

**ARTHUR J. MILBERGER**  
(arthurmilberger@gmail.com)

**BOLD FOX DEVELOPMENT, LLC**  
c/o Alex Kamkar (adkamkar@boldfoxdevelopment.com)

January 6, 2022

**VIA EMAIL**

City Council  
City of Bay City  
c/o Anne Marie Odefey, City Attorney  
1901 5<sup>th</sup> Street  
Bay City, Texas 77414

Re: Annexation of approximately 280 acres into the City of Bay City, Texas (“City”)

Dear City Council:

We own, or are under contract to acquire, 280.35 acres, collectively comprised of Tract I, Tract II, Tract III, and Tract V shown on the map attached hereto (collectively, “Land”).

Pursuant to Section 43.0671 of the Texas Local Government Code, we respectfully request annexation of the Land into the City, and with respect to Tract III and Tract V, are making this request as required under Section 2 of the Development Financing Agreement between the City, Tax Increment Reinvestment Zone Number Two, and Bold Fox Development, LLC, approved by the City on December 21, 2021. We are submitting formal annexation petitions as well.

In furtherance of the annexation process, we request that Council call a public hearing, and provide appropriate notice of same, as required under Section 43.0673 of the Texas Local Government Code.

[Signatures Follow]

Sincerely,

Arthur J. Milberger  
Arthur J. Milberger (Jan 6, 2022 16:43 CST)

Arthur J. Milberger

Bold Fox Development, LLC

Alex Kamkar  
By: Alex Kamkar (Jan 6, 2022 13:21 CST)

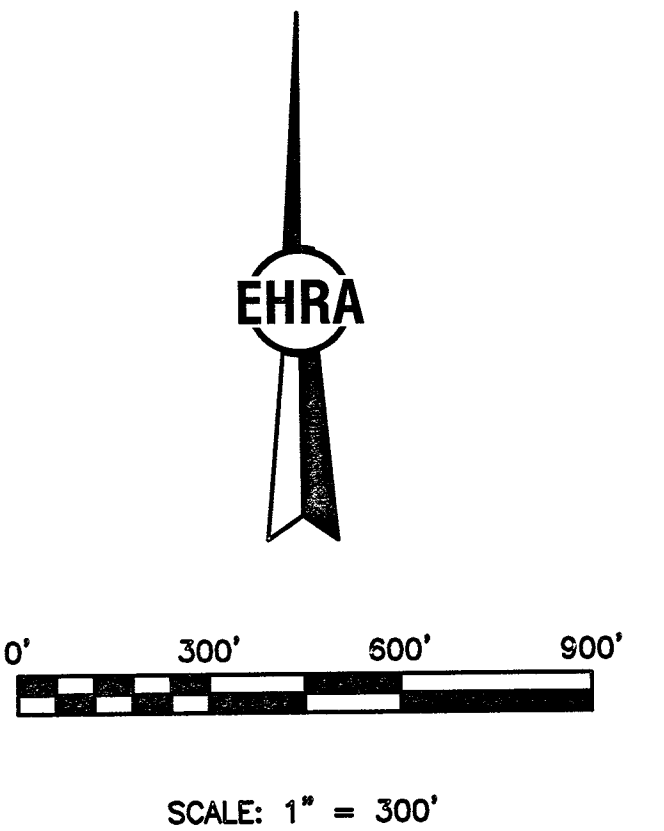
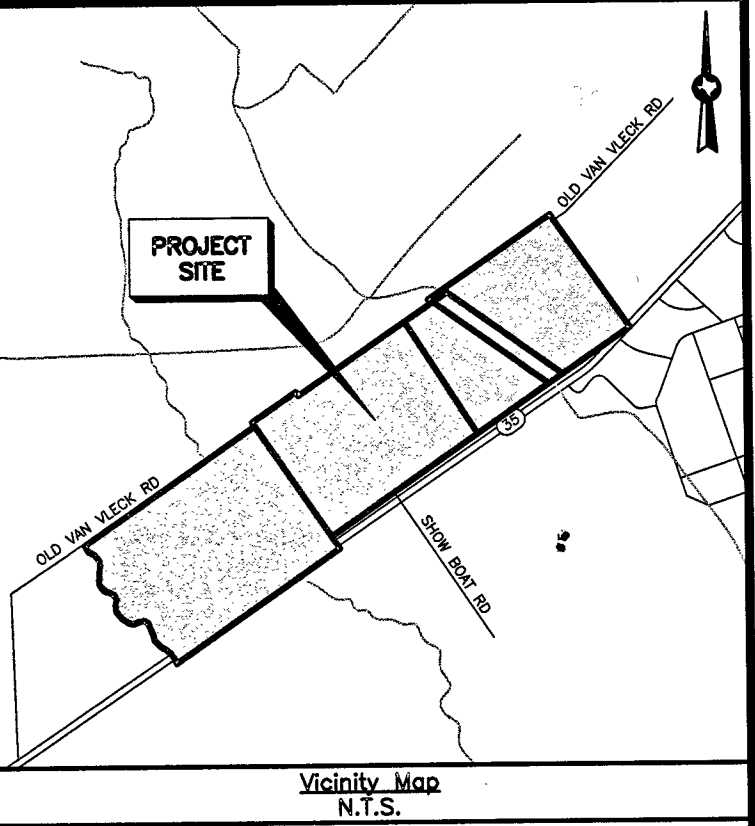
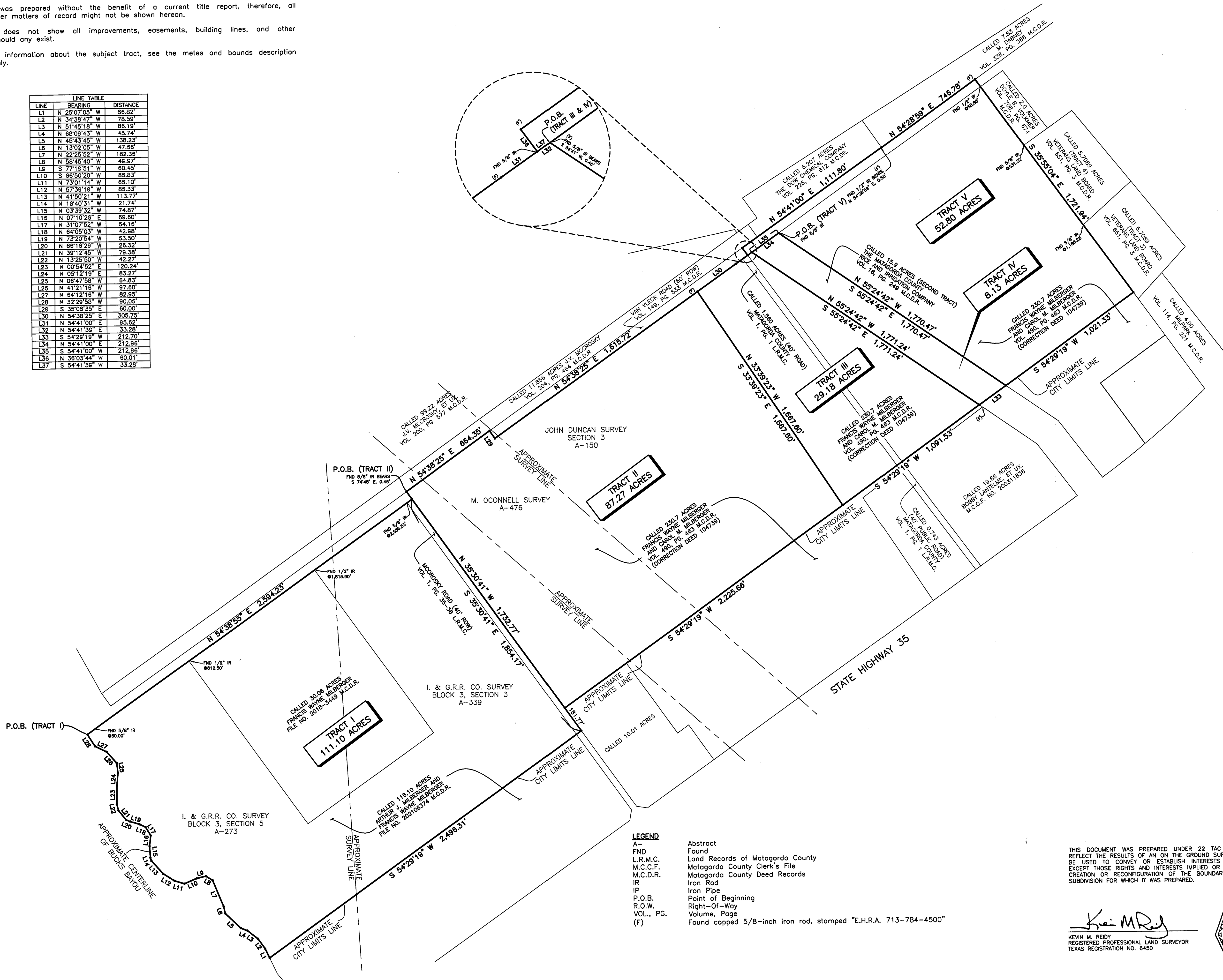
Name: Alex Kamkar

Title: Principal

**Attachment**

- NOTES:
1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
  2. This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
  3. This exhibit does not show all improvements, easements, building lines, and other encumbrances, should any exist.
  4. For additional information about the subject tract, see the metes and bounds description prepared separately.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°07'05" W	66.82'
L2	N 34°38'47" W	78.59'
L3	N 51°45'16" W	86.19'
L4	N 68°09'43" W	45.74'
L5	N 45°43'45" W	138.23'
L6	N 13°02'05" W	47.68'
L7	N 22°25'52" W	182.35'
L8	N 58°45'40" W	49.87'
L9	S 77°19'51" W	80.45'
L10	S 66°50'20" W	88.83'
L11	N 73°01'14" W	85.10'
L12	N 57°39'19" W	86.33'
L13	N 41°50'21" W	113.77'
L14	N 18°40'31" W	21.74'
L15	N 03°39'32" W	74.87'
L16	N 07°10'26" E	69.60'
L17	N 31°07'52" W	64.18'
L18	N 64°05'03" W	42.98'
L19	N 73°20'54" W	63.50'
L20	N 68°18'28" W	25.32'
L21	N 38°12'45" W	79.38'
L22	N 13°25'50" W	42.27'
L23	N 00°54'52" E	120.24'
L24	N 05°12'19" E	83.27'
L25	N 09°47'58" W	64.83'
L26	N 41°21'16" W	97.60'
L27	N 64°12'16" W	82.95'
L28	N 32°25'58" W	80.08'
L29	S 35°08'33" E	80.00'
L30	N 54°38'25" E	305.73'
L31	N 54°41'00" E	95.62'
L32	N 54°41'36" E	33.28'
L33	S 54°29'19" W	212.70'
L34	N 54°41'00" E	212.98'
L35	S 54°41'00" W	212.98'
L36	N 38°03'44" W	80.01'
L37	S 54°41'36" W	33.28'



3			
2			
1			
REV	DESCRIPTION	BY	DATE
<b>EHRA</b> 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRAINING.COM TBPE No. F-726 TBPLS No. 10092300			
CITY LIMITS OF BAY CITY ANNEXATION MAP 5 TRACTS MATAGORDA COUNTY, TEXAS			
DATE: November, 2021	SCALE: 1" = 300'	JOB NO.: 201-007-00	
DWG. NAME: Bay_City_Annexation.dwg	DRAWING NO.: NONE		

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

KEVIN M. REIDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6450



**LEGEND**  
A- Abstract  
FND Found  
L.R.M.C. Land Records of Matagorda County  
M.C.C.F. Matagorda County Clerk's File  
M.C.D.R. Matagorda County Deed Records  
IR Iron Rod  
IP Iron Pipe  
P.O.B. Point of Beginning  
R.O.W. Right-Of-Way  
VOL., PG. Volume, Page  
(F) Found capped 5/8-inch iron rod, stamped "E.H.R.A. 713-784-4500"