

D·R·HORTON[®]
America's Builder

August __, 2023

Via electronic mail: tjob@cityofbastrop.org
City of Bastrop
Attn: Trey Job
Bastrop City Hall
1311 Chestnut Street
Bastrop, Texas 78602

RE: Voluntary Annexation of the Property (defined below) located in the Valverde (f/k/a Viridian) Public Improvement District (the "District") into the corporate limits of the City of Bastrop, Texas (the "City")

Dear Mr. Job:

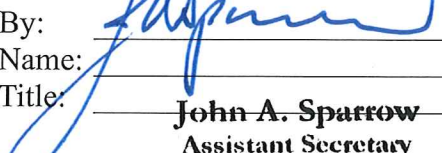
In an effort to permit development in the District to continue in a timely fashion, Continental Homes of Texas, L.P., a Texas limited partnership (the "Owner"), hereby consents to voluntary annexation of the land described in **Exhibit "A"**, attached hereto (the "Property"). The foregoing consent applies solely to the Property, and solely as it relates to the Property, the Owner hereby waves the requirements of Section 9.01 of that certain Viridian Development Agreement, entered into on July 13, 2021, by and between the Owner and the City.

This letter agreement (this "Letter Agreement") may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute but one and the same agreement. For the purposes of this Letter Agreement, a scanned signature shall be deemed an original signature. This Letter Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Sincerely,

Continental Homes of Texas, L.P.,
(a Texas limited partnership)

By: CHTEX of Texas, Inc.
(a Delaware corporation)
Its General Partner

By: 
Name: _____ 26
Title: **John A. Sparrow**
Assistant Secretary



AGREED TO AND ACCEPTED THIS _____ DAY OF _____, 2023:

City of Bastrop,
a Texas home rule City

By: _____
Name: _____
Title: _____

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Exhibit "A"

The Property

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 104.630 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 399.878 ACRE TRACT OF LAND AS CONVEYED UNTO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 104.630 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE, a 1/2-inch iron rod found on the westerly right-of-way line of Farm to Market (F.M.) 969 (R.O.W. ~ 80') as referenced on the plat of The Colony MUD 1A, Section 1, Phase A, as recorded in Cabinet 6, Page 129A of the Plat Records of Bastrop County, Texas, at the southeast corner of a remaining portion of a called 1,258.002 acre tract of land as conveyed unto Hunt Communities Bastrop, LLC in Document Number 201617588 of the Official Public Records of Bastrop County, Texas, being the northeast corner of a called 10.599 acre tract of land as conveyed unto SIS Bastrop, LLC in Document Number 202107639 of the Official Public Records of Bastrop County, Texas; THENCE, S 01°19'50" E, coincident with the common line of said 10.599 acre tract and the west right-of-way of said F.M. 969, a distance of 30.02 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a common corner of the 10.599 acre tract and the aforementioned 399.878 acre tract for a northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 01°19'50" E, coincident with the common line of said 399.878 acre tract and the west right-of-way of said F.M. 969, a distance of 1,635.71 feet to a 1/2-inch iron found at the common corner of the 399.878 acre tract and a called 10.01 acre tract of land as conveyed unto Esmeralda Vences-Maldonado and Fermin Vences-Maldonado in Document Number 201916372 of the Official Public Records of Bastrop County, Texas, for the southeast corner of the herein described tract;

THENCE, S 87°56'21" W, departing said right-of-way line, coincident with the common line of the 399.878 acre tract and said 10.01 acre tract, a distance of 1,503.00 feet to a 1/2-inch iron rod with a cap stamped "RPLS 5548" found at a common corner of the 399.878 acre tract and the 10.01 acre tract, for a re-entrant corner of the herein described tract;

THENCE, S 01°19'22" E, continuing coincident with said common line, a distance of 290.00 feet to a 1/2-inch iron rod found on the north line of a called 25.070 acre tract of land as conveyed unto IIP TX 2 LLC in Document Number 202213654 of the Official Public Records of Bastrop County, Texas, at the common corner of the 399.878 acre tract and the 10.01 acre tract, for a south corner of the herein described tract;

THENCE, N 87°55'54" W, coincident with the common line of the 399.878 acre tract and said 25.070 acre tract, a distance of 814.60 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, departing said common line, over and across the 399.878 acre tract the following thirty-two (32) courses:

- 1) N 33°20'50" E, a distance of 38.04 feet to a calculated point for a point of curvature of the herein described tract;
- 2) Curving to the left, with a radius of 740.00 feet, an arc length of 250.92 feet, a central angle of 19°25'41", a chord bearing of N 23°37'59" E, and a chord distance of 249.72 to a calculated point for a point of tangency of the herein described tract;
- 3) N 13°55'08" E, a distance of 152.24 feet to a calculated point for a re-entrant corner of the herein described tract;
- 4) N 76°04'52" W, a distance of 80.00 feet to a calculated point for an angle point of the herein described tract;
- 5) N 76°44'36" W, a distance of 34.40 feet to a calculated point for a corner of the herein described tract;
- 6) N 20°55'17" E, a distance of 36.54 feet to a calculated point for an angle point of the herein described tract;
- 7) N 15°39'08" E, a distance of 52.19 feet to a calculated point for an angle point of the herein described tract;
- 8) N 10°53'55" E, a distance of 218.86 feet to a calculated point for a re-entrant corner of the herein described tract;
- 9) N 79°05'37" W, a distance of 109.72 feet to a calculated point for a re-entrant corner of the herein described tract;
- 10) S 11°42'54" W, a distance of 13.50 feet to a calculated point for a corner of the herein described tract;
- 11) N 79°11'39" W, a distance of 130.00 feet to a calculated point for an angle point of the herein described tract;
- 12) N 79°21'54" W, a distance of 55.50 feet to a calculated point for a corner of the herein described tract;
- 13) N 06°21'30" E, a distance of 5.81 feet to a calculated point for a re-entrant corner of the herein described tract;
- 14) N 79°11'39" W, a distance of 119.45 feet to a calculated point for a re-entrant corner of the herein described tract;

- 15) S 18°01'49" W, a distance of 17.35 feet to a calculated point for a corner of the herein described tract;
- 16) N 75°40'25" W, a distance of 188.50 feet to a calculated point for a corner of the herein described tract;
- 17) N 14°19'35" E, a distance of 22.28 feet to a calculated point for a re-entrant corner of the herein described tract;
- 18) N 75°40'25" W, a distance of 120.00 feet to a calculated point for a re-entrant corner of the herein described tract;
- 19) S 14°19'35" W, a distance of 65.69 feet to a calculated point for a corner of the herein described tract;
- 20) N 71°43'22" W, a distance of 181.60 feet to a calculated point for a re-entrant corner of the herein described tract;
- 21) S 18°16'38" W, a distance of 27.25 feet to a calculated point for a corner of the herein described tract;
- 22) N 90°00'00" W, a distance of 88.16 feet to a calculated point for an angle point of the herein described tract;
- 23) N 81°06'35" W, a distance of 238.54 feet to a calculated point for a corner of the herein described tract;
- 24) N 09°33'10" W, a distance of 89.33 feet to a calculated point for an angle point of the herein described tract;
- 25) N 06°16'41" W, a distance of 103.52 feet to a calculated point for an angle point of the herein described tract;
- 26) N 14°35'31" E, a distance of 160.75 feet to a calculated point for an angle point of the herein described tract;
- 27) N 04°59'40" W, a distance of 107.39 feet to a calculated point for an angle point of the herein described tract;
- 28) N 24°20'55" E, a distance of 85.38 feet to a calculated point for an angle point of the herein described tract;
- 29) N 37°48'33" E, a distance of 149.36 feet to a calculated point for an angle point of the herein described tract;

- 30) N 43°42'09" E, a distance of 173.56 feet to a calculated point for an angle point of the herein described tract;
- 31) N 11°34'46" E, a distance of 134.65 feet to a calculated point for an angle point of the herein described tract;
- 32) N 35°04'52" E, a distance of 89.31 feet to a calculated point on the north line of the 399.878 acre tract and the south line of a called 1.00 acre tract of land conveyed unto Hunt Communities Bastrop, LLC in Document Number 201911016 of the Official Public Records of Bastrop County, Texas, for the northwest corner of the herein described tract;

THENCE, N 86°51'05" E, coincident with the common line of the 399.878 acre tract, said 1.00 acre tract, the south line of The Colony MUD 1A, Section 1, Phase B, as recorded in Cabinet 6, Page 189A of the Plat Records of Bastrop County, Texas, and the south line of the aforementioned The Colony MUD 1A, Section 1, Phase A, a distance of 2,508.39 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the 399.878 acre tract and the aforementioned 10.599 acre tract, for a north corner of the herein described tract;

THENCE, departing said common line, coincident with the common line of the 399.878 acre tract and said 10.599 acre tract the following seven (7) courses:

- 1) S 03°08'55" E, a distance of 829.14 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 2) S 68°24'20" E, a distance of 127.74 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;
- 3) Curving to the left, with a radius of 271.69 feet, an arc length of 109.81 feet, a central angle of 23°09'29", a chord bearing of S 79°50'37" E, and a chord distance of 109.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 4) N 88°43'07" E, a distance of 140.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 5) N 43°41'39" E, a distance of 212.04 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 6) N 01°19'50" W, a distance of 717.59 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 7) N 24°51'52" E, a distance of 22.65 feet to the **POINT OF BEGINNING** and containing 104.630 acres of land more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc., in November 2020 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.



Dion P. Albertson RPLS Number 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPLS Licensed Surveying Firm Number 10194490



6/30/2023

Date

Date: June 30, 2023
Job No: 8732-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

HUNT COMMUNITIES
 BASTROP, LLC.
 REMAINDER OF A
 CALLED 1258.002 ACRES
 DOC. NO. 201617588
 O.P.R.B.C.

HUNT COMMUNITIES
 BASTROP, LLC.
 CALLED 1.00 ACRE
 DOC. NO. 201911016
 O.P.R.B.C.

THE COLONY MUD 1A,
 SECTION 1, PHASE B
 CAB. 6, PG. 189A P.R.B.C.

THE COLONY MUD 1A,
 SECTION 1, PHASE A
 CAB. 6, PG. 129A P.R.B.C.

HUNT COMMUNITIES
 BASTROP, LLC.
 REMAINDER OF A
 CALLED 1258.002 ACRES
 DOC. NO. 201617588
 O.P.R.B.C.

SIS BASTROP, LLC
 CALLED 10.599 ACRES
 DOC. NO. 202107639
 O.P.R.B.C.

CONTINENTAL HOMES OF
 TEXAS, L.P.
 CALLED 399.878 ACRES
 DOCUMENT NO. 202022279
 O.P.R.B.C.

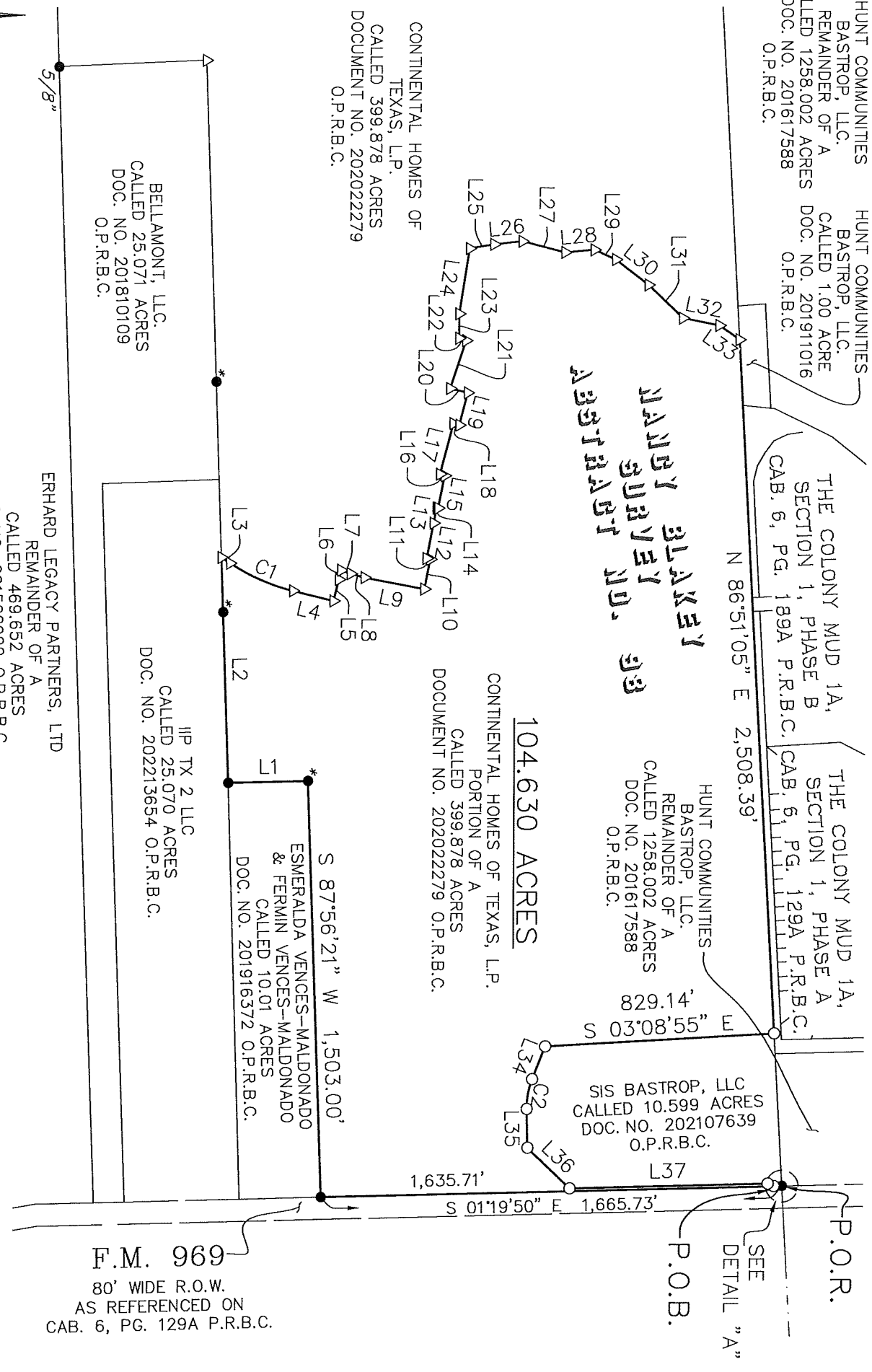
CONTINENTAL HOMES OF TEXAS, L.P.
 PORTION OF A
 CALLED 399.878 ACRES
 DOCUMENT NO. 202022279 O.P.R.B.C.

BELLAMONT, LLC.
 CALLED 25.071 ACRES
 DOC. NO. 201810109
 O.P.R.B.C.

ERHARD LEGACY PARTNERS, LTD
 REMAINDER OF A
 CALLED 469.652 ACRES
 DOC. NO. 201502920 O.P.R.B.C.

IIP TX 2 LLC
 CALLED 25.070 ACRES
 DOC. NO. 202213654 O.P.R.B.C.

ESMERALDA VENCES-MALDONADO
 & FERMIN VENCES-MALDONADO
 CALLED 10.01 ACRES
 DOC. NO. 201916372 O.P.R.B.C.



F.M. 969
 80' WIDE R.O.W.
 AS REFERENCED ON
 CAB. 6, PG. 129A P.R.B.C.



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 7330 San Pedro Ave., Suite 202, San Antonio, TX 78216
 Tel: 210-581-3600 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10194490

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SCALE: 1"=500'

SHEET 6
 OF 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 01°19'22" E	290.00'
L2	S 87°55'54" W	814.60'
L3	N 33°20'50" E	38.04'
L4	N 13°55'08" E	152.24'
L5	N 76°04'52" W	80.00'
L6	N 76°44'36" W	34.40'
L7	N 20°55'17" E	36.54'
L8	N 15°39'08" E	52.19'
L9	N 10°53'55" E	218.86'
L10	N 79°05'37" W	109.72'
L11	S 11°42'54" W	13.50'
L12	N 79°11'39" W	130.00'
L13	N 79°21'54" W	55.50'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L14	N 06°21'30" E	5.81'
L15	N 79°11'39" W	119.45'
L16	S 18°01'49" W	17.35'
L17	N 75°40'25" W	188.50'
L18	N 14°19'35" E	22.28'
L19	N 75°40'25" W	120.00'
L20	S 14°19'35" W	65.69'
L21	N 71°43'22" W	181.60'
L22	S 18°16'38" W	27.25'
L23	N 90°00'00" W	88.16'
L24	N 81°06'35" W	238.54'
L25	N 09°33'10" W	89.33'
L26	N 06°16'41" W	103.52'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L27	N 14°35'31" E	160.75'
L28	N 04°59'40" W	107.39'
L29	N 24°20'55" E	85.38'
L30	N 37°48'33" E	149.36'
L31	N 43°42'09" E	173.56'
L32	N 11°34'46" E	134.65'
L33	N 35°04'52" E	89.31'
L34	S 68°24'20" E	127.74'
L35	N 88°43'07" E	140.03'
L36	N 43°41'39" E	212.04'
L37	N 01°19'50" W	717.59'
L38	N 24°51'52" E	22.65'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.92'	740.00'	19°25'41"	N 23°37'59" E	249.72'
C2	109.81'	271.69'	23°09'29"	S 79°50'37" E	109.07'

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.



BGE, Inc.
 7330 San Pedro Ave., Suite 202, San Antonio, TX 78216
 Tel: 210-581-3600 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10194490

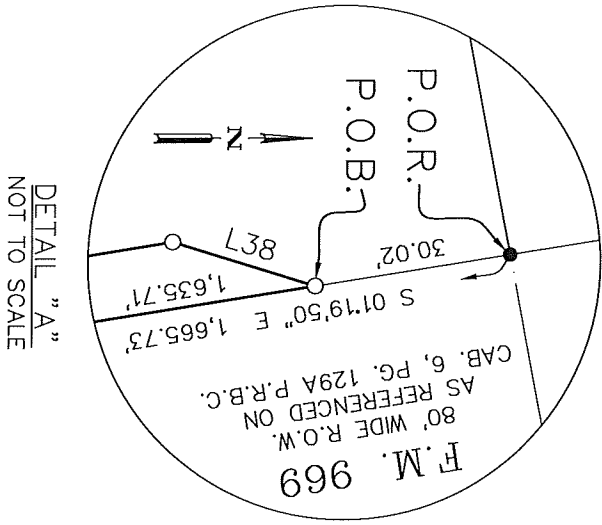
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SCALE: ~

SHEET 7

OF 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.

- | | |
|------------|--|
| CAB. | CABINET |
| O.P.R.B.C. | OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY |
| O.R.B.C. | OFFICIAL RECORDS OF BASTROP COUNTY |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| * ● | FOUND 1/2" IRON ROD W/CAP "RPLS 5548" |
| ● | FOUND 1/2" IRON ROD W/CAP "CBD" |
| ○ | SET 1/2" IRON ROD W/CAP "BGE INC" |
| △ | CALCULATED POINT |

LEGEND



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 TBPELS Licensed Surveying Firm No. 10194490

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SCALE: ~

SHEET 8

OF 8