

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

April 29, 2026 10:40:01 AM

FEE: \$85.00

202607126

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, RATIFYING, CONFIRMING, AND REAPPROVING ORDINANCE NO. 2024-24, WHICH ABANDONED, VACATED, AND CLOSED A PORTION OF MADISON STREET RIGHT-OF-WAY AND A PORTION OF HOUSTON STREET RIGHT-OF-WAY, NORTH OF STATE HIGHWAY 71 AND SOUTH OF GOVERNMENT STREET, AS DESCRIBED IN EXHIBIT A; RATIFYING ALL ACTIONS TAKEN IN CONNECTION THEREWITH; PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE; AND PROVIDING FOR PROPER NOTICE AND MEETING.

WHEREAS, the City of Bastrop, Texas ("City") is a home-rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, pursuant to Sections 311.001 and 311.007 of the Texas Transportation Code, a home-rule municipality has exclusive control over its streets, alleys, and public rights-of-way and may vacate, abandon, or close such rights-of-way; and

WHEREAS, on September 10, 2024, the City Council adopted Ordinance No. 2024-24, abandoning, vacating, and closing a portion of Madison Street right-of-way and a portion of Houston Street right-of-way, north of State Highway 71 and south of Government Street, as more particularly described therein and in Exhibit A attached thereto; and

WHEREAS, the City Council desires to ratify, confirm, and reapprove Ordinance No. 2024-24 and all actions taken in connection therewith to remove any doubt as to the validity and enforceability of such ordinance and the abandonment authorized thereby; and

WHEREAS, the City Council has determined that ratification of Ordinance No. 2024-24 is in the best interest of the public health, safety, and welfare of the citizens of the City of Bastrop.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. Findings of Fact.

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if fully set forth herein.

Section 2. Ratification and Reapproval.

Ordinance No. 2024-24, entitled "*An Ordinance of the City Council of the City of Bastrop, Texas, abandoning, vacating, and closing a portion of Madison Street right-of-way and a portion of Houston Street right-of-way...*", is hereby in all things ratified, confirmed, and

reapproved. The abandonment, vacation, and closure of the rights-of-way described therein and depicted in Exhibit A are reaffirmed and remain in full force and effect.

Section 3. Ratification of Prior Actions.

All acts, proceedings, approvals, and determinations of City officers, employees, and agents taken in connection with the adoption, implementation, and administration of Ordinance No. 2024-24 are hereby ratified, approved, and confirmed in all respects as the lawful acts of the City.

Section 4. No Modification.

This Ordinance is intended solely to ratify and confirm Ordinance No. 2024-24 and does not amend, alter, or modify the substantive provisions thereof.

Section 5. Repealer.

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

Section 6. Severability.

If any clause, sentence, or provision of this Ordinance shall be held invalid or unenforceable for any reason, such invalidity shall not affect the remaining portions of this Ordinance, and the same shall remain in full force and effect.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon its final passage and any required publication, in accordance with the Charter of the City of Bastrop and the laws of the State of Texas.

Section 8. Proper Notice and Meeting.

It is hereby officially found and determined that the meeting at which this Ordinance 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 Texas Open Meetings Act, Chapter 551, Texas Government Code.

[Signature Page to Follow]

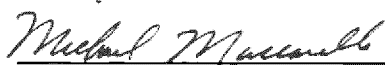
READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, Texas, on this, the 14th day of April 2026.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, Texas, on this, the 28th day of April 2026.

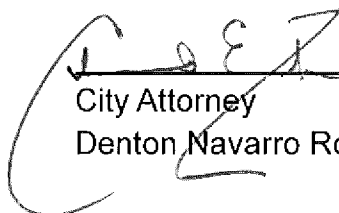
APPROVED:

by: 
Ishmael Harris, Mayor

ATTEST:


Michael Muscarello, TRMC, CMC, CPM
City Secretary

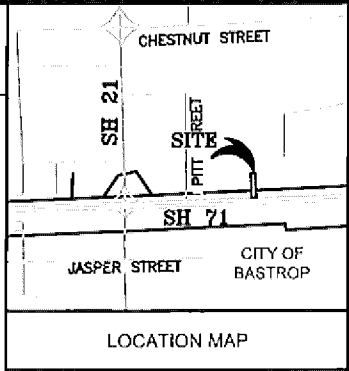
APPROVED AS TO FORM:


City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



GOVERNMENT STREET
(55.56 FOOT WIDE RIGHT-OF-WAY
CABINET 1, SLIDE 23-A
P.R.B.C.T.)

EXHIBIT A



FOUND 1/2" IRON ROD
WITH CAP "RPLS 1753"

N 87° 21' 13"E 1.05'

N85° 50' 34"E - 55.57'

FOUND 1/2" IRON ROD
WITH CAP "RPLS 1753"

S 03° 39' 29"E 0.61'

0.363 of an Acre
(15,817 Sq. Ft.)
TRACT

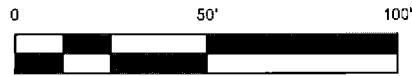
TRACT 6
2.1822 ACRES
PROP. ID 39301
AUSTIN BASTROP, LLC
DOC. #202211923

N02° 36' 40"W - 284.19'

HOUSTON STREET
(55.56 FOOT WIDE RIGHT-OF-WAY
CABINET 1, SLIDE 23-A P.R.B.C.T.)

S02° 36' 49"E - 285.81'

TRACT 7
2.1260 ACRES
PROP. ID 36825
AUSTIN BASTROP, LLC
DOC. #202211923



SCALE: 1" = 50'

LEGEND

- △ CALCULATED ANGLE POINT
- SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "DATAPPOINT 10194585"
- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- P.R.B.C.T. = PLAT RECORDS OF BASTROP COUNTY TEXAS

TXDOT STA. 1086+44.83
205.50 LT.

POINT OF BEGINNING
N: 10015209.45
E: 3254792.86

S 40° 14' 47" W 1.66'

FOUND TYPE III
TXDOT ALUMINUM CAP

STATE HIGHWAY 71
(VARIABLE WIDTH R.O.W.)
BASTROP COUNTY
ROW CSJ No. 0265-05-068
CONSJ CSJ No. 0265-05-067

S87° 30' 33"W - 55.56'
TXDOT STA. 1087+00.39
205.50 LT.

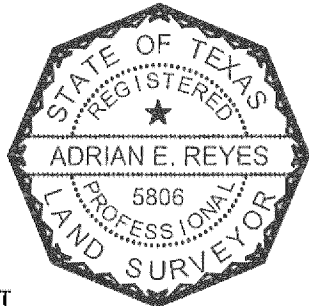
NOTES:

1. ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, ALL DISTANCES ARE REPRESENTED GRID VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.
2. RECORDED INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY DATAPPOINT SURVEYING.
3. FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS EXHIBIT.
4. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

CERTIFICATION

I CERTIFY THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1 B, CONDITION II SURVEY AND WAS PERFORMED UNDER MY DIRECT SUPERVISION.

ORIGINAL SIGNED AND STAMPED IN RED INK.



ADRIAN E. REYES DATE: 12/12/2024
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5806

BEING A 0.363 OF AN ACRE (15,817 SQ. FT) TRACT, BEING A PORTION OF THE DEDICATED HOUSTON STREET RIGHT-OF WAY, A 55.56 FOOT WIDE RIGHT-OF-WAY, RECORDED IN CABINET 1, SLIDE 23-A, PLAT RECORDS OF BASTROP COUNTY TEXAS (P.R.B.C.T.), SITUATED IN THE BASTROP TOWN TRACT SURVEY ABSTRACT NO. 11, BASTROP COUNTY, TEXAS.

DATAPPOINT
ENGINEERING • LAND SURVEYING • GIS • UAS

12450 Network Blvd. - Suite 155
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

PAGE
2 OF 2

Metes and Bounds Description of a 0.363 of an acre (15,817 sq. ft.) Tract

Being a 0.363 of an acre (15,817 sq. ft) tract, being a portion of the dedicated Houston Street right-of way, a 55.56 foot wide right-of-way, recorded in Cabinet 1, Slide 23-A, Plat Records of Bastrop County Texas (P.R.B.C.T), situated in the Bastrop Town Tract Survey Abstract No. 11, Bastrop County, Texas and being more particularly described as follows:

BEGINNING: at a set 1/2" iron rod with yellow plastic cap stamped "DATAPOINT 10194585", (N:10015209.45' E: 3254792.86') on the north right-of-way line of State Highway 71, a variable width right-of-way in Bastrop County, recorded in the State of Texas Department of Transportation-Highway Division Plans: ROW CSJ NO. 0265-05-068/CONSJ CSJ NO. 0265-05-067 (TXDOT STA. 1086+44.83, 205.50 LEFT), the southeast corner of a 2.1822 acre tract, Austin Bastrop, LLC, recorded in Document No. 202211923 of the Official Public Records of Bastrop County Texas (O.P.R.B.C.T.), the southwest corner of the herein described tract from which a found Type III TXDOT Aluminum cap bears S40°14'47"W a distance of 1.66 feet;

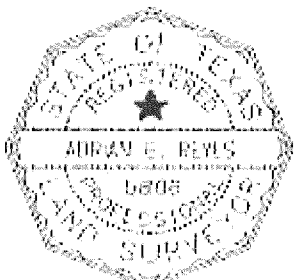
THENCE: North 02°36'40" West, departing the north right-of-way of State Highway 71, along and with the east line of the aforementioned 2.1822 acre tract, a distance of 284.19 feet to a set 1/2" iron rod with yellow plastic cap stamped "DATAPOINT 10194585", the northeast corner of the aforementioned 2.1822 acre tract, the northwest corner of the herein described tract from which a found 1/2" iron rod with cap "RPLS 1753" bears N87°21'13"E a distance of 1.05 feet;

THENCE: North 86°28'22" East, departing the east line of the 2.1822 acre tract, a distance of 55.57 feet to a point, the northwest corner of a 2.1260 acre tract, Tract 7, Austin Bastrop, LLC, recorded in Document No. 202211923 O.P.R.B.C.T., the northeast corner of the herein described tract from which a found 1/2" iron rod with cap "RPLS 1753" bears S03°39'29"E a distance of 0.61 feet;

THENCE: South 02°36'40" East, along and with the west line of the aforementioned 2.1260 acre tract, a distance of 285.20 feet to a set 1/2" iron rod with yellow plastic cap stamped "DATAPOINT 10194585", on the north right-of-way line of State Highway 71, the southwest corner of the aforementioned 2.1260 acre tract, the southeast corner of the herein described tract;

THENCE: South 87°30'33" West, departing the west line of the aforementioned 2.1260 acre tract, along and with the north right-of-way line of State Highway 71, a distance of 55.56 feet to the **POINT OF BEGINNING**, and containing 0.363 acres (15,817 square feet) of land more or less.

- Notes:**
1. Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, Central Zone (4203), NAD83, U.S. Survey Feet.
 2. Record information shown hereon is based upon a public records search performed by Datapoint Surveying and Mapping.
 3. A plat of even date accompanies this metes and bounds description.
 4. This Boundary Survey was prepared without the benefit of a Title Commitment.



Adrian E. Reyes Date: 12-10-2024

Registered Professional Land Surveyor, No. 5806- State of Texas

EXHIBIT A

GOVERNMENT STREET
(55.56 FOOT WIDE RIGHT-OF-WAY
CABINET 1, SLIDE 23-A P.R.B.C.T.)

N87° 25' 39"E - 55.56'

FOUND 5/8" IRON ROD

N87° 21' 13"E 0.57'

FOUND 5/8" IRON ROD WITH
YELLOW CAP "RPLS 3589"

0.361 of an Acre
(15,737 Sq. Ft.)
TRACT

N02° 36' 40"W - 283.21'

MADISON STREET
(55.56 FOOT WIDE RIGHT-OF-WAY
CABINET 1, SLIDE 23-A P.R.B.C.T.)

S02° 36' 40"E - 283.29'

TRACT 6
2.1822 ACRES
PROP. ID 39301
AUSTIN BASTROP, LLC
DOC. #202211923

2.1599 ACRES
PROP. ID 39300
AVICHI PITT STREET, LLC
DOC. #20220689

TXDOT STA. 1082+56.22
205.50 LT.

POINT OF BEGINNING
N: 10015192.57
E: 3254404.61

N: 10015192.57
E: 3254404.61

S05° 59' 57"E 1.32'

FOUND 1/2" IRON ROD
WITH CAP "RPLS 1753"

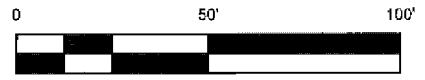
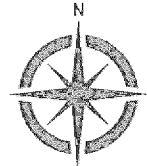
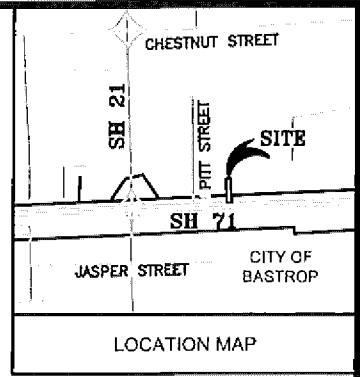
NOTES:

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S87° 30' 33"W - 55.56'

TXDOT STA. 1083+11.78
205.50 LT.

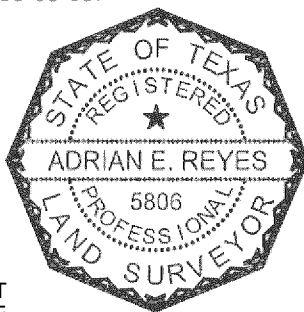
STATE HIGHWAY 71
(VARIABLE WIDTH R.O.W.)
BASTROP COUNTY
ROW CSJ No. 0265-05-068
CONSJ CSJ No. 0265-05-067



SCALE: 1" = 50'

LEGEND

- △ CALCULATED ANGLE POINT
 - SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "DATAPOINT 10194585"
 - FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- P.R.B.C.T. = PLAT RECORDS OF BASTROP COUNTY TEXAS



CERTIFICATION

I CERTIFY THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1 B, CONDITION II SURVEY AND WAS PERFORMED UNDER MY DIRECT SUPERVISION.

ORIGINAL SIGNED AND STAMPED IN RED INK.

Adrian E. Reyes

ADRIAN E. REYES DATE: 12/12/2024
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5806

BEING A 0.361 OF AN ACRE (15,737 SQ. FT) TRACT, BEING A PORTION OF THE DEDICATED MADISON STREET RIGHT-OF WAY, A 55.56 FOOT RIGHT-OF-WAY RECORDED IN CABINET 1, SLIDE 23-A, PLAT RECORDS OF BASTROP COUNTY TEXAS (P.R.B.C.T.), SITUATED IN THE BASTROP TOWN TRACT SURVEY ABSTRACT NO. 11, BASTROP COUNTY, TEXAS.

DATAPoint
ENGINEERING · LAND SURVEYING · GIS · UAS

12450 Network Blvd. - Suite 155
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

PAGE
2 OF 2

Metes and Bounds Description of a 0.361 of an acre (15,737 sq. ft.) Tract

Being a 0.361 of an acre (15,737 sq. ft) tract, being a portion of the dedicated Madison Street right-of way, a 55.56 foot right-of-way recorded in Cabinet 1, Slide 23-A, Plat Records of Bastrop County Texas (P.R.B.C.T), situated in the Bastrop Town Tract Survey Abstract No. 11, Bastrop County, Texas and being more particularly described as follows:

BEGINNING: at a found 1/2" iron rod (N:10015192.57' E: 3254404.61') on the north right-of-way line of State Highway 71, a variable width right-of-way in Bastrop County, recorded in the State of Texas Department of Transportation-Highway Division Plans: ROW CSJ NO. 0265-05-068/CONSJ CSJ NO. 0265-05-067 (TXDOT STA. 1082+56.22, 205.50' LEFT), the southeast corner of a 2.1599 acre tract, Avichi Pitt Street, LLC, recorded in Document No. 20220689 of the Official Public Records of Bastrop County Texas (O.P.R.B.C.T.), the southwest corner of the herein described tract;

THENCE: North 02°36'40" West, departing the north right-of-way of State Highway 71, along and with the east line of the aforementioned 2.1599 acre tract, a distance of **283.21 feet** to a found 5/8" iron rod, the northeast corner of the aforementioned 2.1599 acre tract, the northwest corner of the herein described tract;

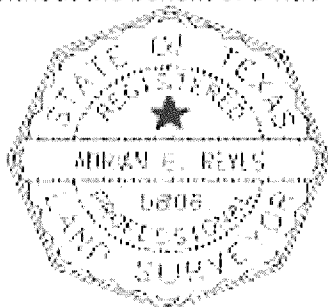
THENCE: North 87°25'39" East, departing the east line of the 2.1599 acre tract, over and across a portion of the Madison Street right-of-way, a distance of **55.56 feet** to a point, the northwest corner of a 2.1822 acre tract, Tract 6, Austin Bastrop, LLC, recorded in Document No. 202211923 O.P.R.B.C.T., the northeast corner of the herein described tract from which a found 5/8" iron rod with yellow cap "RPLS 3589" bears North 87°21'13" East a distance of 0.57 feet;

THENCE: South 02°36'40" East, along and with the west line of the aforementioned 2.1822 acre tract, a distance of **283.29 feet** to a set 1/2" iron rod with yellow plastic cap stamped "DATAPoint 10194585", on the north right-of-way line of State Highway 71, the southwest corner of the aforementioned 2.1822 acre tract, the southeast corner of the herein described tract from which a found 1/2" iron rod with cap "RPLS 1753" bears South 05°59'57" East a distance of 1.32 feet;

THENCE: South 87°30'33" West, departing the west line of the aforementioned 2.1822 acre tract, along and with the north right-of-way line of State Highway 71, a distance of **55.56 feet** to the **POINT OF BEGINNING**, and containing **0.361 acres** (15,737 square feet) of land more or less.

Notes:

1. Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, Central Zone (4203), NAD83, U.S. Survey Feet.
2. Record information shown hereon is based upon a public records search performed by Datapoint Surveying and Mapping.
3. A plat of even date accompanies this metes and bounds description.
4. This Boundary Survey was prepared without the benefit of a Title Commitment.



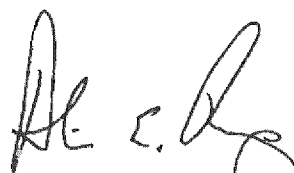

Adrian E. Reyes Date: 12-10-2024
Registered Professional Land Surveyor
No. 5806- State of Texas
1 of 2

Exhibit B

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

NOTICE: NO RESPONSIBILITY FOR VALIDITY OF REAL ESTATE TITLE IS ASSUMED BY THE ATTORNEYS PREPARING THIS INSTRUMENT UNLESS A WRITTEN TITLE OPINION IS RENDERED.

QUITCLAIM DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BASTROP §

Date: April 28th, 2026

Grantor: City of Bastrop, Texas, a Texas home-rule municipality

Grantor's Address: 1311 Chestnut Street
 Bastrop, Texas 78602

Grantee: Avichi Pitt Street, LLC
Grantee's Address: 17217 Avion Dr
 Dripping Springs, TX 78620

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration

Property: The 0.1805-acre tract of land (approximately 7,868.5 sq. ft.), being a portion of the abandoned, vacated, and closed public right-of-way known as Madison Street, north of the State Highway 71 right-of-way and south of the Government Street right-of-way, being a portion of the dedicated Madison Street right-of way, a 55.56 foot right-of-way recorded in Cabinet 1, Slide 23-A, Plat Records of Bastrop County Texas (P.R.B.C.T), situated in the Bastrop Town Tract Survey Abstract No. 11, City of Bastrop, Bastrop County, Texas, as more specifically described in Exhibit "A" (the "Property"), attached hereto and incorporated herein by reference.

Reservations from and Exceptions to Conveyance: This conveyance is made and accepted subject to the following matters, if any, to the extent same are in effect at this time, relating to the Property, and shown of record in the herein-above mentioned County and State: any and all reservations, restrictions, covenants, conditions and easements, and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities.

Grantee shall assume all ad valorem taxes due on the Property for the current year.

Conveyance: The Grantor has abandoned, vacated, and closed the public right-of-way over,

Exhibit B

across, under, and through the Property. The Grantee warrants that Grantee is the fee simple owner of property abutting the abandoned, vacated, and closed public right-of-way.

The Grantor for the Consideration stated herein, paid to it in hand by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does, by these present, QUITCLAIM and CONVEY to Grantee, without any warranty of any kind (neither express nor implied warranties, whether arising by common law or by statute), all its rights, title, and interest in and to the Property, if any, to have and to hold the Property to Grantee and its successors and assigns forever, subject to the Reservations from and Exceptions to Conveyance stated herein.

Executed this 28th day of April, 2026.

GRANTOR: CITY OF BASTROP, TEXAS

By: *Sylvia Carrillo*
Sylvia Carrillo, City Manager

ATTEST:

Michael Muscarello
Michael Muscarello, City Secretary

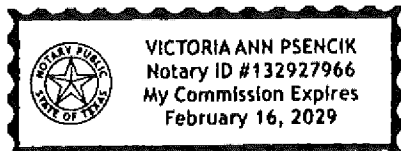
APPROVED AS TO FORM:

Denton Navarro Rocha Bernal & Zech
Denton Navarro Rocha Bernal & Zech,
P.C., City Attorney



STATE OF TEXAS §
 §
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 28th day of April, 2026 by Sylvia Carrillo, City Manager of the City of Bastrop, Texas, on behalf of said municipality.



Victoria Ann Pencil
Notary Public, State of Texas

ACKNOWLEDGED, AGREED

Exhibit B

AND ACCEPTED BY GRANTEE: Avichi Pitt Street, LLC

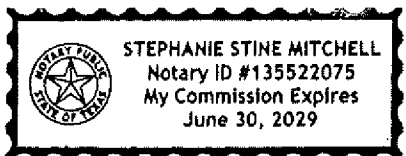
By: Dharmesh Jawarani

Name: Dharmesh Jawarani

Title: Manager/owner

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 15 day of January, 2026 by Dharmesh Jawarani [Name], Manager/owner [Title] of Avichi Pitt St LLC, on behalf of said entity.



[Signature]
Notary Public, State of Texas

After Recording, Return To:
City of Bastrop, Attn: City Secretary
1311 Chestnut Street, Bastrop, Texas 78602

Exhibit B

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

NOTICE: NO RESPONSIBILITY FOR VALIDITY OF REAL ESTATE TITLE IS ASSUMED BY THE ATTORNEYS PREPARING THIS INSTRUMENT UNLESS A WRITTEN TITLE OPINION IS RENDERED.

QUITCLAIM DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BASTROP §

Date: April 28th, 2026

Grantor: City of Bastrop, Texas, a Texas home-rule municipality

Grantor's Address: 1311 Chestnut Street
 Bastrop, Texas 78602

Grantee: Austin Bastrop, LLC

Grantee's Address: 2011 WEST SIDE CT
 SUGAR LAND TX 77478

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration

Property: The 0.1805-acre tract of land (approximately 7,868.5 sq. ft.), being a portion of the abandoned, vacated, and closed public right-of-way known as Madison Street, north of the State Highway 71 right-of-way and south of the Government Street right-of-way, being a portion of the dedicated Madison Street right-of way, a 55.56 foot right-of-way recorded in Cabinet 1, Slide 23-A, Plat Records of Bastrop County Texas (P.R.B.C.T), situated in the Bastrop Town Tract Survey Abstract No. 11, City of Bastrop, Bastrop County, Texas, as more specifically described in Exhibit "A" (the "Property"), attached hereto and incorporated herein by reference.

Reservations from and Exceptions to Conveyance: This conveyance is made and accepted subject to the following matters, if any, to the extent same are in effect at this time, relating to the Property, and shown of record in the herein-above mentioned County and State: any and all reservations, restrictions, covenants, conditions and easements, and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities.

Grantee shall assume all ad valorem taxes due on the Property for the current year.

Conveyance: The Grantor has abandoned, vacated, and closed the public right-of-way over,

Exhibit B

across, under, and through the Property. The Grantee warrants that Grantee is the fee simple owner of property abutting the abandoned, vacated, and closed public right-of-way.

The Grantor for the Consideration stated herein, paid to it in hand by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does, by these present, QUITCLAIM and CONVEY to Grantee, without any warranty of any kind (neither express nor implied warranties, whether arising by common law or by statute), all its rights, title, and interest in and to the Property, if any, to have and to hold the Property to Grantee and its successors and assigns forever, subject to the Reservations from and Exceptions to Conveyance stated herein.

Executed this 28th day of April, 2026.

GRANTOR: CITY OF BASTROP, TEXAS

By: [Signature]
Sylvia Carrillo, City Manager

ATTEST:

[Signature]
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

[Signature]
Denton Navarro Rocha Bernal & Zech,
P.C., City Attorney

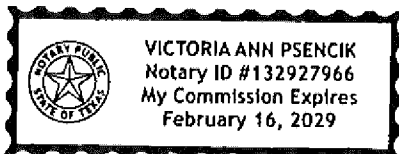


STATE OF TEXAS

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COUNTY OF BASTROP

This instrument was acknowledged before me on the 28th day of April, 2026 by Sylvia Carrillo, City Manager of the City of Bastrop, Texas, on behalf of said municipality.



[Signature]
Notary Public, State of Texas

ACKNOWLEDGED, AGREED

Exhibit B

AND ACCEPTED BY GRANTEE: AUSTIN BASTROP LLC

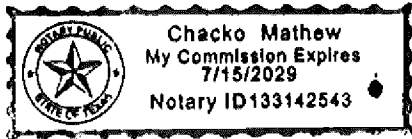
By: *Charu Mathew*

Name: CHARUVILA MATHEW

Title: OWNER/MANAGER

STATE OF TEXAS §
 FORT BEND §
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 16th day of January, 2026 by CHARUVILA MATHEW [Name], OWNER/MANAGER [Title] of AUSTIN BASTROP LLC, on behalf of said entity.



Chacko Mathew
Notary Public, State of Texas

After Recording, Return To:
City of Bastrop, Attn: City Secretary
1311 Chestnut Street, Bastrop, Texas 78602

Exhibit B

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

NOTICE: NO RESPONSIBILITY FOR VALIDITY OF REAL ESTATE TITLE IS ASSUMED BY THE ATTORNEYS PREPARING THIS INSTRUMENT UNLESS A WRITTEN TITLE OPINION IS RENDERED.

QUITCLAIM DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BASTROP §

Date: April 28th, 2026

Grantor: City of Bastrop, Texas, a Texas home-rule municipality

Grantor's Address: 1311 Chestnut Street
 Bastrop, Texas 78602

Grantee: Austin Bastrop, LLC
Grantee's Address: 2011 WEST SIDE CT
 SUGAR LAND, TX 77478

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration

Property: The 0.363-acre tract of land (approximately 15,817 sq. ft.), being a portion of the abandoned, vacated, and closed public right-of-way known as Houston Street, north of the State Highway 71 right-of-way and south of the Government Street right-of-way, being a portion of the dedicated Madison Street right-of way, a 55.56 foot right-of-way recorded in Cabinet 1, Slide 23-A, Plat Records of Bastrop County Texas (P.R.B.C.T), situated in the Bastrop Town Tract Survey Abstract No. 11, City of Bastrop, Bastrop County, Texas, as more specifically described in Exhibit "A" (the "Property"), attached hereto and incorporated herein by reference.

Reservations from and Exceptions to Conveyance: This conveyance is made and accepted subject to the following matters, if any, to the extent same are in effect at this time, relating to the Property, and shown of record in the herein-above mentioned County and State: any and all reservations, restrictions, covenants, conditions and easements, and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities.

Grantee shall assume all ad valorem taxes due on the Property for the current year.

Conveyance: The Grantor has abandoned, vacated, and closed the public right-of-way over,

Exhibit B

across, under, and through the Property. The Grantee warrants that Grantee is the fee simple owner of property abutting the abandoned, vacated, and closed public right-of-way.

The Grantor for the Consideration stated herein, paid to it in hand by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does, by these present, QUITCLAIM and CONVEY to Grantee, without any warranty of any kind (neither express nor implied warranties, whether arising by common law or by statute), all its rights, title, and interest in and to the Property, if any, to have and to hold the Property to Grantee and its successors and assigns forever, subject to the Reservations from and Exceptions to Conveyance stated herein.

Executed this 28th day of April, 2026.

GRANTOR: CITY OF BASTROP, TEXAS

By: [Signature]
Sylvia Carrillo, City Manager



ATTEST:

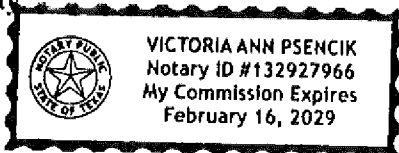
[Signature]
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

[Signature]
Denton Navarro Rocha Bernal & Zech,
P.C., City Attorney

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 28th day of April, 2026 by Sylvia Carrillo, City Manager of the City of Bastrop, Texas, on behalf of said municipality.



[Signature]
Notary Public, State of Texas

ACKNOWLEDGED, AGREED

Exhibit B

AND ACCEPTED BY GRANTEE: AUSTIN BASTROP LLC

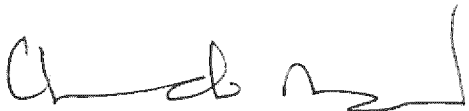
By: 

Name: CHARUVILA MATHEW

Title: OWNER/MANAGER

STATE OF TEXAS §
 FORT BEND §
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 16th day of January, 2026 by CHARUVILA MATHEW [Name], OWNER/MANAGER [Title] of AUSTIN BASTROP LLC, on behalf of said entity.


Notary Public, State of Texas

After Recording, Return To:
City of Bastrop, Attn: City Secretary
1311 Chestnut Street, Bastrop, Texas 78602

