

Exhibit A

RECEIVED
6/11/2024

June 5, 2024
Lineberry
4127 Travis Country Circle
Austin, TX 78735

Ms. Ann Franklin
Bastrop City Secretary
1311 Chestnut Street
Bastrop, Texas 78602
(via Hand Delivery)

Re: Petition for Release of Property from Bastrop City ETJ

Dear Secretary Franklin:

Attached is a Petition to the City of Bastrop for release of certain property my wife and I own from the City's extra-territorial jurisdiction. A map and supporting affidavit are attached to the Petition. The Petition is being filed pursuant to TEX. LOCAL GOV'T CODE § 42.102. Please notify me in accordance with TEX. LOCAL GOV'T CODE § 42.105 of the results of the Petition.

Thank you for your consideration and please let me know if you need any additional information from me.

Sincerely,



Colin K. Lineberry
512-653-0798
colineberry@yahoo.com

**Petition of Colin K. Lineberry and Maria A. Lineberry
for Release from the Extra-Territorial Jurisdiction
of the City of Bastrop, Texas**

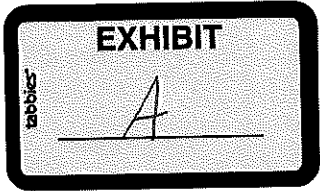
1. Colin K. Lineberry and Maria A. Lineberry (the "Petitioners") file this Petition pursuant to TEX. LOCAL GOV'T CODE § 42.102 for release of approximately 2.03 acres consisting of Lots 20, 21, 22, 50, 51, and 52, Block 1, Unit 5, Tahitian Village Subdivision, Bastrop County, Texas (the "Property") from the extra-territorial jurisdiction of the City of Bastrop.
2. The Petitioners, Colin K. Lineberry and Maria A. Lineberry, who is also known as Alice Lineberry, together own and hold 100% of the title of the lots that comprise the Property. The Petitioners' 100% ownership interest is reflected on the tax rolls of the Bastrop County Central Appraisal District and in the Bastrop County Deed Records at Volume 1848, Page 709; Volume 1859, Pages 485-86; Volume 2200, Pages 832-33; and, Volume 2218, Pages 842-43.
3. The property is located at 290 Riverside Drive in the Tahitian Village Subdivision of Bastrop County. The six lots comprising the Property are contiguous and form a tract of approximately 2.03 acres. The Property is currently within the designated extra-territorial jurisdiction of the City of Bastrop but was not voluntarily annexed into the extra-territorial jurisdiction of the City of Bastrop.
4. In accordance with the provisions of TEX. LOCAL GOV'T CODE § 42.104(d), a map of the Property is attached to this Petition as Exhibit A. Exhibit A is a true and correct depiction of the Property and is an excerpt from the Plat of Tahitian Village Unit 5 duly recorded in the Bastrop County Real Property Records - Plat Cabinet No. 1, Image 102A.
5. None of the disqualifying circumstances set out in TEX. LOCAL GOV'T CODE § 42.101 are applicable to the Property. The Property is not located: (1) within five miles of the boundary of a military base, as defined by TEX. LOCAL GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extra-territorial jurisdiction that is located in a county: (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and (B) that has a population greater than 240,000; (3) within the portion of the extra-territorial 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 TEX. LOCAL GOV'T CODE § 43.0117, at which an active training program is conducted; and (B) in a county with a population of more than two million; (4) in an area designated as an industrial district under TEX. LOCAL GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOCAL GOV'T CODE § 43.0751.
6. The Petitioners own 100% of the Property and are, therefore, the owners of a majority of the Property as required by TEX. LOCAL GOV'T CODE § 42.102(b) and Petitioners, as holders of 100% of the title to the Property, have both signed the Petition in accordance with the requirements of TEX. LOCAL GOV'T CODE § 42.104.

7. The Petitioners hereby petition the City of Bastrop to release Lots 20, 21, 22, 50, 51, and 52, Block 1, Unit 5, Tahitian Village Subdivision, Bastrop County, Texas from the extra-territorial jurisdiction of the City of Bastrop.

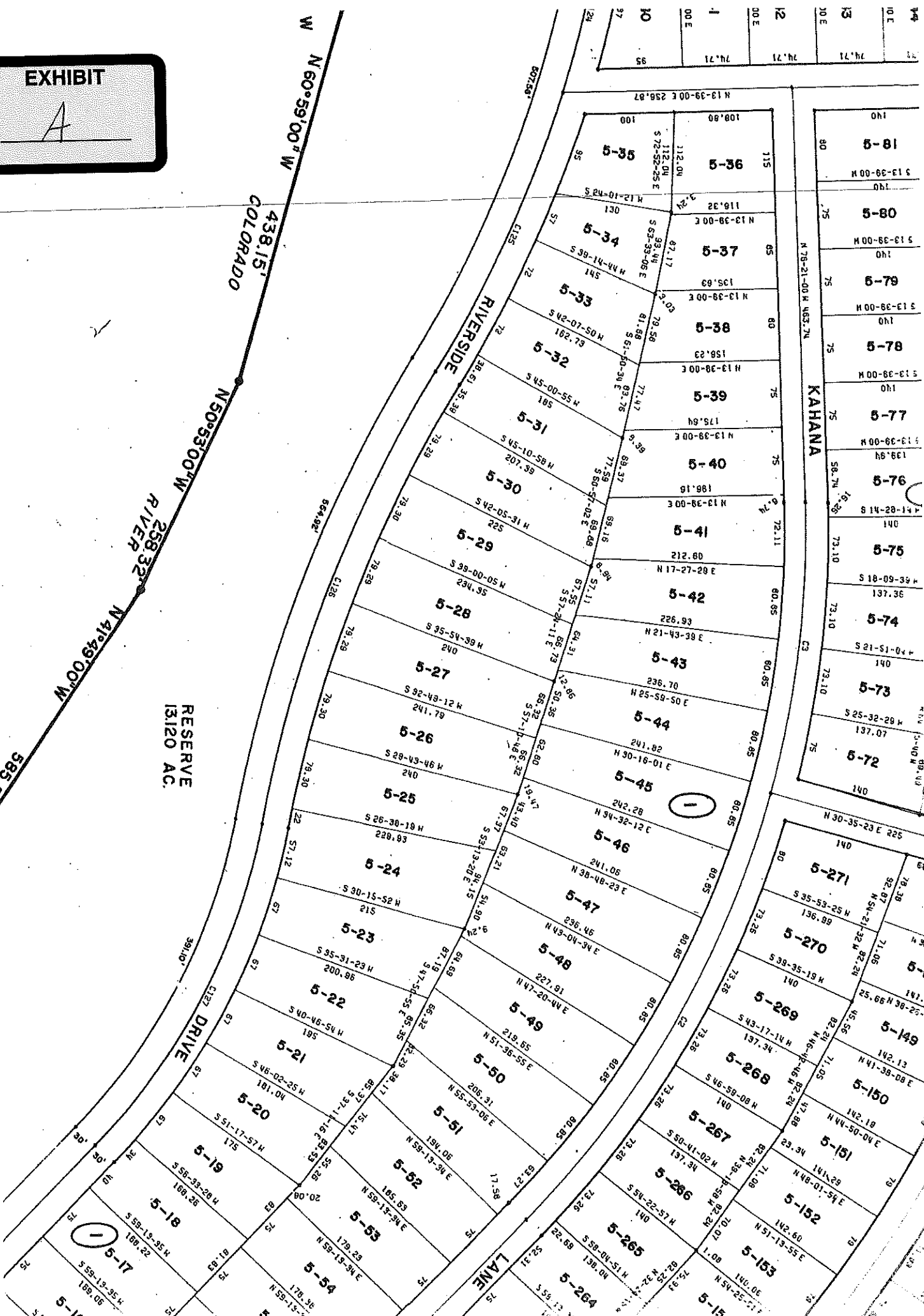
Petitioners:

Colin K. Lineberry Date Signed 6-4-24
Colin K. Lineberry
Date of Birth - Dec. 14, 1961
Residence Address:
4127 Travis Country Circle
Austin, Texas 78735

Maria A. Lineberry Date Signed 6-4-24
Maria A. Lineberry
Date of Birth - Oct. 12, 1962
Residence Address:
4127 Travis Country Circle
Austin, Texas 78735



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RESERVE
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KAHANA

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COLORADO

N49°49'00" W 585.6''

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Affidavit of Colin K Lineberry in Support of
Petition for Release from the Extra-Territorial Jurisdiction of the City of
Bastrop, Texas

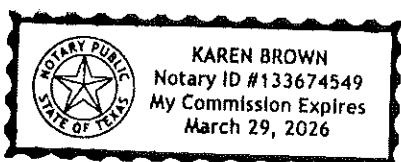
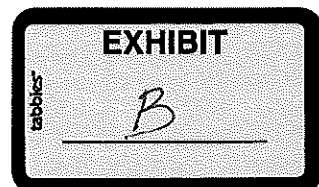
Before me, the undersigned authority, on this day personally appeared, Colin K. Lineberry, who under oath stated as follows:


1. My name is Colin K. Lineberry, I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. Lots 20, 21, 22, 50, 51, and 52, Block 1, Unit 5, Tahitian Village Subdivision, Bastrop County, Texas (the "Property") are located within the designated extra-territorial jurisdiction area of Bastrop County. The six lots comprising the Property are contiguous and form a tract of approximately 2.03 acres. The Property was not voluntarily annexed into the extra-territorial jurisdiction of the City of Bastrop.
3. The map of the Property attached to the Petition as Exhibit A is a true and correct depiction of the Property and is an excerpt from the Plat of Tahitian Village Unit 5 duly recorded in the Bastrop County Real Property Records - Plat Cabinet No. 1, Image 102A.
4. Colin K. Lineberry and Maria A. Lineberry, who is also known as Alice Lineberry, (the "Petitioners") together own and hold 100% of the title of the lots that comprise the Property. The Petitioners' 100% ownership interest is reflected on the tax rolls of the Bastrop County Central Appraisal District.
5. The Property is not located: (1) within five miles of the boundary of a military base, as defined by TEX. LOCAL GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extra-territorial jurisdiction that is located in a county: (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and (B) that has a population greater than 240,000; (3) within the portion of the extra-territorial 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 TEX. LOCAL GOV'T CODE § 43.0117, at which an active training program is conducted; and (B) in a county with a population of more than two million; (4) in an area designated as an industrial district under TEX. LOCAL GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOCAL GOV'T CODE § 43.0751.
6. The Petition of Colin K. and Maria A. Lineberry for Release from the Extra-Territorial Jurisdiction of the City of Bastrop, Texas contains Petitioners valid and true: (1) signatures in writing; (2) printed names; (3) dates of birth; (4) Residence addresses; and, (5) dates of signature.



Colin K. Lineberry

Sworn and subscribed before me on this the 5 day of June, 2024.





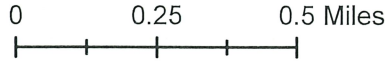
Notary Public in and for the State of Texas



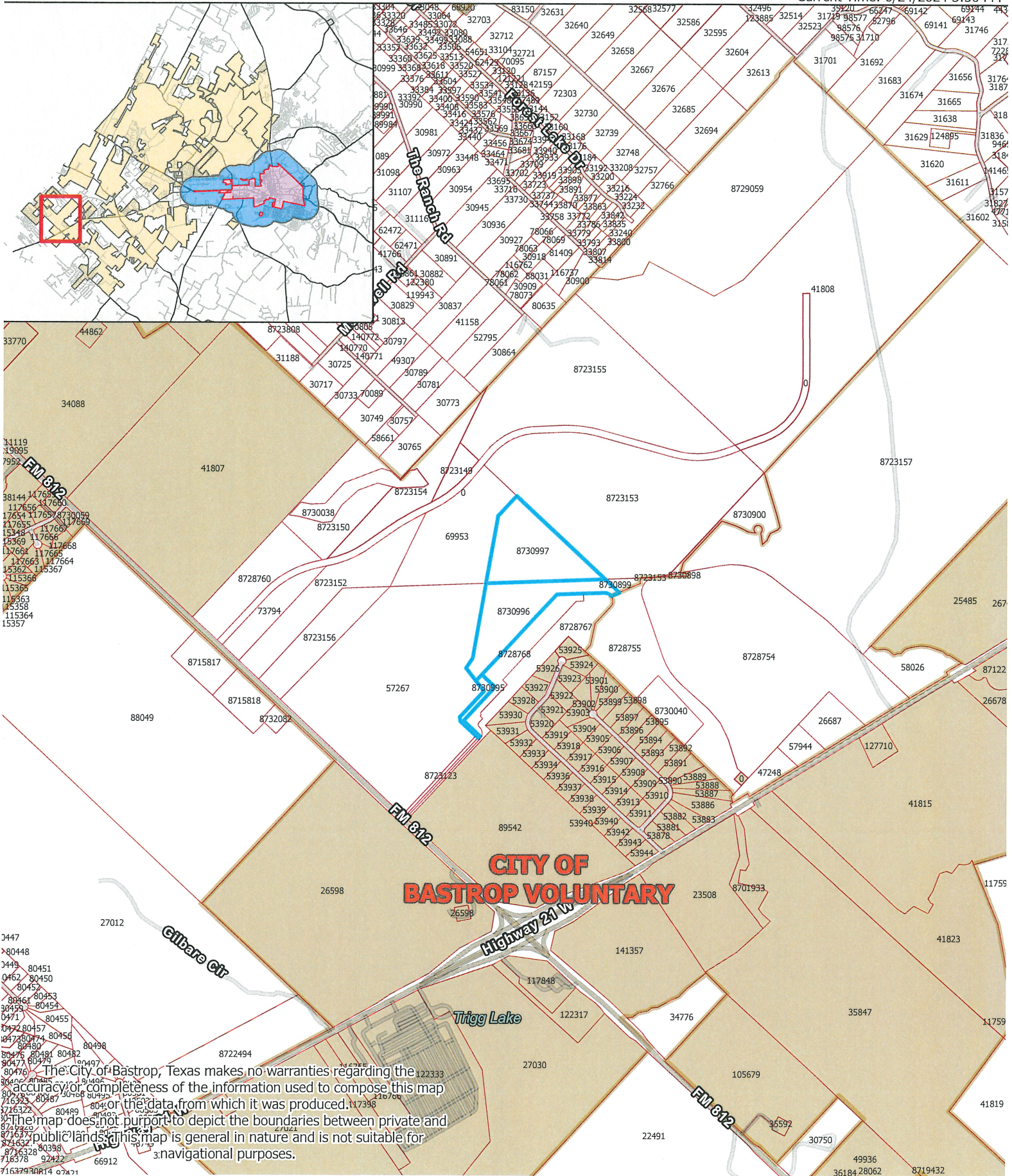
Attachment 2

RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ

CTX SPE 3 LP



Current Time: 6/24/2024 3:50 PM



The City of Bastrop, Texas makes no warranties regarding the accuracy, completeness of the information used to compose this map or of the data from which it was produced. This 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 2

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

Isotirake@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:

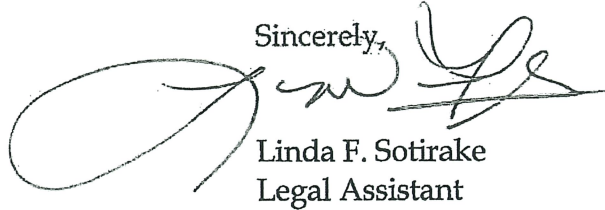
1. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 14.911 acres of land located in the City's extraterritorial jurisdiction (the "Land");
2. one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction 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

Attachment 2

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,

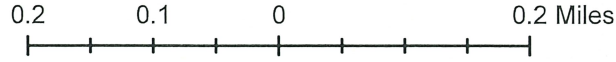
A handwritten signature in black ink, appearing to read "Linda F. Sotirake". The signature is fluid and cursive, with a large initial "L" and "S".

Linda F. Sotirake
Legal Assistant

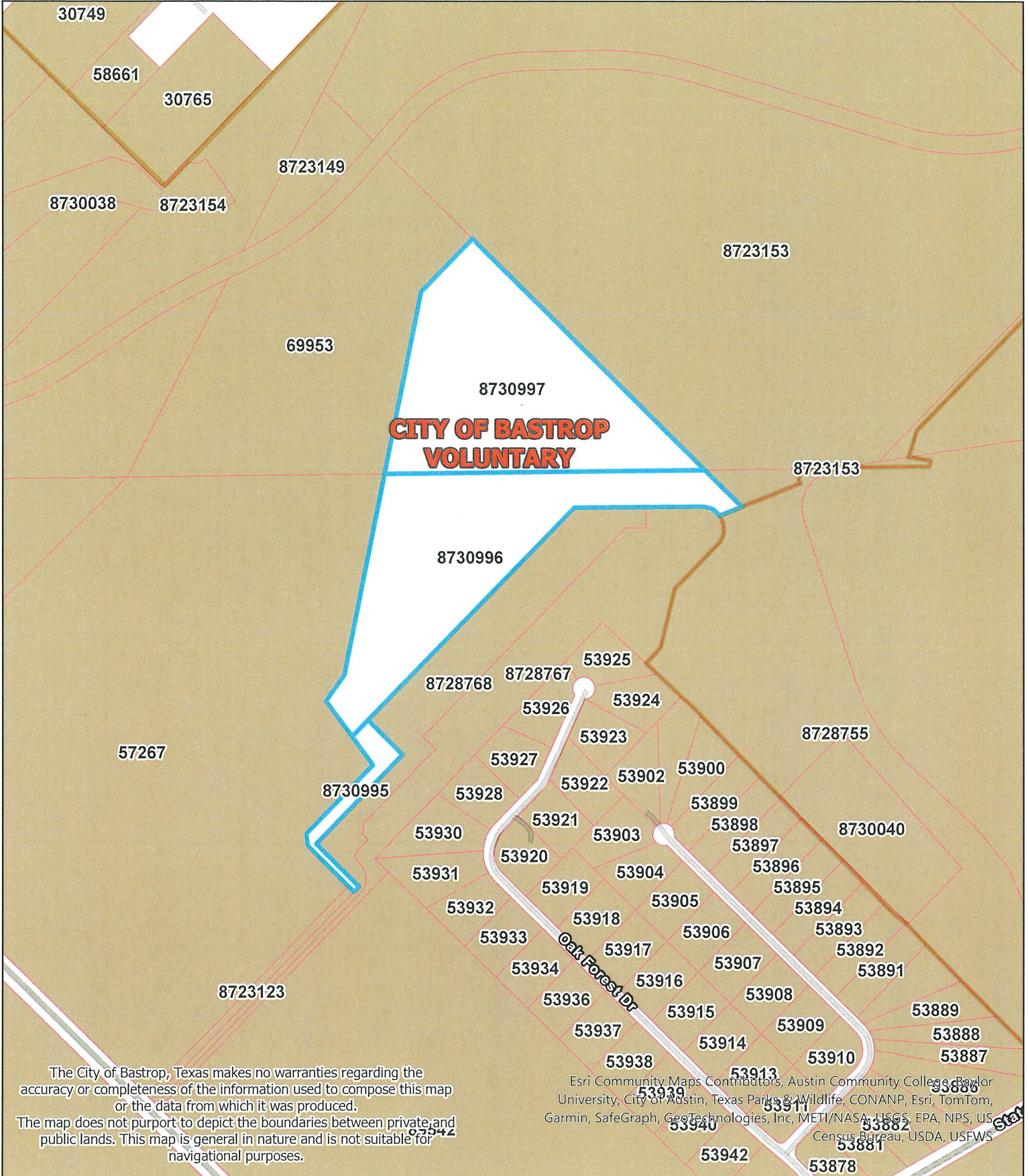
Enclosures

Attachment 2

RELEASE OF PROPERTY FROM CITY OF BASTROP ETJ



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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

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:

SPE 3 MH, LP, a Texas limited partnership and **CTX SPE 3, 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 54.535 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

Attachment 2

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 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]

Attachment 2

RESPECTFULLY SUBMITTED on June 11th, 2024.

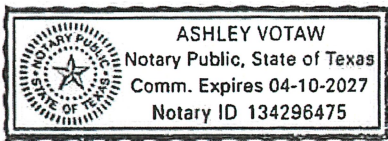
SPE 3 MH, LP
a Texas limited partnership

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

By: [Signature]
Name: T. Craig Benson
Title: Managing Partner
DOB: 11/31/62
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

Attachment 2

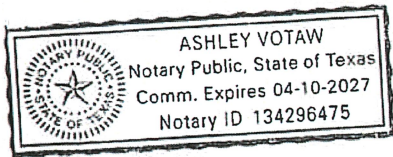
CTX SPE 3, LP
a Texas limited partnership

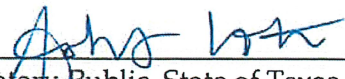
By: CTX Capital Partners, LLC
a Delaware limited liability company
its General Partner

By: 
Name: T. Craig Benson
Title: Managing Partner
DOB: 1/31/62
Residence Address: 1415 Swathen
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 CTX SPE 3, 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

Attachment 2

EXHIBIT A

B.C.M.U.D. No. 3-Exclusion
54.535 Acres

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 54.535 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 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 THE REMAINDER OF A CALLED 231.318 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 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, AND BEING A PORTION OF LOT 2, LOT 4 AND LOT 5 OF MARK YOUNG RANCH, A SUBDIVISION AS REFERENCED IN VOLUME 52, PAGE 351 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 54.535 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for **POINT OF REFERENCE** at a 1/2-inch iron rod with cap stamped "BGE Inc" set on 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, Texas, at the most northerly corner of the remainder of the above described CTX SPE 3 231.318 acre tract, and at the most westerly corner of a called 121.000 acre tract of land described as Tract 2 as conveyed to Cedar Creek East LP by Special Warranty Deed recorded in Document Number 202114074 of the Official Public Records of Bastrop County, Texas; Thence, 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, S 46°57'27" E a distance of 654.31 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing 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, S 46°57'27" E, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set 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, and at the most northerly common corner of the remainder of said CTX SPE 3 810.512 acre tract and a called 587.274 acre tract of land described as Tract 3 as conveyed to Cedar Creek East LP by Special Warranty Deed recorded in said Document Number 202114074 and corrected by instruments recorded in Document Numbers 202216447 and 202216495, all of the Official Public Records of Bastrop County, Texas, at a distance of 1,770.53 feet, and continuing on with the northeast line of the remainder of said CTX SPE 3 810.512 acre tract and a southwest line of said Cedar Creek East Tract 3, for a total distance of 2,050.82 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 the most easterly corner of the herein described tract;

THENCE, with a south line of the remainder of said CTX SPE 3 810.512 acre tract and a north line of said Cedar Creek East Tract 3, S 66°59'14" W a distance of 129.90 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the curving northeast line 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, at an exterior corner of the remainder of said CTX SPE 3 810.512 acre tract, at an exterior corner of said Cedar Creek East Tract 3, and at the beginning of a non-tangent curve to the left, for an exterior corner of the herein described tract;

Attachment 2

THENCE, with the south line of the remainder of said CTX SPE 3 810.512 acre tract and the north line of said SPE 3 MH Tract 1, along said curve to the left, an arc distance of 112.14 feet, having a radius of 120.00 feet, a central angle of 53°32'29" and a chord which bears N 65°12'35" W a distance of 108.10 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing with the south line of the remainder of said CTX SPE 3 810.512 acre tract and the north line of said SPE 3 MH Tract 1, S 88°01'10" W, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the northwest corner of said SPE 3 MH Tract 1, and at the northeast corner of a called 14.860 acre tract of land described as Tract 2 as conveyed to SPE 3 MH, LP by said Warranty Deed recorded in Document Number 202217283 of the Official Public Records of Bastrop County, Texas, at a distance of 303.75 feet, and continuing on with the south line of the remainder of said CTX SPE 3 810.512 acre tract and the north line of said SPE 3 MH Tract 2, for a total distance of 694.42 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an interior corner of the remainder of said CTX SPE 3 810.512 acre tract, and at the northwest corner of said SPE 3 MH Tract 2, for an interior 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 1,596.37 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an interior corner of the remainder of said CTX SPE 3 810.512 acre tract, and at an exterior corner of said SPE 3 MH Tract 2, for an interior corner of the herein described tract;

THENCE, with a northeast line of the remainder of said CTX SPE 3 810.512 acre tract and a southwest line of said SPE 3 MH Tract 2, S 46°53'25" E a distance of 263.97 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an exterior corner of the remainder of said CTX SPE 3 810.512 acre tract, and at an interior corner of said SPE 3 MH Tract 2, for an exterior corner of the herein described tract;

THENCE, with a southeast line of the remainder of said CTX SPE 3 810.512 acre tract and a northwest line of said SPE 3 MH Tract 2, S 43°06'35" W a distance of 669.80 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an interior corner of the remainder of said CTX SPE 3 810.512 acre tract, and at the most westerly corner of said SPE 3 MH Tract 2, for an interior corner of the herein described tract;

THENCE, with a northeast line of the remainder of said CTX SPE 3 810.512 acre tract and a southwest line of said SPE 3 MH Tract 2, S 46°53'25" E a distance of 327.22 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an exterior corner of the remainder of said CTX SPE 3 810.512 acre tract, and at an interior corner of said SPE 3 MH Tract 2, for an exterior corner of the herein described tract;

THENCE, with a southeast line of the remainder of said CTX SPE 3 810.512 acre tract and a northwest line of said SPE 3 MH Tract 2, S 43°06'35" W a distance of 39.01 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most southerly corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE Inc" set 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 said SPE 3 MH Tract 2, bears S 43°06'35" W a distance of 1,567.98 feet;

THENCE, departing the northwest line of said SPE 3 MH Tract 2, over and across said CTX SPE 3 810.512 acre tract, N 46°53'25" W a distance of 352.54 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, N 09°38'15" W a distance of 64.44 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

Attachment 2

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, N 43°06'35" E a distance of 517.47 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, N 38°10'11" W 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, N 34°21'27" E a distance of 169.34 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

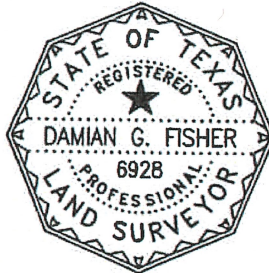
THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, N 10°06'06" E a distance of 2,100.15 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said CTX SPE 3 810.512 acre tract, N 43°02'33" E a distance of 397.53 feet to the **POINT OF BEGINNING** and containing 54.535 acres (2,375,527 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 survey plat accompanies this description.



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



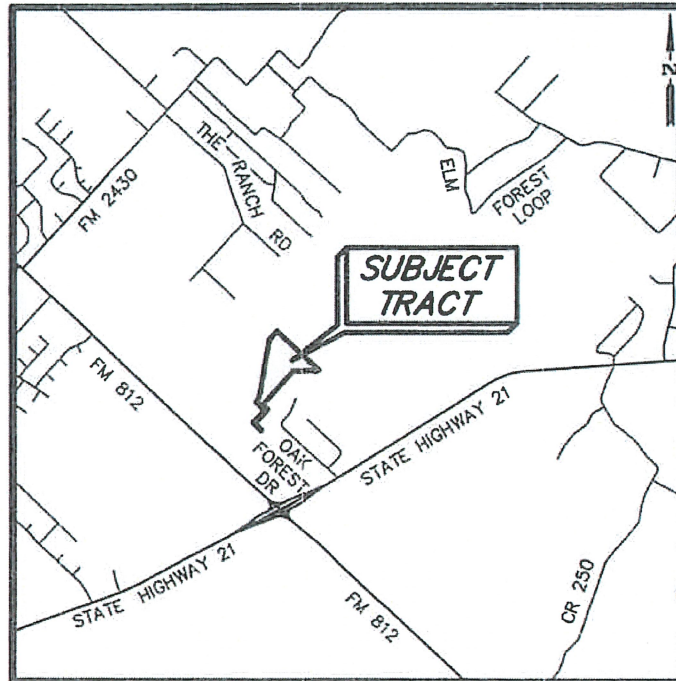
02/07/2023

Date

Client: CTX Management Holdings, LLC
Date: January 6, 2023
Revised: February 7, 2023
Job No: 9989-00

Attachment 2

EXHIBIT B



NOT TO SCALE

LOCATION MAP
BASTROP ETJ RELEASE
54.535 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

Attachment 2

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

CTX SPE 3 LP

<u>OWNER/ACCOUNT</u>	<u>ACREAGE</u>	<u>VALUE</u>
8730995	2.11	\$ 54,064
8730996	24.85	\$ 335,153
8730997	27.575	\$ 372,421

CERTIFIED this 3rd day of June, 2024.

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