CITY OF BASTROP, TX
RESOLUTION NO. R-2023-157

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 a petition for the release of a certain tract of land being 489.0 acres currently located within the City’s ETJ, being Tracts 1, 2, 3, and 4 out of a larger 643.5-acre tract located in the Joseph Rogers Survey, Abstract No. 55, Bastrop County, Texas (“Property”), which Property is more accurately described in Exhibit A, which is attached hereto and incorporated herein; and

WHEREAS, having received verification from the City Secretary, the City Council finds the attached ETJ Release Petition for the Property (“Petition”), which is attached here as Exhibit A and incorporated herein, is valid and this Resolution is necessary and proper for the good government, peace, or order of the City to release the Property 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 Petition is hereby considered verified; therefore, the Property as described in the Petition is 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 10th day of October, 2023.

APPROVED:

by: ____________________________

Lyle Nelson, Mayor

ATTEST:

_______________________________
Ann Franklin, City Secretary

APPROVED AS TO FORM:

_______________________________
Alan Bojorquez, City Attorney
Exhibit “A”

ETJ Release Petition
August 30, 2023

City Of Bastrop
Attn.: Ann Franklin, City Clerk
1311 Chestnut Street
Bastrop, Texas 78602

RE: Petition to Withdraw from City ETJ pursuant to State Law for the 489.0 Acres as Described in the Attached Petition

Dear Ms. Franklin:

Enclosed please find the Petition for Removal from the Extra-Territorial Jurisdiction for a 489.0 Acre Tract owned by LanZola MHP4, LP, S1. The request is made pursuant to §42.101-105 and §42.151-156, of the Tex. Loc. Gov’t. Code.

If you have any questions regarding this petition, please contact either of the following:

LanZola Land Fund 1, L.L.C.
Attn.: Bernardo Reiter, Development Director
11215 Conroy Lane, Unit 1
Manchaca, Texas 78652
512-291-3058 ext. 400
bernardo.reiter@lanzola.com

Patrick W. Christensen, Attorney for Petitioner
310 S. St. Mary’s Street, Suite 2700
San Antonio, Texas 78212
210-320-2540
patrick@christensenatx.com

Sincerely,

[Signature]

By: Patrick W. Christensen
Attorney at Law

Enclosures as Stated:
PETITION FOR REMOVAL FROM EXTRA-TERRITORIAL JURISDICTION

STATE OF TEXAS

COUNTY OF BASTROP

REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF BASTROP FOR REMOVAL FROM THE CITY EXTRA TERRITORIAL JURISDICTION

WHEREAS, the undersigned is the owner of a certain tract of property located within the City of Bastrop, Bastrop County, Texas (the "City"), such property more particularly described hereinafter by true and correct legal description (referred to herein as the "Subject Property");

WHEREAS, the Subject Property is contiguous and adjacent to the corporate limits of the City;

WHEREAS, the undersigned owner, pursuant to §42.101-105 and §42.151-156, Tex. Loc. Gov't. Code, is authorized to remove the Subject Property from the City of Bastrop's Extra-Territorial Jurisdiction; and

NOW, THEREFORE, the undersigned by this Request and Petition:

SECTION ONE: Requests the City Council of the City to commence proceedings to remove the Subject Property from its Extra-Territorial Jurisdiction (the "ETJ") of the City of Bastrop, Bastrop County, Texas, of all portions of the Subject Property, including the abutting streets, roadways, and rights-of-way, not previously annexed into the City or included into the City ETJ and further described as follows:

All that certain tract or parcel of land, located in Bastrop County, Texas, being 489.0 acres, more or less, and more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION TWO: Agrees that a copy of this Request and Petition may be filed of record in the offices of the City of Bastrop and in the real property records of Bastrop County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the Subject Property.
Exhibit A

FILED, this 31st day of August 2023, with the City Secretary of the City of Bastrop, Texas.

Petitioner: Lanzola MHP4, LP, S1

By:

Name: José Ángel Santos, Manager of Lanzola MHP4, LP, S1.

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared José Ángel Santos, Manager of Lanzola MHP4, LP, S1., a Texas Limited Partnership, and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they had authority to bind the entity and that they executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31st day of August, 2023.

(SEAL)

Notary Public- State of Texas

[Signature]

R. BLANCO
Notary Public, State of Texas
Comm. Expires 03-24-2027
Notary ID 134271713

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EXHIBIT "A" TO PETITION FOR REMOVAL FROM EXTRA-TERRITORIAL JURISDICTION
[FOLLOWS THIS PAGE]
Exhibit A

MC SURVEYING, LLC
31 Silver Elm Place, Spring, TX 77381
Phone: (717) 202-8333
TBPES FIRM REG #: 0194678

METES & BOUNDS DESCRIPTION

BEING A 640.50 ACRE TRACT OF LAND LOCATED IN THE JOSEPH ROGERS SURVEY, ABSTRACT NUMBER 55, BASTROP COUNTY, TEXAS, AND BEING ALL OF THE FOLLOWING TRACTS OF LAND COMBINED: A CALLED 100,000 ACRES (TRACT 1), AND A CALLED 144,776 ACRES (TRACT 4), BOTH CONVEYED TO DJ DEYNH HOLDINGS LIMITED PARTNERSHIP IN DOCUMENT NUMBER 20212471 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS [D.P.R.C.T.]; AND BEING ALL OF A SECOND CALLED 100,000 ACRES (TRACT 2), AND A SECOND CALLED 144,776 ACRES (TRACT 3), BOTH CONVEYED TO CASH COMPANY, LLC IN DOCUMENT NUMBER 20212472 [D.P.R.C.T.]; AND BEING ALL OF A CALLED 155.31 ACRES (DESIGNATED AS TRACT 5) CONVEYED TO DJ DEYNH HOLDINGS LIMITED PARTNERSHIP IN DOCUMENT NUMBER 20193678 [D.P.R.C.T.]; SAID 640.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 10 inch fence post found for the north corner of herein described tract and said Tract 1, same being the northeast corner of a called 10,000 acre tract described to Eric Shato Puckett, Et. al. in Document Number 20145029 [D.P.R.C.T.], same being in the east margin of a called private road known as Burrell Road, no document of record found, and same being in the southwest right of way line of Coon Neck Road, a variable width right of way, further described in Volume 565, Page 772 of the Deed Records of Bastrop County, Texas [D.R.C.T.].

Thence, with the north lines of Tract 1, Tract 2, and Tract 3, same being the south right of way line of Coon Neck Road, the following courses and distances:

1. S 62°39'49" E, 184.00 feet to a wood fence post, found.
2. S 62°39'22" E, 110.16 feet to a 1/2 inch iron rod, found.
3. S 62°43'33" E, 99.66 feet to a 1/2 inch iron rod, found.
4. S 7°46'37" E, 163.00 feet to a 1/2 inch iron rod, found.
5. S 65°48'59" E, 300.33 feet to a steel pipe fence post, found for the northeast corner of Tract 3, same being the northwest corner of a called 10,815 acre tract described to Cash Company, LLC in Document Number 20212470 [D.P.R.C.T.].

Thence, S 27°28'58" W, 403.57 feet with the west line of said 10,815 acre tract, same being the northerly east line of said Tract 3, and fence corner post, found for the southwesterly corner of said 10,815 acre tract;

Thence, S 62°50'20" E, 1306.94 feet with the south line of said 10,815 acre tract, the south line of a called 15,333 acre tract described to Donald Wimmer in Document Number 201301204 [D.P.R.C.T.], the south line of a called 15,028 acre tract described to Richard and Agnes Martin in Volume 310, Page 594 [D.R.C.T.], and the south line of a called 6,000 acre tract described to Henry Ramon in Volume 163, Page 380 [D.R.C.T.], to a steel fence post, found for the southwest corner of said 5,000 acre tract to:

Thence, S 62°49'39" E, 283.35 feet with the south line of a called 15,32 acre tract described to Jose Ramirez in Document Number 20170293 [D.P.R.C.T.], to an iron rod with "1532" cap, found for an exterior corner of the herein described tract and said Tract 3, and same being in the west margin of Lower Elgin Road, a variable width right of way, no deed of record found;

Thence, S 8°04'15" E, 126.48 feet with the west right of way of Lower Elgin Road to an 80-0 nail found in a dead tree for an angle point, and continuing with said west right of way margin and an east line of Tract 3, S 0°59'58" E, 63.32 feet to an iron rod with "1154" cap, found for the most easterly corner of Tract 3, same being in the north line of a called 18,000 acre tract described to J.B. and Wanda McMain in Volume 243, Page 146 [D.R.C.T.];

Thence, with common lines of said 18,000 acre tract, a called 15,387 acre tract, described to Jeremiah and Prescilla Jarvis in Volume 243, Page 146 [D.R.C.T.], a called 25,433 acre tract, described to Michael and Patricia Simpson in Document Number 2013018587 [D.P.R.C.T.], and a called 14,977 acre tract, described to Dominie Schiff in Volume 739, Page 733 [D.R.C.T.], the following courses and distances:

1. N 62°21'22" W, 886.49 feet to a 2 inch steel fence post, found for an angle point.
Exhibit A

2. N 64°23'08" W, 17.01 feet to a 4 inch steel fence post, found for an interior ell corner,
3. S 27°16'00" W, 50.01 feet to 1/2 inch iron rod, found for the common west corner of said 18.00 acre and 16.697 acre tracts
4. S 27°21'14" W, 53.40 feet to a 1/2 inch iron pipe, founded for an angle point and the common west corner of said 16.697 acre and 25.433 acre tracts;
5. S 27°20'56" W, 150.13 feet to a 1 inch iron pipe, founded for the southwest corner of said 14.977 acre tract, same being the southeast corner of Tract 3, and same being in the north line of a called 100.00 acre tract described to Domenic Schiff in Volume 713, Page 504 (D.R.R.C.T.);

Thence, N 63°46'43" W, 1398.28 feet with the north line of said 100.00 acre Schiff tract, to a 12 inch wood fence post, founded for an exterior corner of Tract 3, and same being in the east line of a called 8.58 acre tract, described to Jose Contreras in Volume 1024, Page 1 (D.R.R.C.T.);

Thence, N 27°51'30" E, 482.66 feet with the east line of said 8.58 acre tract, and the east line of called 10.67 acre tract, described to Jose Contreras in Document Number 2020700001 (O.P.R.R.C.T.), to a 1/2 inch iron rod, found for the northeast corner of said 10.67 acre tract;

Thence, N 62°36'31" W, 1054.56 feet with the north line of said 10.67 acre tract, to an iron rod set in stone, found for the northwest corner of said 10.67 acre tract, same being an interior corner of Tract 4;

Thence, S 26°46'12" W, 766.57 feet with the west line of Tract 4 and the west lines of said 10.67 acre tract and said 8.58 acre tract, to a 1/2 inch iron rod, found for an angle point;

Thence, S 27°04'52" W, 623.52 feet with the east line of Tract 4 and the west line of said 8.58 acre tract, and the west line of a called 8.18 acre tract described to David Rainwater in Volume 308, Page 772 (O.P.R.R.C.T.), to a 5/8 inch iron rod, found for the common west corner of said 8.18 acre tract and a called 8.25 acre tract, described to Kelly Binfield in Document Number 20165530 (O.P.R.R.C.T.);

Thence, S 26°56'53" W, 623.87 feet with the east line of Tract 4 and the west line of said 8.25 acre tract, and the west line of a called 7.01 acre tract, described to Kelly Binfield in Document Number 20164540 (O.P.R.R.C.T.), to a 5/8 inch iron rod, found for the common west corner of said 7.01 acre tract, and a called 8.814 acre tract, described to William Wright in Document Number 20165571 (O.P.R.R.C.T.);

Thence, S 26°50'27" W, 2916.88 feet with the east line of Tract 4 and the west line of said 8.814 acre tract to a 1/2 inch iron rod, found for the common west corner of said 8.814 acre tract, and a called 8.09 acre tract, described to Kellie and Jonathan Cox in Document Number 20165580 (O.P.R.R.C.T.);

Thence, S 26°47'17" W, 289.93 feet with the east line of Tract 4 and the west line of said 8.09 acre tract to a 1/2 inch iron rod, found for the common west corner of said 8.09 acre tract and a called 8.09 acre tract, described to Jesse Martin in Document Number 20160083 (O.P.R.R.C.T.);

Thence, S 26°23'21" W, 2917.2 feet with the east line of Tract 4 and the west line of said 8.109 acre tract, to a 5/8 inch iron rod, found for the southwest corner of said 8.109 acre tract, same being the northwest corner of a called 7.997 acre tract, described to Alison Rydell in Document Number 201502404 (O.P.R.R.C.T.);

Thence, with the east line of Tract 4, the west line of said 7.997 acre tract, the west line of a called 8.254 acre tract, described to Jose Nunez in Document Number 2016050001 (O.P.R.R.C.T.), and the west line of a called 7.931 acre tract, described to Linda Kruemmel in Volume 131, Page 612 (O.P.R.R.C.T.), the following courses and distances:

1. S 26°55'51" W, 50.09 feet to a 5/8 inch iron rod, found for an angle point.
2. S 27°38'09" W, 283.58 feet to a 5/8 inch iron rod, found for a common corner.
Exhibit A

MC SURVEYING, LLC
31 Silver Elm Place, Spring, TX 77381
Phone: (713) 202-8333
TBPES FIRM REG # 10194678

3. S 27°00'20" W, 289.64 feet to a 5/8 inch iron rod, found for an angle point,
4. S 29°43'34" W, 57.86 feet to a 1/2 inch iron rod, found for a common corner,
5. S 27°01'14" W, 389.30 feet to a 5/8 inch iron rod found for the southeast corner of said Tract 4, same being the southwester corner of said 1.991 acre tract, same being the northwest corner of a called 74.916 acre tract, described to Aaron Grant et. al. in Volume 2224, Page 162 (D.R.B.C.T.), and same being the northeast corner of a called 89.397 acre tract, described to Aaron and Patricia Grant in Document Number 20170675 (D.R.B.C.T.)

Thence, with the south line of Tract 4 and a north line of said 89.397 acre tract, and then the southeast lines of Tract 5, same being the west lines of said 89.397 acre tract, the following courses and distances

1. N 62°31'00" W, 334.07 feet to an iron rod with "7853" cap, found for an interior corner of the herein described tract,
2. S 29°56'35" W, passing at 1055.26 feet, a 5/8 inch iron rod, found for reference, and continuing in total 1057.31 feet to a calculated point in the approximate centerline of Wilbarger Creek,
3. S 34°08'27" E, 68.14 feet to a calculated point in the approximate centerline of Wilbarger Creek,
4. S 07°27'49" W, 296.66 feet to a calculated point in the approximate centerline of Wilbarger Creek,
5. S 10°22'57" W, 5.30 feet to a calculated point in the approximate centerline of Wilbarger Creek, same being the common corner of a called 150.30 acre tract, described to Aaron Grant in Document Number 20191672 (D.R.B.C.T.)

Thence, S 85°35'58" W, with the south line of Tract 5, same being the north line of said 150.30 acre tract, passing at 85.39 feet, a concrete monument, found for reference, and continuing in total 673.42 feet to a 1/2 inch iron rod, found for an interior corner;

Thence, S 18°33'37" W, 683.85 feet, with the southerly east line of Tract 5, same being a west line of said 150.20 acre tract, to an iron rod with "Coron" cap, found for an exterior corner at the south tip of the herein described tract;

Thence, N 86°00'52" W, 28.31 feet, with the south line of Tract 5, same being a north line of said 150.30 acre tract, to a 1/2 inch iron rod with "6714" cap, set at the south tip of the herein described tract, same being the southwest corner of a called 79.568 acre tract, described to John Meier in Document Number 202012552 (D.R.B.C.T.);

Thence, N 86°08'21" E, 1324.74 feet with the east line of said 79.568 acre tract, same being the west line of Tract 5, passing Wilbarger Creek, to a 1/2 inch iron rod with "3714" cap, set for an angle point;

Thence, N 86°08'14" E, 193.32 feet with the east line of said 79.568 acre tract, and the east line of a called 50.95 acre tract, described to Joe Allen in Volume 1238, Page 523 (D.R.B.C.T.), to a concrete monument, found for the northwest corner of said 50.95 acre tract, same being the southeast corner of a called 5.20 acre tract, described to John Atkisson in Volume 1324, Page 569 (D.R.B.C.T.);

Thence, N 16°41'15" E, 366.17 feet with the east line of said 5.20 acre tract, to metal fence post, found for an angle point in a west line of Tract 5, same being the southwest corner of a called 10 acre tract, described to Martin Revocable Living Trust in Document Number 200708532 (D.R.B.C.T.);

Thence, N 17°44'28" E, 565.66 feet with the east line of said 10 acre Martin tract, to a metal fence post, found for an interior corner of Tract 5, same being the northeast corner of said 10 acre Martin tract;

Thence, N 12°47'55" W, 945.19 feet with the north line of said 10 acre Martin tract, and the north line of a called 1.485 acre tract, described to Marissa Contreras in Document Number 201908283 (D.R.B.C.T.), to a 1/2 inch iron rod, found for the southerly northwest corner of Tract 5, and same being in the east right of way line of Farm to Market Road (FM) 1304, an apparent 80 feet wide right of way, no deed of record found;

Page 3 of 5
Thence, N 27°38'52" E, 94718 feet with the west line of Tract 5, same being the east right of way line of FM 1704, to a 3/8 inch iron rod found for the northwesterly northwest corner of Tract 5, same being the southwest corner of a called 0.729 acre tract, described to Arturo and Claudia Velasquez in Document Number 20210787 (D.R.B.C.T.);

Thence, S 55°29'04" E, 147,62 feet with the north line of Tract 5, and the south line of said 6.173 acre tract, to a 1/2 inch iron rod, found for the southeast corner of said 6.173 acre tract, same being a southwest corner of a called 48.155 acre tract, described to The woodland, LLC in Document Number 201807280 (D.R.B.C.T.);

Thence, with a south and east line of said 48.155 acre tract, the following courses and distances:

1. N 65°58'59" E, 331.82 feet to a 5/8 inch iron rod,
2. N 19°10'33" E, 276.57 feet to an 8 inch fence post, found for an exterior corner of said 48,155 acre tract, same being in a south line of a called 40 acre tract, described to HSH Partners, LTD in Volume 884, Page 468 (D.R.B.C.T.);

Thence, S 62°12'28" E, 104751 feet with a south line of said 40 acre tract, to a 5/8 inch iron rod, found for a southeast corner of said 40 acre tract, same being an interior corner of Tract 5;

Thence, N 28°47'53" E, 16010 feet with an east line of said 40 acre tract, to a fence post, same being at the northeast corner of said 40 acre tract, and same being at the southeast corner of a called 54,2570 acre tract, described to HSH Partners, LTD in Volume 884, Page 468 (D.R.B.C.T.);

Thence, with the common line of said 54,2570 acre tract, along an existing fence line, the following courses and distances:

1. N 27°32'49" E, 95.53 feet to a fence post,
2. N 65°47'54" E, 3.33 feet to a fence post,
3. N 65°20'11" E, 1280 feet to a fence post,
4. N 20°33'28" E, 54.41 feet to a fence post,

Thence, N 28°38'49" E, 134488 feet, continuing with the east line of said 54,2570 acre tract, and with the east line of a called 37.18 acre tract, described to Rodney Hiltz in Document Number 201802345 (D.R.B.C.T.), to a 5/8 inch iron rod, found for the common westerly corner of Tract 5 and Tract 1;

Thence, N 23°39'52" E, 318.37 feet continuing with the east line of said 37.18 acre tract, and then the east line of a called 25 acre tract, described to HSH Partners, LTD, to a fence post, found;

Thence, N 23°43'50" E, 793.34 feet with the east line of said 25 acre tract, and then the east line of a called 27.592 acre tract, described to Austin Hiltz in Document Number 201602808, to a 1/2 inch iron rod with "S7/4" cap, set for an interior corner of Tract 1;

Thence, N 69°41'5" W, 903.47 feet with the north line of said 27.592 acre tract, to a 5/8 inch iron rod, found for an exterior corner of Tract 1, same being the southwest corner of a called 16.966 acre tract, described to Michael Huxton, et al, in Volume 767, Page 800 (D.R.B.C.T.);

Thence, N 26°23'17" E, 13664 feet with the east line of said 27.592 acre tract, and with the east line of a called 10.007 acre tract, to a 10 inch fence post, found for a common angle point;

Thence, N 26°31'07" E, 585.39 feet continuing with the east line of said 10.007 acre tract, and with the east line of a called 10.014 acre tract, described to James Smith in Volume 1123, Page 456 (D.R.B.C.T.), to a 12 inch fence post, found for the common east corner of said 10.014 acre tract and said 10.015 acre Puckett tract;
Thence, N 26° 52' 21" E, with the east line of said 10.019 acre Puckett tract and the west line of Tract 1, 471.37 feet back to the POINT OF BEGINNING of the herein described tract of land, containing 643.50 acres.

Basis of bearing is the Texas Coordinate System, Central Zone (4203), HADAS. All distances (U.S. Survey Feet) are grid and may be converted to ground by multiplying by an inverse combined scale factor of 1.060647.

I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying survey drawing of even date, represent an actual survey performed on the ground in the month of March, 2022.

Garrett Cavaiuolo - RPLS# 6714
Garrett@MCSurveyTX.com
TBPELS# 10194978
FR# D059-DP055A