION**

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

**EXEMPTIONS**

**PICTURE**



**IMPROVEMENT FEATURES**

SUBD: A62 100.00% NBHD:NBHD0217 100.00%

**LAND INFORMATION**

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0  
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 261,353 YES 1D1 AG-NPP 72.00 723  
 261,353 723

L# DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC  
 1. WILDLIFE A-T-3 D1 N A 10.0380 AC 37,194.90 373,362 0.70 1.00 A

BASTROP CENTRAL APPRAISAL DISTRICT

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BASTROP §

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

Bird Island Investments LTD

Table with 3 columns: OWNER/ACCOUNT, ACREAGE, VALUE. Rows include 8722494 (40.317 Acres, \$398,438) and 8715817 (10.071 Acres, \$374,108).

CERTIFIED this 18th day of September 18, 2023.

By: Faun Cullens

Name: Faun Cullens

Title: Chief Appraiser

**BASTROP CENTRAL APPRAISAL DISTRICT**  
 PROPERTY 8722494 R 07/19/2021  
**Legal Description**  
 ABS A62 Stuart, James,40.317 ACRES

**OWNER ID**  
 793396  
**OWNERSHIP**  
 100.00%

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

Entitles		Values	
CAD	100%	IMPROVEMENTS	2,678
ESD1	100%	LAND MARKET	+ 395,760
G01	100%	MARKET VALUE	= 398,438
RD1	100%	PRODUCTIVITY LOSS	- 392,857
S04	100%	APPRAISED VALUE	= 5,581
		HS CAP LOSS	- 0
		ASSESSED VALUE	= 5,581

Ref ID1: 350542  
 R27012  
 Ref ID2: R27012  
 Map ID 01

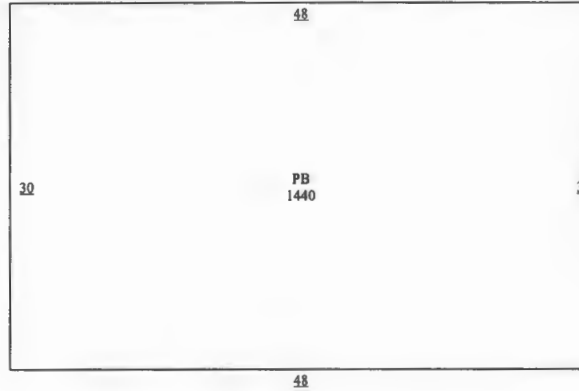
ACRES: 40.3170  
 EFF. ACRES:

APPR VAL METHOD: Cost

**SITUS**

GENERAL		
UTILITIES	LAST APPR.	Adam M
TOPOGRAPHY	LAST APPR. YR	2022
ROAD ACCESS	LAST INSP. DATE	03/14/2022
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON	ASK TO REFILE WILDLIFE APPL FOR 2023 PER REMARKS	

**SKETCH for Improvement #1 (MISC IMP)**



**EXEMPTIONS**

**PICTURE**



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
05/31/2021		VENTANA HILLS LT	WD / / 20211

SUBD: A62 100.00% NBHD:NBHD0217 100.00%

**IMPROVEMENT INFORMATION**

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	PB	POLE BARN	T	4"	1,440.0	9.30	1980	1980	AV	13,392	20%	100%	100%	100%	100%	0.20		2,678
			STCD:	E2	1,440.0				Homesite: N	13,392								2,678

**IMPROVEMENT FEATURES**

SUBD: A62 100.00% NBHD:NBHD0217 100.00%

**LAND INFORMATION**

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	WILDLIFE		A-T-3	D1	N	A	40.3170 AC	19,632.39	791,519	0.50	1.00	A	395,760	YES	1D1	AG-NPG	72.00		2,903
													395,760						2,903

**BASTROP CENTRAL APPRAISAL DISTRICT**

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

**PROPERTY APPRAISAL INFORMATION 2023**

BIRD ISLAND INVESTMENTS LTD  
 10829 JOLLYVILLE RD  
 AUSTIN, TX 78759

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

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

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

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

**SITUS**

**GENERAL**

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

**BUILDING PERMITS**

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

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

SUBD: A62 100.00% NBHD:NBHD0217 100.00%

**IMPROVEMENT INFORMATION**

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

**PICTURE**



**IMPROVEMENT FEATURES**

SUBD: A62 100.00% NBHD:NBHD0217 100.00%

**LAND INFORMATION**

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE	
1.	WILDLIFE	A-T-3		D1	N	A	10.0710 AC	37,147.05	374,108	1.00	1.00	A	374,108	YES	1D1	AG-NPP	72.00	725	
													<b>374,108</b>						<b>725</b>

**Exhibit "A"**

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



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

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

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

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

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

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

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

*[signature on following page]*

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

**MANAGERS:**

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

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

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

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

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

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

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

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

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

*[signature on following page]*

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

**MANAGERS:**

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

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

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

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

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

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

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

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

**DIRECTORS:**

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

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