

ORDINANCE NO. _____

1 **AN ORDINANCE ANNEXING, FOR FULL PURPOSES, APPROXIMATELY 2,614**
2 **ACRES OF LAND IN EASTERN TRAVIS COUNTY, LOCATED BETWEEN THE**
3 **COLORADO RIVER, US HIGHWAY 183, AND STATE HIGHWAY 130, IN THE**
4 **AREA GENERALLY KNOWN AS “DOG’S HEAD”; EXPRESSING CITY**
5 **COUNCIL’S INTENT TO ANNEX ROADWAYS AND RIGHT-OF-WAYS THAT**
6 **ABUT AND ARE CONTIGUOUS TO DOG’S HEAD; INITIATING THE**
7 **CREATION OF A REGULATING PLAN FOR DOG’S HEAD; INITIATING AN**
8 **AMENDMENT TO THE AUSTIN STRATEGIC MOBILITY PLAN (ASMP), AN**
9 **ELEMENT OF THE IMAGINE AUSTIN COMPREHENSIVE PLAN; WAIVING**
10 **CITY CODE SECTION 2-1-207 AND ARTICLE 11, CHAPTER 25-1 AS NEEDED**
11 **TO IMPLEMENT THE REQUIREMENTS IN THE DEVELOPMENT**
12 **AGREEMENT AND CHANGES INITIATED BY THIS ORDINANCE; AND**
13 **AUTHORIZING THE CITY MANAGER TO EXECUTE THE SERVICE**
14 **AGREEMENT WITH THE OWNER.**

15
16 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:PART 1.**

17 The City Council finds that:

- 18 (A) Notice of the public hearing concerning the voluntary annexation of the area
19 was published in a newspaper of general circulation in the City of Austin and
20 in the area to be annexed, and on the City of Austin website.
- 21 (B) The public hearing was held by the City Council on May 21, 2026, at the
22 Austin City Hall, 301 West 2nd Street, Austin, Texas, and via
23 videoconference.
- 24 (C) The public hearing was concluded after providing an opportunity for all
25 persons present to be heard with respect to the proposed annexation.
- 26 (D) The annexation, for full purposes, of the area shown on **Exhibit “A”** serves the
27 interest of the current and future residents of the City of Austin.
- 28 (E) All procedural requirements imposed by state law for the full purpose
29 annexation of the area shown on **Exhibit “A”** have been met.
- 30 (F) Prior to the effective date of this Ordinance, the City and the Owner of the area
31 shown on Exhibit “A” entered into a development agreement as contemplated
32 by Section 212.172 of the Texas Local Government Code. The development
33 agreement applies to the area shown on **Exhibit “A”**.

34 (G) The exhibits referenced and attached to this Ordinance are incorporated for all
35 purposes.

36 **PART 2.** The present boundary limits of the City are amended to include the following
37 area, which is annexed into the City for full purposes:

38 Approximately 2,614 acres of land in eastern Travis County, located between the
39 Colorado River, US Highway 183, and State Highway 130, in the area generally
40 known as Dog's Head, being shown on **Exhibit "A"** and more particularly described
41 in **Exhibit "B"**.

42 **PART 3.** The City Council declares that its purpose is to annex to the City of Austin each
43 part of the area shown on **Exhibit "A"** as provided in this ordinance, whether any other
44 part of the area is effectively annexed to the City. If this ordinance is held invalid as to part
45 of the area annexed to the City of Austin, the invalidity does not affect the effectiveness of
46 this ordinance as to the remainder of the area. If any area or lands shown on **Exhibit "A"**
47 are: (1) presently part of and included within the general limits of the City of Austin; (2)
48 presently part of and included within the limits of any other city, town or village; or (3) are
49 not within the jurisdiction of the City of Austin to annex, then that area is excluded and
50 excepted from the area annexed.




51 **PART 4.** There are existing roadways and right-of-ways that abut and are contiguous to
52 the area shown in **Exhibit "A"** and City Council expresses its intent to annex those
53 roadways and right-of-ways as soon as practicable.

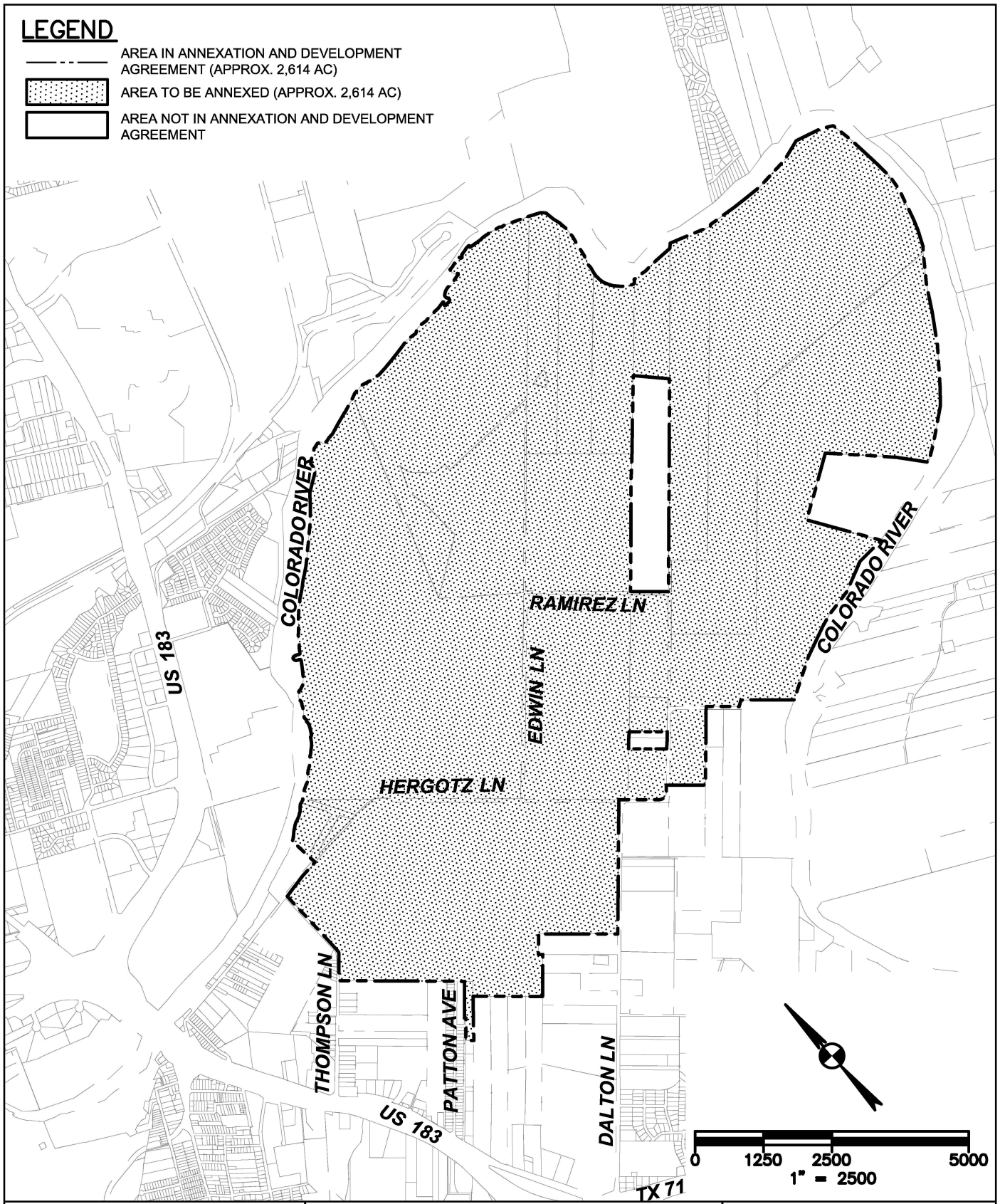
54 **PART 5.** City Council initiates amendments to (A) City Code to create a regulating plan
55 for the area shown on **Exhibit "A"**; and (B) the Austin Strategic Mobility Plan (ASMP),
56 an element of the Imagine Austin Comprehensive Plan, for the area shown on **Exhibit**
57 **"A"**.

58 **PART 6.** City Council waives City Code Section 2-1-207 (*Codes and Ordinances Joint*
59 *Committee*) and Article 11 (*Amendment Procedure*) in Chapter 25-1 as needed to
60 implement Part 4 of this Ordinance and the requirements in the development agreement.

61 **PART 7.** The City Council authorizes the City Manager to execute the service agreement
62 for the area attached as **Exhibit "C"** with the owner of the area shown on **Exhibit "A"**.
63 The authority granted in this part allows for non-substantive changes to **Exhibit "C"** as
64 necessary.

LEGEND

-  AREA IN ANNEXATION AND DEVELOPMENT AGREEMENT (APPROX. 2,614 AC)
-  AREA TO BE ANNEXED (APPROX. 2,614 AC)
-  AREA NOT IN ANNEXATION AND DEVELOPMENT AGREEMENT




 7708 Rialto Blvd., Suite 125 Austin, Texas 78735 Tel. (512) 298-3284 Fax (512) 298-2592 TBPE # F-14629 Garza EMC, LLC © Copyright 2026	DOG'S HEAD AUSTIN, TRAVIS COUNTY, TEXAS		EXHIBIT "A"
	DOG'S HEAD LAND JV, LTD.		
DATE: 04/16/2026	SCALE: 1"=2500'	DRAWN BY: KL	PROJECT No. 101231-00010

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 1)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1,990.0879 ACRES (86,688,229 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 791.6381 ACRE TRACT (DESCRIBED AS "TRACT 1") AND ALL OF A CALLED 767.2590 ACRE TRACT (DESCRIBED AS "TRACT 2") BOTH CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081538 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF A CALLED 4.66 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2024136235 (O.P.R.T.C.T.), BEING ALL OF A CALLED 55.6720 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081545 (O.P.R.T.C.T.), BEING ALL OF A CALLED 249.5890 ACRE TRACT (DESCRIBED AS "TRACT 1") CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081541 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 96.5220 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081757 (O.P.R.T.C.T.), SAID 1,990.0879 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING, at a calculated point in the north right-of-way line of Hergotz Lane (Right-of-way varies), being the southwest corner of said Dogs Head – 791.6381 acre tract, being the southeast corner of the remainder of a called 23.04 acre tract conveyed to Thelma Bolm Yeates, Et Al. in Volume 5000, Page 2364 of the Deed Records of Travis County, Texas (D.R.T.C.T.), same being in the south line of a called 11.095 acre tract (described as "Tract Three") in Special Warranty Deed conveyed to Fitzpatrick Bar X Ranch, LP in Document No. 2011023927 (O.P.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the north right-of-way line of said Hergotz Lane and the south line of said Fitzpatrick Bar X Ranch tract, with the west line of said Dogs Head – 791.6381 acre tract, with the east line of said Yeates remainder tract, and over and across said Fitzpatrick Bar X Ranch tract, **N08°00'18"W**, passing at a distance of 517.24 feet a calculated point for the record northwest corner of said Dogs Head – 791.6381 acre tract, and continuing for a total distance of **567.09** feet to a calculated point for the northwest corner hereof, said point being in the south gradient boundary line of the Colorado River as located in November 2023 per survey performed by 4Ward Land Surveying dated 1/19/2024;

THENCE, with the southerly and northerly gradient boundary lines of said Colorado River and its meanders, near and along the north lines of said Dogs Head – 791.6381 acre tract, said Dogs Head – 4.66 acre tract, said Dogs Head – 55.6720 acre tract, said Dogs Head – 249.5890 acre tract, said Dogs Head – 96.5220 acre tract, and the north and east lines of said Dogs Head – 767.2590 acre tract, the following fifty (50) courses and distances:

- 1) **N63°24'56"E**, a distance of **321.17** feet to a calculated point for an angle point hereof,
- 2) **N56°06'18"E**, a distance of **1,037.18** feet to a calculated point for an angle point hereof,
- 3) **N37°12'57"E**, a distance of **960.42** feet to a calculated point for an angle point hereof,
- 4) **N30°42'55"E**, a distance of **524.85** feet to a calculated point for an angle point hereof,
- 5) **N41°07'59"E**, a distance of **1,570.01** feet to a calculated point for an angle point hereof,
- 6) **N53°58'00"E**, a distance of **623.86** feet to a calculated point for an angle point hereof,
- 7) **N46°56'44"E**, a distance of **1,127.18** feet to a calculated point for an angle point hereof,
- 8) **N47°42'36"E**, a distance of **733.55** feet to a calculated point for an angle point hereof,

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- 9) **N70°24'14"E**, a distance of **1,133.43** feet to a calculated point for an angle point hereof,
- 10) **N77°54'33"E**, a distance of **677.57** feet to a calculated point for an angle point hereof,
- 11) **N85°56'32"E**, a distance of **1,406.20** feet to a calculated point for an angle point hereof,
- 12) **N80°56'11"E**, a distance of **796.47** feet to a calculated point for an angle point hereof,
- 13) **N75°46'50"E**, a distance of **1,165.89** feet to a calculated point for an angle point hereof,
- 14) **S72°15'04"E**, a distance of **1,188.76** feet to a calculated point for an angle point hereof,
- 15) **S59°33'15"E**, a distance of **354.24** feet to a calculated point for an angle point hereof,
- 16) **S63°45'31"E**, a distance of **186.71** feet to a calculated point for an angle point hereof,
- 17) **S05°46'57"E**, a distance of **153.93** feet to a calculated point for an angle point hereof,
- 18) **S02°21'06"W**, a distance of **188.94** feet to a calculated point for an angle point hereof,
- 19) **S04°46'37"W**, a distance of **254.24** feet to a calculated point for an angle point hereof,
- 20) **S16°34'12"W**, a distance of **251.15** feet to a calculated point for an angle point hereof,
- 21) **S32°03'25"W**, a distance of **110.20** feet to a calculated point for an angle point hereof,
- 22) **S48°17'44"W**, a distance of **482.60** feet to a calculated point for an angle point hereof,
- 23) **S00°03'06"W**, a distance of **247.88** feet to a calculated point for an angle point hereof,
- 24) **S24°14'46"E**, a distance of **103.35** feet to a calculated point for an angle point hereof,
- 25) **S29°02'51"E**, a distance of **94.81** feet to a calculated point for an angle point hereof,
- 26) **S46°32'24"E**, a distance of **254.84** feet to a calculated point for an angle point hereof,
- 27) **S71°21'25"E**, a distance of **240.51** feet to a calculated point for an angle point hereof,
- 28) **S86°32'17"E**, a distance of **250.40** feet to a calculated point for an angle point hereof,
- 29) **N68°54'46"E**, a distance of **335.63** feet to a calculated point for an angle point hereof,
- 30) **N77°04'51"E**, a distance of **314.68** feet to a calculated point for an angle point hereof,
- 31) **S88°55'44"E**, a distance of **77.04** feet to a calculated point for an angle point hereof,
- 32) **S71°41'45"E**, a distance of **176.50** feet to a calculated point for an angle point hereof,
- 33) **S60°44'37"E**, a distance of **175.26** feet to a calculated point for an angle point hereof,
- 34) **S75°11'48"E**, a distance of **208.93** feet to a calculated point for an angle point hereof,
- 35) **S78°14'52"E**, a distance of **202.73** feet to a calculated point for an angle point hereof,
- 36) **S79°39'28"E**, a distance of **165.50** feet to a calculated point for an angle point hereof,
- 37) **S86°20'16"E**, a distance of **272.89** feet to a calculated point for an angle point hereof,
- 38) **S89°22'29"E**, a distance of **252.04** feet to a calculated point for an angle point hereof,
- 39) **S85°50'27"E**, a distance of **103.00** feet to a calculated point for an angle point hereof,
- 40) **N87°22'26"E**, a distance of **248.62** feet to a calculated point for an angle point hereof,
- 41) **S89°42'11"E**, a distance of **239.32** feet to a calculated point for an angle point hereof,
- 42) **N86°19'27"E**, a distance of **194.37** feet to a calculated point for an angle point hereof,
- 43) **N81°57'15"E**, a distance of **896.27** feet to a calculated point for an angle point hereof,
- 44) **S52°28'40"E**, a distance of **720.17** feet to a calculated point for an angle point hereof,
- 45) **S07°41'05"E**, a distance of **942.47** feet to a calculated point for an angle point hereof,
- 46) **S06°53'55"W**, a distance of **1,022.40** feet to a calculated point for an angle point hereof,
- 47) **S28°28'18"W**, a distance of **1,487.27** feet to a calculated point for an angle point hereof,
- 48) **S35°52'40"W**, a distance of **2,026.70** feet to a calculated point for an angle point hereof,
- 49) **S39°26'06"W**, a distance of **618.54** feet to a calculated point for an angle point hereof, and
- 50) **S65°01'22"W**, a distance of **597.05** feet to a calculated point for an angle point hereof;

THENCE, leaving the northerly gradient boundary line of said Colorado River, and with the common line of said Dogs Head – 767.2590 acre tract and a called 54.6058 acre tract conveyed to Bolm Lodge, LLC in Document No. 2023069676 (O.P.R.T.C.T.), the following six (6) courses and distances:

- 1) **N38°45'32"W**, passing at a distance of 53.21 feet a calculated point for the common record south corner of said Dogs Head – 767.2590 acre tract and said Bolm Lodge tract, passing at a distance of 128.21 feet a 1/2-inch iron rod with "4Ward-Boundary" cap found, and continuing for a total distance of **637.06** feet to a calculated point for an angle point hereof,
- 2) **N43°26'32"W**, a distance of **422.84** feet to a calculated point for an angle point hereof,

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- 3) **N44°18'32"W**, a distance of **371.63** feet to a calculated point for an angle point hereof,
- 4) **N44°06'00"W**, a distance of **516.85** feet to a calculated point for an interior corner hereof, said point being the northeast corner of said Bolm Lodge tract,
- 5) **S58°07'54"W**, a distance of **1,269.61** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 6) **S32°07'06"E**, passing at a distance of 1,351.70 feet a 1/2-inch iron rod with "4Ward-Boundary" cap found, passing at a distance of 1,405.73 feet a calculated point for the common record south corner of said Dogs Head – 767.2590 acre tract and said Bolm Lodge tract, and continuing for a total distance of **1,430.88** feet to a calculated point for an angle point hereof, said point being in the northerly gradient boundary line of said Colorado River;

THENCE, with the northerly gradient boundary line of said Colorado River and its meanders, near and along the southerly line of said Dogs Head – 767.2590 acre tract, the following three (3) courses and distances:

- 1) **S79°00'16"W**, a distance of **256.67** feet to a calculated point for an angle point hereof,
- 2) **S72°00'56"W**, a distance of **1,343.10** feet to a calculated point for an angle point hereof, and
- 3) **S79°02'36"W**, a distance of **703.54** feet to a calculated point for an angle point hereof, said point being at the intersection of the northerly gradient boundary line of said Colorado River with the south line of said Dogs Head – 767.2590 acre tract, same being in the record north bank of said Colorado River and its meanders;

THENCE, leaving the northerly gradient boundary line of said Colorado River, with the south line of said Dogs Head – 767.2590 acre tract and the record north bank of said Colorado River and its meanders, the following two (2) courses and distances:

- 1) **S61°31'16"W**, a distance of **536.90** feet to a calculated point for an angle point hereof, and
- 2) **S68°38'16"W**, a distance of **494.12** feet to a calculated point for the southerly most corner hereof, said point being the southerly most corner of said Dogs Head – 767.2590 acre tract;

THENCE, leaving the record north bank of said Colorado River, with the common line of said Dogs Head – 767.2590 acre tract and a called 61.4057 acre tract conveyed to Carson Creek Ranch Partners, LLC in Document No. 2025121283 (O.P.R.T.C.T.), **N48°02'55"W**, passing at a distance of 164.08 feet a 60d nail found, and continuing for a total distance of **958.20** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the northeast terminus of said Hergotz Lane, and being the north corner of said Carson Creek Ranch tract;

THENCE, with the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 767.2590 acre tract, the following two (2) courses and distances:

- 1) **S78°44'20"W**, a distance of **154.77** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 2) **N47°46'21"W**, a distance of **1,149.96** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the beginning of a right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of Ramirez Lane (Right-of-way varies);

THENCE, continuing with the southwest line of said Dogs Head – 767.2590 acre tract, and with the right-of-way transition between said Hergotz Lane and said Ramirez Lane, **N00°08'25"W**, a distance of **68.96** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of the right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Ramirez Lane;

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THENCE, with the southeast right-of-way line of said Ramirez Lane and the northwest line of said Dogs Head – 767.2590 acre tract, the following two (2) courses and distances:

- 1) **N42°35'14"E**, a distance of **1,281.26** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N42°04'38"E**, a distance of **765.26** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for an angle point hereof, said point being an ell-corner in the southeast right-of-way line of said Ramirez Lane, and being the southerly most corner of said Dogs Head – 96.5220 acre tract;

THENCE, leaving the northwest line of said Dogs Head – 767.2590 acre tract, with the northeast right-of-way line of said Ramirez Lane and the southwest line of said Dogs Head – 96.5220 acre tract, **N47°26'46"W**, a distance of **50.78** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Dogs Head – 96.5220 acre tract and the remainder of a called 93.09 acre tract conveyed to William B. and Barbara N. Sides in Volume 6622, Page 319 (D.R.T.C.T.);

THENCE, leaving the northeast right-of-way line of said Ramirez Lane, with the common line of said Sides remainder tract and said Dogs Head – 96.5220 acre tract, the following four (4) courses and distances:

- 1) **N42°11'41"E**, a distance of **1,719.90** feet to a calculated point for an angle point hereof,
- 2) **N43°59'31"E**, a distance of **203.09** feet to a calculated point for an angle point hereof,
- 3) **N42°06'01"E**, a distance of **452.04** feet to a calculated point for an angle point hereof,
- 4) **N42°45'09"E**, a distance of **1,513.47** feet to a 1/2-inch iron rod with "RPLS 5784" cap found for an interior corner hereof, said point being the northeast corner of said Sides remainder tract, and being an interior corner in the easterly line of said Dogs Head – 249.5890 acre tract;

THENCE, leaving the common line of said Sides remainder tract and said Dogs Head – 96.5220 acre tract, with the common line of said Sides remainder tract and said Dogs Head – 249.5890 acre tract, the following ten (10) courses and distances:

- 1) **N42°56'48"W**, a distance of **662.00** feet to a 1/2-inch iron rod with "RPLS 5784" cap found for an angle point hereof, said point being the northwest corner of said Sides remainder tract,
- 2) **S43°04'23"W**, a distance of **180.09** feet to a calculated point for an angle point hereof,
- 3) **S43°15'03"W**, a distance of **739.85** feet to a calculated point for an angle point hereof,
- 4) **S43°00'44"W**, a distance of **221.96** feet to a calculated point for an angle point hereof,
- 5) **S42°36'08"W**, a distance of **223.96** feet to a calculated point for an angle point hereof,
- 6) **S46°26'17"W**, a distance of **67.81** feet to a 1/2-inch iron rod found for an angle point hereof,
- 7) **S43°34'24"W**, a distance of **224.44** feet to a 1/2-inch iron rod with an illegible cap found for an angle point hereof,
- 8) **S44°31'41"W**, a distance of **212.53** feet to a 1/2-inch iron rod with a "Carson Bush" cap found for an angle point hereof,
- 9) **S42°23'56"W**, a distance of **961.91** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 10) **S42°46'46"W**, a distance of **1,110.16** feet to a 1/2-inch iron rod found for an angle point hereof, said point being in the northeast right-of-way line of said Ramirez Lane, and being the common southerly corner of said Sides remainder tract and said Dogs Head – 249.5890 acre tract;

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THENCE, with the northeast right-of-way line of said Ramirez Lane, with the southwest line of said Dogs Head – 249.5890 acre tract, and with the southwest line of a strip of land designated as a "permanent road" recorded in Volume 172, Page 466 (D.R.T.C.T.), **N47°22'32"W**, passing at a distance of 1,917.99 feet a calculated point for the common southerly corner of said Dogs Head – 249.5890 acre tract and said permanent road tract, and continuing for a total distance of **1,934.07** feet to a 1/2-inch iron rod with "RPLS 1966" cap found for an angle point hereof, said point being the common southerly corner of said Dogs Head – 791.6381 acre tract and said permanent road tract, and being at the beginning of a right-of-way transition between the northeast right-of-way line of said Ramirez Lane with the northwest right-of-way line of Edwin Lane (Right-of-way varies);

THENCE, with the southerly line of said Dogs Head – 791.6381 acre tract, and with the right-of-way transition between said Ramirez Lane and said Edwin Lane, the following two (2) courses and distances:

- 1) **N76°48'02"W**, a distance of **18.80** feet to a punch hole found for an angle point hereof, and
- 2) **S42°19'21"W**, a distance of **23.51** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the end of the right-of-way transition between the northeast right-of-way line of said Ramirez Lane with the northwest right-of-way line of said Edwin Lane, and being in the southeast line of said Dogs Head – 791.6381 acre tract;

THENCE, with the northwest right-of-way line of said Edwin Lane and the southeast line of said Dogs Head – 791.6381 acre tract, **S42°55'26"W**, a distance of **3,727.81** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the beginning of a right-of-way transition between the northwest right-of-way line of said Edwin Lane with the north right-of-way line of said Hergotz Lane;


THENCE, with the right-of-way transition between said Edwin Lane and said Hergotz Lane, and with the southerly line of said Dogs Head – 791.6381 acre tract, **S87°39'51"W**, a distance of **71.41** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of the right-of-way transition between the northwest right-of-way line of said Edwin Lane and the north right-of-way line of said Hergotz Lane;

THENCE, with the north right-of-way line of said Hergotz Lane, with the southerly line of said Dogs Head – 791.6381 acre tract, and with the southerly line of said Dogs Head – 4.66 acre tract, the following four (4) courses and distances:

- 1) **N47°37'50"W**, a distance of **2,631.92** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **N70°28'18"W**, a distance of **155.14** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for an angle point hereof,
- 3) **S84°35'08"W**, a distance of **1,267.20** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for an angle point hereof, and
- 4) **S83°48'16"W**, a distance of **160.30** feet to the **POINT OF BEGINNING** and containing 1,990.0879 Acres (86,688,229 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211. See attached sketch (reference drawing: 00092_DA Exhibit (Tract 1).dwg).


4/29/2026
Fernando Perez, RPLS #7041
Capital Surveying Company

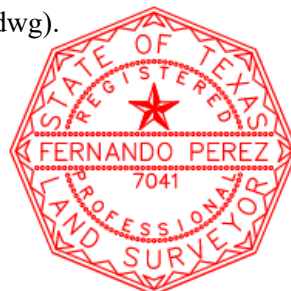


EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 2)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 386.3985 ACRES (16,831,518 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 382.5693 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2024022013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 3.8345 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2026053255 (O.P.R.T.C.T.), SAID 386.3985 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90163
Austin, TX 78709
(512) 327-4006
fperez@capitalsurveying.com

BEGINNING, at a mag nail with washer found at the intersection of the east right-of-way line of Thompson Lane (Right-of-way varies) and the south right-of-way line of Hergotz Lane (Right-of-way varies), and being the northwest corner of said Dogs Head – 382.5693 acre tract, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the south and southwest right-of-way lines of said Hergotz Lane, and with the north and northeast lines of said Dogs Head – 382.5693 acre tract, the following seven (7) courses and distances:

- 1) **N79°32'29"E**, a distance of **469.20** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 2) **N83°48'40"E**, a distance of **513.16** feet to a calculated point for an angle point hereof,
- 3) **N84°35'32"E**, a distance of **1,239.70** feet to a 3/4-inch iron pipe found for a non-tangent point of curvature hereof,
- 4) Along the arc of a curve to the right, whose radius is **204.60** feet, whose arc length is **148.12** feet and whose chord bears **S71°36'59"E**, a distance of **144.91** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 5) **S44°09'25"E**, a distance of **84.15** feet to a 60d nail found for an angle point hereof,
- 6) **S47°40'41"E**, a distance of **2,934.70** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 7) **S47°36'18"E**, a distance of **1,396.53** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the beginning of a right-of-way transition between the southwest right-of-way line of said Hergotz Lane with the northwest right-of-way line of Dalton Lane (Right-of-way varies);

THENCE, with the right-of-way transition between said Hergotz Lane and said Dalton Lane, and with the easterly line of said Dogs Head – 382.5693 acre tract, **S02°44'34"E**, a distance of **70.13** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for an angle point hereof, said point being at the end of the right-of-way transition between the southwest right-of-way line of said Hergotz Lane and the northwest right-of-way line of said Dalton Lane;

THENCE, with the northwest right-of-way line of said Dalton Lane and with the southeast line of said Dogs Head – 382.5693 acre tract, **S42°37'47"W**, a distance of **2,350.50** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common easterly corner of said Dogs Head – 382.5693 acre tract and a called 12.6 acre tract conveyed to Chelos Land, LP in Document No. 2025100913 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found for the southernmost corner of said Chelos Land tract bears, **S42°42'17"W**, a distance of 381.68 feet;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 2)

THENCE, leaving the northwest right-of-way line of said Dalton Lane, with the common line of said Dogs Head – 382.5693 acre tract and said Chelos Land tract, the following three (3) courses and distances:

- 1) **N47°42'02"W**, a distance of **1,446.28** feet to a calculated point for an interior ell-corner hereof,
- 2) **S42°47'08"W**, a distance of **377.13** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being the southwest corner of said Chelos Land tract, and
- 3) **S47°27'35"E**, a distance of **81.41** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for an interior ell-corner hereof, said point being the northeast corner of a called 10.74 acre tract conveyed to Marcelo and Josephine Vera in Document No. 2013076814 (O.P.R.T.C.T.), said tract being the remainder of a called 40 acre tract described in Volume 397, Page 437 (D.R.T.C.T.);

THENCE, with the northwest line of said Vera tract and the southeast line of said Dogs Head – 382.5693 acre tract, **S42°41'49"W**, a distance of **344.01** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common northerly corner of said Vera tract and a called 13.604 acre tract (described as "Tract 2") conveyed to the Jane Rabb Family Trust in Document No. 2012031044 (O.P.R.T.C.T.), said tract described in Volume 11209, Page 877 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.);

THENCE, continuing with the southeast line of said Dogs Head – 382.5693 acre tract, and with the northwest line of said Rabb tract, **S42°45'00"W**, a distance of **423.13** feet to a 1-inch iron rod found for an ell-corner hereof, said point being the northeast corner of a called 16.49 acre tract conveyed to 726 LLC in Document No. 2024109159 (O.P.R.T.C.T.), and being an ell-corner in the southerly line of said Dogs Head – 382.5693 acre tract;

THENCE, with the northeast line of said 726 LLC tract and the southwest line of said Dogs Head – 382.5693 acre tract, the following two (2) courses and distances:

- 1) **N47°48'23"W**, a distance of **306.56** feet to a calculated point for an angle point hereof, and
- 2) **N47°12'58"W**, a distance of **329.24** feet to a railroad spike found for an angle point hereof, said point being the common north corner of said 726 LLC tract and a called 42.1163 acre tract conveyed to Dogs Head Land JV, LTD in Document No. 2025081540 (O.P.R.T.C.T.);

THENCE, continuing with the southwest line of said Dogs Head – 382.5693 acre tract, and with the northeast line of said Dogs Head – 42.1163 acre tract, the following two (2) courses and distances:

- 1) **N47°47'46"W**, a distance of **316.93** feet to a calculated point for an angle point hereof, and
- 2) **N47°48'25"W**, a distance of **317.77** feet to a 1/2-inch iron pipe found for an ell-corner hereof, said point being the northwest corner of said Dogs Head – 42.1163 acre tract, being an ell-corner in the southwest line of said Dogs Head – 382.5693 acre tract, and being in the southeast line of said Dogs Head – 3.8345 acre tract;

THENCE, with the common line of said Dogs Head – 42.1163 acre tract and said Dogs Head – 3.8345 acre tract, **S42°18'44"W**, a distance of **805.03** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being the common easterly corner of said Dogs Head – 3.8345 acre tract and a called 0.95 acre tract (described as "Tract 1") conveyed to Sergio Gonzalez in Document No. 2019065016 (O.P.R.T.C.T.);

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 2)

THENCE, leaving the common line of said Dogs Head – 3.8345 acre tract and said Dogs Head – 42.1163 acre tract, with the common line of said Dogs Head – 3.8345 acre tract and said Sergio Gonzalez tract, **N47°46'22"W**, a distance of **157.21** feet to a 1/2-inch iron rod found in asphalt for an ell-corner hereof, said point being the common westerly corner of said Dogs Head – 3.8345 acre tract and said Sergio Gonzalez tract, and being in the southeast line of Lot 15, Block 4, Bergstrom Downs No. 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 2 of the Plat Records of Travis County, Texas (P.R.T.C.T.);

THENCE, with the northwest line of said Dogs Head – 3.8345 acre tract and the southeast line of Lots 15-18, all of Block 4 of said Bergstrom Downs No. 1, **N42°20'46"E**, a distance of **235.77** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Lot 18 and Earl Street (50' Right-of-way), from which a 1/2-inch iron pipe found at the intersection of the southwest right-of-way line of said Earl Street with the southeast right-of-way line of Patton Avenue (25' Right-of-way), and being the northerly most corner of said Lot 18 bears, **N47°21'18"W**, a distance of 140.12 feet;

THENCE, continuing with the northwest line of said Dogs Head – 3.8345 acre tract, and with the southerly terminus line of said Earl Street, **N42°40'24"E**, a distance of **50.05** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Earl Street and called 2.994 acre tract (described as "Tract 2") conveyed to the City of Austin in Document No. 2012014510 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found at the intersection of the northeast right-of-way line of said Earl Street with the southeast right-of-way line of said Patton Avenue, and being the westerly most corner of said City of Austin tract bears, **N47°32'15"W**, a distance of 164.04 feet;

THENCE, continuing with the northwest line of said Dogs Head – 3.8345 acre tract, and with the southeast line of said City of Austin tract, **N42°39'26"E**, a distance of **792.23** feet to a 1-inch iron rod found for an angle point hereof, said point being the common north corner of said Dogs Head – 3.8345 acre tract and said City of Austin tract, and being in the southwest line of said Dogs Head – 382.5693 acre tract;

THENCE, with the southwest line of said Dogs Head – 382.5693 acre tract and the northeast line of said City of Austin tract, **N47°26'29"W**, a distance of **165.11** feet to a 1-inch iron rod found for an angle point hereof, said point being the northeast corner of said Patton Avenue, and being the northwest corner of said City of Austin tract;

THENCE, continuing with the southwest line of said Dogs Head – 382.5693 acre tract, with the northeast terminus line of said Patton Avenue, and with the northeast line of Lot 13, Block 5, of said Bergstrom Downs No. 1, **N47°39'05"W**, passing at a distance of 25.04 feet a 1/2-inch iron pipe found for the northwest corner of said Patton Avenue, being the southeast corner of said Lot 13, and continuing for a total distance of **168.60** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the northeast corner of said Lot 13, and being the southeast corner of the remainder of a called 21.233 acre tract conveyed to The Abe Trust in Document No. 2022107218 (O.P.R.T.C.T.)

THENCE, continuing with the southwest line of said Dogs Head – 382.5693 acre tract, with the northeast line of said Abe Trust tract, **N47°41'07"W**, a distance of **347.61** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common east corner of said Abe Trust tract and a called 20.56 acre tract conveyed to the ZZV Trust in Document No. 2012221563 (O.P.R.T.C.T.);

THENCE, continuing with the southwest line of said Dogs Head – 382.5693 acre tract, and with the northeast line of said ZZV Trust tract, **N47°27'41"W**, a distance of **1,611.32** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being in the east right-of-way line of said Thompson Lane, and being the southwest corner of said Dogs Head – 382.5693 acre tract;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 2)

THENCE, with the east right-of-way line of said Thompson Lane and the west line of said Dogs Head – 382.5693 acre tract, the following three (3) courses and distances:

- 1) **N41°12'18"E**, a distance of **513.45** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 2) **N08°08'57"E**, a distance of **62.89** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 3) **N00°44'01"W**, a distance of **1,330.73** feet to the **POINT OF BEGINNING** and containing 386.3985 Acres (16,831,518 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211. See attached sketch (reference drawing: 00092_DA Exhibit (Tract 2).dwg).


 **5/7/2026**
Fernando Perez, RPLS #7041
Capital Surveying Company



EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 3)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 217.1374 ACRES (9,458,503 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 162.4222 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081539 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF A CALLED 14.8300 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081541 (O.P.R.T.C.T.), BEING ALL OF A CALLED 29.8043 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081542 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 10.0813 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081544 (O.P.R.T.C.T.), SAID 217.1374 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90163
Austin, TX 78709
(512) 327-4006
fperez@capitalsurveying.com

BEGINNING, at a 1/2-inch iron pipe found at the beginning of a right-of-way transition between the southeast right-of-way line of Edwin Lane (Right-of-way varies) with the southwest right-of-way line of Ramirez Lane (Right-of-way varies), and being in the north line of said Dogs Head – 162.4222 acre tract, for the **POINT OF BEGINNING** hereof;

THENCE, with the right-of-way transition between said Edwin Lane and said Ramirez Lane, and with the north line of said Dogs Head – 162.4222 acre tract, **N87°54'16"E**, a distance of **70.83** feet to a calculated point for an angle point hereof, said point being at the end of the right-of-way transition between the southeast right-of-way line of said Edwin Lane with the southwest right-of-way line of said Ramirez Lane;

THENCE, with the southwest right-of-way line of said Ramirez Lane and the northeast line of said Dogs Head – 162.4222 acre tract, **S47°24'05"E**, a distance of **1,838.00** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common north corner of said Dogs Head – 162.4222 acre tract and said Dogs Head – 29.8043 acre tract;

THENCE, continuing with the southwest right-of-way line of said Ramirez Lane, with the northwest right-of-way line of said Ramirez Lane, and with the northeast and southeast lines of said Dogs Head – 29.8043 acre tract, the following five (5) courses and distances:

- 1) **S47°36'07"E**, a distance of **635.25** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S02°56'05"E**, a distance of **70.11** feet to a calculated point for an angle point hereof,
- 3) **S42°15'17"W**, a distance of **652.86** feet to a calculated point for an angle point hereof,
- 4) **S42°14'49"W**, a distance of **230.92** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 5) **S42°22'40"W**, a distance of **939.38** feet to an iron rod with "Holt Carson" cap found for an angle point hereof, said point being the common easterly corner of said Dogs Head – 29.8043 acre tract and said Dogs Head – 10.0813 acre tract;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 3)

THENCE, continuing with the northwest right-of-way line of said Ramirez Lane, with the northwest right-of-way line of Hergotz Lane (Right-of-way varies), and with the southeast line of said Dogs Head – 10.0813 acre tract, the following three (3) courses and distances:

- 1) **S44°35'21"W**, a distance of **190.98** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S44°43'14"W**, a distance of **166.29** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 3) **S42°37'50"W**, a distance of **267.93** feet to a calculated point for an ell-corner hereof, said point being the common easterly corner of said Dogs Head – 10.0813 acre tract and a called 1.761 acre tract conveyed to Antonio Suarez Aguirre & Jessica Alcaez Suarez in Document No. 2008193608 (O.P.R.T.C.T.);

THENCE, leaving the northwest right-of-way line of said Hergotz Lane, with the southwest line of said Dogs Head – 10.0813 acre tract, diverging from the northeast line of said Suarez tract, **N47°55'53"W**, passing at a distance of 694.01 feet a 1/2-inch iron rod with "RPLS 5687" cap found, and continuing for a total distance of **694.81** feet to a calculated point for an ell-corner hereof, said point being the northwest corner of said Dogs Head – 10.0813 acre tract, and being in the southeast line of said Dogs Head – 162.4222 acre tract;

THENCE, with the southeast line of said Dogs Head – 162.4222 acre tract, in conflict with the northwest line of said Suarez tract, **S42°54'27"W**, a distance of **111.04** feet to a calculated point for an angle point hereof, said point being the northeast corner of a called 3.231 acre tract (described as "Tract 1") conveyed to Charly Sarkadi in Document No. 2004035575 (O.P.R.T.C.T.);

THENCE, continuing with the southeast line of said Dogs Head – 162.4222 acre tract, and with the northwest line of said Sarkadi tract, **S42°54'27"W**, a distance of **202.60** feet to a 1/2-inch iron pipe found for an ell-corner hereof, said point being the common westerly corner of said Sarkadi tract and said Dogs Head – 14.8300 acre tract, from which a 1/2-inch iron rod with "Ron Campbell 2025" cap found bears, **N48°03'32"E**, a distance of 0.31 feet;

THENCE, leaving the southeast line of said Dogs Head – 162.4222 acre tract, with the common line of said Sarkadi tract and said Dogs Head – 14.8300 acre tract, **S47°51'23"E**, a distance of **696.03** feet to a calculated point for an ell-corner hereof, said point being in the northwest right-of-way line of said Hergotz Lane, and being the common easterly corner of said Sarkadi tract and said Dogs Head – 14.8300 acre tract, from which a 3/4-inch iron rod found bears, **S47°18'54"E**, a distance of 1.85 feet;

THENCE, with the northwest and northeast right-of-way lines of said Hergotz Lane and the southeast and southwest lines of said Dogs Head – 14.8300 acre tract, the following three (3) courses and distances:

- 1) **S42°17'30"W**, a distance of **788.10** feet to a calculated point for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **141.01** feet, whose arc length is **220.68** feet and whose chord bears **S87°13'48"W**, a distance of **198.84** feet to a 1/2-inch iron rod found for a point of tangency hereof, and
- 3) **N47°39'38"W**, a distance of **565.53** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common westerly corner of said Dogs Head – 162.4222 acre tract and said Dogs Head – 14.8300 acre tract;

THENCE, continuing with the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 162.4222 acre tract, **N47°37'54"W**, a distance of **1,841.33** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the beginning of a right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Edwin Lane;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 3)

THENCE, continuing with the southwest line of said Dogs Head – 162.4222 acre tract, and with the right-of-way transition between said Hergotz Lane and said Edwin Lane, **N05°24'05"W**, a distance of **66.74** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of the right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Edwin Lane;

THENCE, with the southeast right-of-way line of said Edwin Lane and the northwest line of said Dogs Head – 162.4222 acre tract, **N42°57'18"E**, a distance of **3,654.69** feet to the **POINT OF BEGINNING** and containing 217.1374 Acres (9,458,503 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211. See attached sketch (reference drawing: 00092_DA Exhibit (Tract 3).dwg).

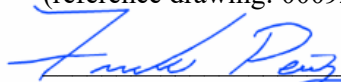

4/29/2026
Fernando Perez, RPLS #7041
Capital Surveying Company



EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 4)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 20.7022 ACRES (901,789 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 20.7078 ACRE TRACT (DESCRIBED AS "TRACT 3") CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081541 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 20.7022 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90163
Austin, TX 78709
(512) 327-4006
fperez@capitalsurveying.com

BEGINNING, at a 1/2-inch iron rod with "Ron Carroll 2025" cap found in the southeast right-of-way line of Hergotz Lane (Right-of-way varies), being the common westerly corner of said Dogs Head – 20.7078 acre tract and a called 20.00 acre tract conveyed to Marcelo Vera in Document No. 2014086304 (O.P.R.T.C.T.), for the west corner and **POINT OF BEGINNING** hereof;

THENCE, with the southeast and southwest right-of-way lines of said Hergotz Lane, and with the northwest and northeast lines of said Dogs Head – 20.7078 acre tract, the following three (3) courses and distances:

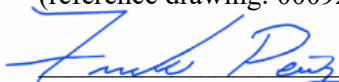
- 1) **N42°23'25"E**, a distance of **1,243.04** feet to a 1/2-inch iron pipe found for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **141.01** feet, whose arc length is **214.48** feet and whose chord bears **N85°55'23"E**, a distance of **194.39** feet to a 1/2-inch iron pipe found for a point of tangency hereof, and
- 3) **S47°42'31"E**, a distance of **524.18** feet to a 1/2-inch iron pipe found for the east corner hereof, said point being the common northerly corner of said Dogs Head – 20.7078 acre tract and a called 5.0 acre tract conveyed to Mary Beth Whisenhunt in Document No. 2006186546 (O.P.R.T.C.T.), said tract previously described in Volume 5848, Page 60 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE, leaving the southwest right-of-way line of said Hergotz Lane, with the common line of said Dogs Head – 20.7078 acre tract and said Whisenhunt tract, in part with the common line of said Dogs Head – 20.7078 acre tract and the Duck Lake Commercial Condominiums, a condominium regime in Travis County, Texas, according to the declaration recorded in Document No. 2009035689 (O.P.R.T.C.T.), **S42°37'18"W**, a distance of **1,381.56** feet to a 5/8-inch iron rod with an illegible cap found for the south corner hereof, said point being the common easterly corner of said Dogs Head – 20.7078 acre tract and said Vera tract;

THENCE, leaving the northwest line of said Duck Lake Commercial Condominiums, with the common line of said Dogs Head – 20.7078 acre tract and said Vera tract, **N47°54'05"W**, a distance of **652.50** feet to the **POINT OF BEGINNING** and containing 20.7022 Acres (901,789 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211. See attached sketch (reference drawing: 00092_DA Exhibit (Tract 4).dwg).


4/29/2026
Fernando Perez, RPLS #7041
Capital Surveying Company



NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained in this Agreement, and other good and valuable consideration, the City and Owner agree as follows:

ARTICLE I DEFINITIONS

Section 1.01 Terms Defined in this Agreement. In this Agreement, each of the following terms will have the meanings indicated:

“City Code” means the City Code of Austin, together with all its related administrative rules and technical criteria manuals.

“City Council” means the City Council of the City or any other successor governing body.

“Development Agreement” means the Development Agreement and Conditions to Annexation entered into by and between the Parties for the development of the Property.

“DH TIRZ” is as defined in Section 5.03(a).

“Effective Date” means the effective date of the annexation.

“Municipal Services” means all services to be provided to the Property by the City, including all provisions of Article V of this Agreement and as intended by the Parties pursuant to the Development Agreement.

“Ordinances” means the ordinances of the City.

“Original Owner” means Dog’s Head Land JV, LTD. and does not include any successors or assigns.

“Term” is as defined in Section 4.01.

Section 1.02 Other Definitions. All capitalized terms used but not defined in this Agreement will have the meaning given to them in the Development Agreement, and if not defined in the Development Agreement, the City Code.

ARTICLE II RESERVED

Section 2.01 Reserved.

ARTICLE III ANNEXATION

Section 3.01 Annexation. The Parties agree the Property will be annexed for full purposes in accordance with this Agreement and the Development Agreement. Upon annexation, the City will provide Municipal Services to the Property in accordance with Chapter 43 of the Texas Local Government Code, subject to the Development Agreement and the terms of this Agreement, including as necessary to provide Municipal Services to the Property. Property voluntarily annexed pursuant to this Agreement will require infrastructure improvements to facilitate development, including but not limited to streets and roads, street and road drainage, land drainage, and water, wastewater, and other utility systems. In the event of a conflict, the Development Agreement controls.

ARTICLE IV TERM

Section 4.01 Term. This Agreement will be in effect for the earlier of a forty-five (45) year period commencing on the Effective Date of the annexation or until the dissolution of the DH TIRZ following the fulfillment of its obligations under the DH TIRZ project and financing plan and under the development financing agreement to be entered into by and between the City, Original Owner, and the DH TIRZ Board of Directors or any Local Government Corporation created to manage the DH TIRZ (the “**Term**”).

ARTICLE V MUNICIPAL SERVICES

Section 5.01 Services Provided Upon the Effective Date of Annexation. Upon the Effective Date of annexation, the City will provide the following Municipal Services to the Property:

- A. **Police Protection.** Austin Police will provide protection and law enforcement services.
- B. **Fire Protection.** Austin Fire will provide emergency and fire prevention services.
- C. **Emergency Medical Service.** Austin/Travis County Emergency Medical Services Department will provide emergency medical services.
- D. **Library.** Upon annexation, residents may utilize all Austin Public Library facilities and services.
- E. **Public Health, Social, and Environmental Services.** Austin/Travis County Health and Human Services Department will provide services to the Property.
- F. **Planning and Development Review.** Austin Planning and Austin Development Services (or successor departments) will provide comprehensive planning, land development, and building review and inspection services in accordance with and as limited by applicable codes, laws, ordinances and special agreements.
- G. **Code Compliance.** In order to comply with City codes regarding land use regulations and the maintenance of structures, Austin Development Services, or

successor department, will provide education, cooperation, enforcement, and abatement relating to code violations.

- H. **Operation and Maintenance of any Other Publicly Owned Facility, Building, or Service.** Applicable City departments will operate and maintain other publicly owned facilities, buildings, and services in accordance with the City Code and operating procedures.
- I. **Electric Utility Service.** Austin Energy will continue to provide retail electric utility service to all areas which the City is authorized to serve under its Certificate of Convenience and Necessity issued by the Public Utility Commission of Texas.
- J. **Operation and Maintenance of Water, Wastewater, and Reclaimed Water Facilities.** Austin Water will provide retail water, wastewater, and reclaimed water service to areas of the Property that are not within the certificated service area of another utility. The facilities will be maintained and operated by Austin Water as governed by standard policies and procedures.
- K. **Operation and Maintenance of Roads and Streets.** Austin Transportation and Public Works will maintain public roads and public streets within the annexation area.
- L. **Watershed Protection.** Austin Watershed Protection will provide drainage maintenance services, emergency spill response services, and stormwater discharge permitting services.

Section 5.02 Services to be Provided Upon Development of the Property. As of the Effective Date of annexation, the Property is largely undeveloped. Certain Municipal Services described in this Section are not required at current development levels. Such Municipal Services will be provided as development occurs on the Property and demand for such Municipal Services arise. The timing, nature, and extent of such Municipal Services will be determined based on development activity.

- A. **Solid Waste Collection.** No solid waste collection services are necessary at this time. Upon submittal of the first permit for residential use to the Dedicated Review Team, the Parties will discuss when and how the City will provide solid waste services. Prior to that time, the Owner may utilize a private waste hauler for its solid waste services.
- B. **Watershed Protection.** Austin Watershed Protection will provide drainage planning and maintenance services in the annexation area in accordance with the Development Agreement.
- C. **Future Extension of Roads and Streets.** Future extensions of roads or streets and future installation of related facilities, such as traffic control devices, will be governed by the Development Agreement and the City's standard policies and procedures.

- D. **Clean Community Services.** As needed, Austin Resource Recovery will provide clean community services.
- E. **Capital Improvements Planning.** As needed and subject to the Development Agreement, the City will include the annexation area with other territory in connection with planning for new or expanded facilities, functions, and services.

Section 5.03 DH TIRZ; Project and Financing Plan, Regulating Plan, County Participation Agreement, and Development Financing Agreement as Integral Municipal Services.

- A. The City Council agrees that under this Agreement, Municipal Services expressly include the following items which are critical components of the Municipal Services, and, to provide Municipal Services pursuant to its obligations under this Agreement, the City must:
 - (i) by or before August 4, 2026, adopt an ordinance creating and designating a tax increment reinvestment zone in accordance with Ch. 311 of the Texas Tax Code and to wholly encompass and be limited in area to the Property (except that the tax increment reinvestment zone may include certain lands adjacent to the Property owned by Owner which are located within the full-purpose jurisdiction of the City) (the “**DH TIRZ**”). The City agrees that the DH TIRZ is necessary for the financing and construction of the infrastructure necessary to serve the redevelopment of the Property, which is underutilized, and constitutes an integral portion of the Municipal Services;
 - (ii) by or before August 4, 2026, enter into a development financing agreement to provide for the reimbursement to Original Owner of all DH Tax Increment Fund Reimbursable Project Costs on terms acceptable to Original Owner as determined solely by Original Owner, such development financing agreement to be by and between the City, Original Owner, the DH TIRZ Board of Directors, and, in lieu of the DH TIRZ Board of Directors and if created, any Local Government Corporation which may be created to manage the DH TIRZ;
 - (iii) by or before March 31, 2027, or unless extended by mutual agreement, adopt an ordinance approving a DH TIRZ project and financing plan in accordance with Section 311.011(d), Texas Tax Code, and as contemplated pursuant to the Development Agreement, on terms acceptable to Original Owner, as determined solely by Original Owner, such DH TIRZ project and financing plan to provide for the financing and construction of the infrastructure necessary to serve the Property, and constituting an integral portion of the Municipal Services;
 - (iv) by or before October 31, 2026, enter into an agreement by and between the City and Travis County for Travis County’s participation in the DH TIRZ tax

increment fund, in a form acceptable to Original Owner, as determined solely by Original Owner; and

- (v) by or before October 31, 2026, adopt an ordinance approving a Regulating Plan consistent with the terms of the Development Agreement, and on terms acceptable to Original Owner, as determined solely by Original Owner, such Regulating Plan being necessary for the development of the Property and integral to the Municipal Services to the Property.
- B. Nothing in this Agreement shall be construed to require the City Council to approve, adopt, enter into, or otherwise act upon the matters set forth in Sections 5.03(a)(i)-(v); provided, however, that the City Council's failure to approve, adopt, enter into, or otherwise act in accordance with and in favor of the matters set forth in Sections 5.03(a)(i)-(v), by each applicable deadline referenced in each of Sections 5.03(a)(i)-(v), constitutes a failure to provide Municipal Services under this Agreement.
- C. The Parties agree that the City's failure to approve, adopt, enter into, or otherwise act in accordance with and in favor of the matters set forth in Sections 5.03(a)(i)-(v) may each separately be relied upon by the Original Owner and any subsequent Owners as a basis for seeking and enforcing disannexation of the Property pursuant to Section 43.141 of Texas Local Government Code.
- D. The Parties agree that the termination of the Development Agreement prior to the expiration of its term renders impossible the provision of the Municipal Services provided for pursuant to this Agreement and may be relied upon by the Original Owner and any subsequent Owners as a basis for seeking and enforcing disannexation of the Property pursuant to Section 43.141 of Texas Local Government Code.

ARTICLE VI

REPRESENTATIONS AND WARRANTIES

Section 6.01 Representations and Warranties of Owner.

- A. **Organization and Good Standing.** Owner has full power and authority to conduct business as it is now being conducted, to own or use the properties and assets that it purports to own or use, and to perform all of its obligations under this Agreement.
- B. **Authority; No Conflict.** This Agreement constitutes a legal, valid, and binding obligation of Owner, enforceable against Owner in accordance with its terms. Owner has the absolute and unrestricted right, power, authority, and capacity to execute and deliver this Agreement and to perform its obligations under this Agreement.

Section 6.02 Representations and Warranties of the City.

- A. **Organization and Good Standing.** The City is a duly organized and validly existing municipal corporation in good standing under the laws of the State of Texas, with full power and authority to conduct its business as it is now being conducted, to own or use the properties and assets that it purports to own or use, and to perform all its obligations under this Agreement.

- B. **Authority; No Conflict.** This Agreement constitutes a legal, valid, and binding obligation of the City, enforceable against the City in accordance with its terms. The City has the absolute and unrestricted right, power, authority, and capacity to execute and deliver this Agreement and to perform its obligations under this Agreement.

ARTICLE VII

MISCELLANEOUS PROVISIONS

Section 7.01 Amendments to Agreement. This Agreement may be amended only by a written agreement signed by the City and Original Owner and approved by City Council, except that this Agreement may be amended by a written agreement signed by the City and any applicable Owners, and approved by City Council, if Original Owner no longer owns any portion of the Property.

Section 7.02 Agreement Binds Successors and Runs with the Land. This Agreement shall bind and inure to the benefit of the parties, their successors, and assigns. The terms of this Agreement shall constitute covenants running with the land comprising the Property and shall be binding on Owner.

Section 7.03 Severability. If any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected; provided, however, that if any portion of Section 5.03 of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, this Agreement is terminated by its terms and the Parties agree that termination of this Agreement as contemplated by this Section renders impossible the provision of Municipal Services and may be relied upon by Original Owner and any subsequent Owners as a basis for seeking and enforcing disannexation of the Property pursuant to Section 43.141 of Texas Local Government Code.

Section 7.04 Waiver. Any failure by a party to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver of such provision or of any other provision of this Agreement, and such party shall have the right at any time(s) thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Section 7.05 Applicable Law and Venue. The construction and validity of this Agreement shall be governed by the laws of the State of Texas (without regard to conflicts of law principles). Venue for any dispute arising from or related to this Agreement shall

be in Texas state district court and shall be in accordance with the Texas Civil Practice and Remedies Code.

Section 7.06 Reservation of Rights. To the extent not inconsistent with this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws, subject to the terms and conditions of the Development Agreement.

Section 7.07 Counterparts. This Agreement may be executed in multiple counterparts which shall be construed together as a single original instrument as though all parties had signed one instrument, and, when executed, each counterpart shall be binding upon and inure to the benefit of each of the parties executing the instrument whether or not all other parties have executed same.

Section 7.08 Required Disclosure.

- A. The Owner of the Property hereby acknowledges receipt of the written disclosure required under Sections 43.005 and 212.172 (b-1) of the Texas Local Government Code.
- B. The Owner further acknowledges and agrees that:
 - i. the written disclosure was provided prior to the execution of this Agreement;
 - ii. the written disclosure complies with state law; and
 - iii. the City has satisfied its obligations under Sections 43.005 and 212.172(b-1) with respect to this Agreement.
- C. The Owner waives any claim or defense based on an alleged failure by the City to provide the written disclosure, except to the extent such waiver is prohibited by state law.

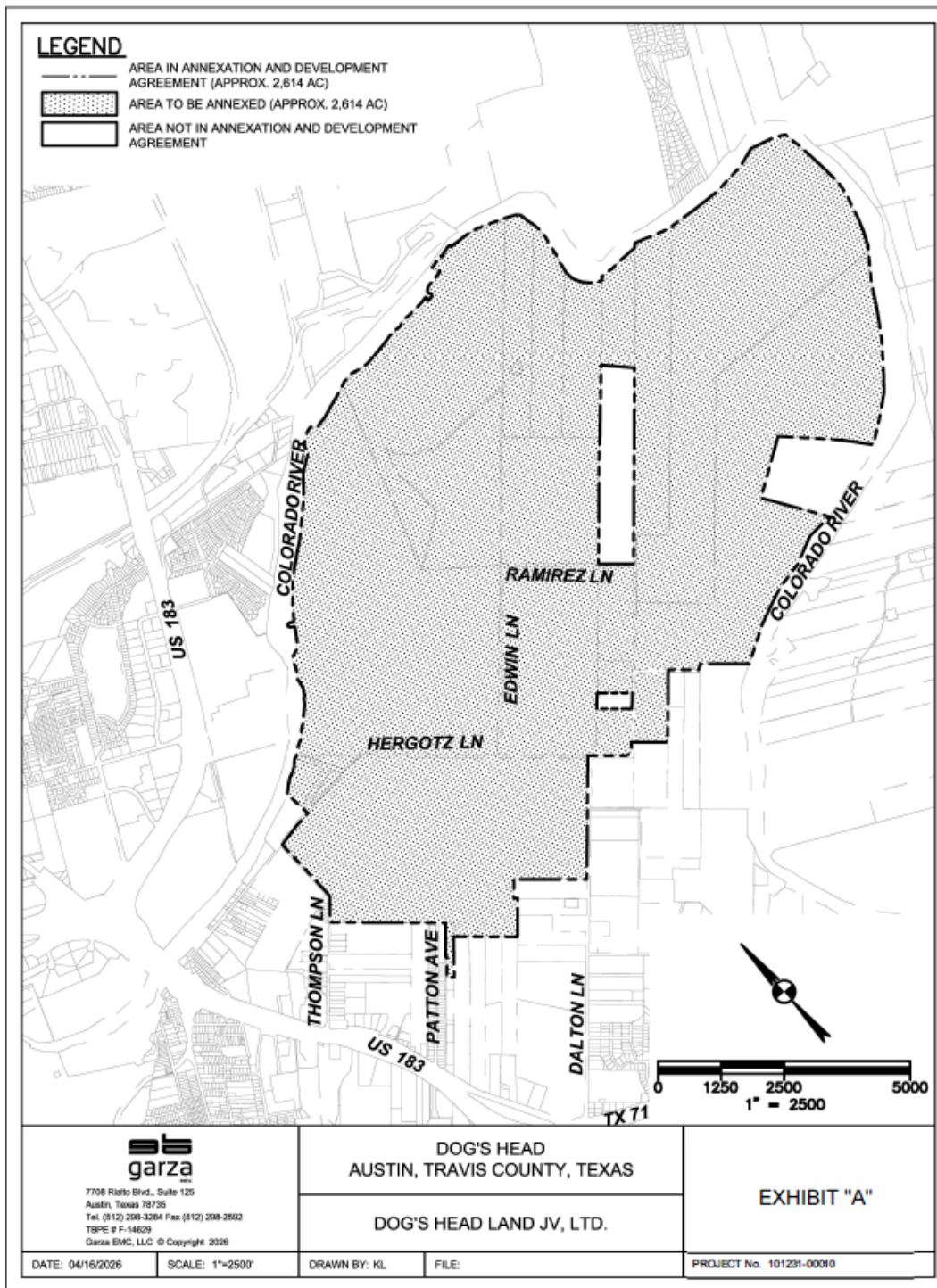
Section 7.09 Recitals; Exhibits. All recitals, exhibits, and other documents attached to or referred to in this Agreement are incorporated into this Agreement for all purposes.

Exhibit "A" Map of the Property

Exhibit "B" Description of the Property

[Signature and Acknowledgement Page to Follow]

Exhibit "A"



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EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 1)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1,990.0879 ACRES (86,688,229 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 791.6381 ACRE TRACT (DESCRIBED AS "TRACT 1") AND ALL OF A CALLED 767.2590 ACRE TRACT (DESCRIBED AS "TRACT 2") BOTH CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081538 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF A CALLED 4.66 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2024136235 (O.P.R.T.C.T.), BEING ALL OF A CALLED 55.6720 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081545 (O.P.R.T.C.T.), BEING ALL OF A CALLED 249.5890 ACRE TRACT (DESCRIBED AS "TRACT 1") CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081541 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 96.5220 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081757 (O.P.R.T.C.T.), SAID 1,990.0879 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90163
Austin, TX 78709
(512) 327-4006
fperez@capitalsurveying.com

BEGINNING, at a calculated point in the north right-of-way line of Hergotz Lane (Right-of-way varies), being the southwest corner of said Dogs Head – 791.6381 acre tract, being the southeast corner of the remainder of a called 23.04 acre tract conveyed to Thelma Bolm Yeates, Et Al. in Volume 5000, Page 2364 of the Deed Records of Travis County, Texas (D.R.T.C.T.), same being in the south line of a called 11.095 acre tract (described as "Tract Three") in Special Warranty Deed conveyed to Fitzpatrick Bar X Ranch, LP in Document No. 2011023927 (O.P.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the north right-of-way line of said Hergotz Lane and the south line of said Fitzpatrick Bar X Ranch tract, with the west line of said Dogs Head – 791.6381 acre tract, with the east line of said Yeates remainder tract, and over and across said Fitzpatrick Bar X Ranch tract, **N08°00'18"W**, passing at a distance of 517.24 feet a calculated point for the record northwest corner of said Dogs Head – 791.6381 acre tract, and continuing for a total distance of **567.09** feet to a calculated point for the northwest corner hereof, said point being in the south gradient boundary line of the Colorado River as located in November 2023 per survey performed by 4Ward Land Surveying dated 1/19/2024;

THENCE, with the southerly and northerly gradient boundary lines of said Colorado River and its meanders, near and along the north lines of said Dogs Head – 791.6381 acre tract, said Dogs Head – 4.66 acre tract, said Dogs Head – 55.6720 acre tract, said Dogs Head – 249.5890 acre tract, said Dogs Head – 96.5220 acre tract, and the north and east lines of said Dogs Head – 767.2590 acre tract, the following fifty (50) courses and distances:

- 1) **N63°24'56"E**, a distance of **321.17** feet to a calculated point for an angle point hereof,
- 2) **N56°06'18"E**, a distance of **1,037.18** feet to a calculated point for an angle point hereof,
- 3) **N37°12'57"E**, a distance of **960.42** feet to a calculated point for an angle point hereof,
- 4) **N30°42'55"E**, a distance of **524.85** feet to a calculated point for an angle point hereof,
- 5) **N41°07'59"E**, a distance of **1,570.01** feet to a calculated point for an angle point hereof,
- 6) **N53°58'00"E**, a distance of **623.86** feet to a calculated point for an angle point hereof,
- 7) **N46°56'44"E**, a distance of **1,127.18** feet to a calculated point for an angle point hereof,
- 8) **N47°42'36"E**, a distance of **733.55** feet to a calculated point for an angle point hereof,

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Santiago Del Valle Grant, Abstract No. 24
(Tract 1)

- 9) **N70°24'14"E**, a distance of **1,133.43** feet to a calculated point for an angle point hereof,
- 10) **N77°54'33"E**, a distance of **677.57** feet to a calculated point for an angle point hereof,
- 11) **N85°56'32"E**, a distance of **1,406.20** feet to a calculated point for an angle point hereof,
- 12) **N80°56'11"E**, a distance of **796.47** feet to a calculated point for an angle point hereof,
- 13) **N75°46'50"E**, a distance of **1,165.89** feet to a calculated point for an angle point hereof,
- 14) **S72°15'04"E**, a distance of **1,188.76** feet to a calculated point for an angle point hereof,
- 15) **S59°33'15"E**, a distance of **354.24** feet to a calculated point for an angle point hereof,
- 16) **S63°45'31"E**, a distance of **186.71** feet to a calculated point for an angle point hereof,
- 17) **S05°46'57"E**, a distance of **153.93** feet to a calculated point for an angle point hereof,
- 18) **S02°21'06"W**, a distance of **188.94** feet to a calculated point for an angle point hereof,
- 19) **S04°46'37"W**, a distance of **254.24** feet to a calculated point for an angle point hereof,
- 20) **S16°34'12"W**, a distance of **251.15** feet to a calculated point for an angle point hereof,
- 21) **S32°03'25"W**, a distance of **110.20** feet to a calculated point for an angle point hereof,
- 22) **S48°17'44"W**, a distance of **482.60** feet to a calculated point for an angle point hereof,
- 23) **S00°03'06"W**, a distance of **247.88** feet to a calculated point for an angle point hereof,
- 24) **S24°14'46"E**, a distance of **103.35** feet to a calculated point for an angle point hereof,
- 25) **S29°02'51"E**, a distance of **94.81** feet to a calculated point for an angle point hereof,
- 26) **S46°32'24"E**, a distance of **254.84** feet to a calculated point for an angle point hereof,
- 27) **S71°21'25"E**, a distance of **240.51** feet to a calculated point for an angle point hereof,
- 28) **S86°32'17"E**, a distance of **250.40** feet to a calculated point for an angle point hereof,
- 29) **N68°54'46"E**, a distance of **335.63** feet to a calculated point for an angle point hereof,
- 30) **N77°04'51"E**, a distance of **314.68** feet to a calculated point for an angle point hereof,
- 31) **S88°55'44"E**, a distance of **77.04** feet to a calculated point for an angle point hereof,
- 32) **S71°41'45"E**, a distance of **176.50** feet to a calculated point for an angle point hereof,
- 33) **S60°44'37"E**, a distance of **175.26** feet to a calculated point for an angle point hereof,
- 34) **S75°11'48"E**, a distance of **208.93** feet to a calculated point for an angle point hereof,
- 35) **S78°14'52"E**, a distance of **202.73** feet to a calculated point for an angle point hereof,
- 36) **S79°39'28"E**, a distance of **165.50** feet to a calculated point for an angle point hereof,
- 37) **S86°20'16"E**, a distance of **272.89** feet to a calculated point for an angle point hereof,
- 38) **S89°22'29"E**, a distance of **252.04** feet to a calculated point for an angle point hereof,
- 39) **S85°50'27"E**, a distance of **103.00** feet to a calculated point for an angle point hereof,
- 40) **N87°22'26"E**, a distance of **248.62** feet to a calculated point for an angle point hereof,
- 41) **S89°42'11"E**, a distance of **239.32** feet to a calculated point for an angle point hereof,
- 42) **N86°19'27"E**, a distance of **194.37** feet to a calculated point for an angle point hereof,
- 43) **N81°57'15"E**, a distance of **896.27** feet to a calculated point for an angle point hereof,
- 44) **S52°28'40"E**, a distance of **720.17** feet to a calculated point for an angle point hereof,
- 45) **S07°41'05"E**, a distance of **942.47** feet to a calculated point for an angle point hereof,
- 46) **S06°53'55"W**, a distance of **1,022.40** feet to a calculated point for an angle point hereof,
- 47) **S28°28'18"W**, a distance of **1,487.27** feet to a calculated point for an angle point hereof,
- 48) **S35°52'40"W**, a distance of **2,026.70** feet to a calculated point for an angle point hereof,
- 49) **S39°26'06"W**, a distance of **618.54** feet to a calculated point for an angle point hereof, and
- 50) **S65°01'22"W**, a distance of **597.05** feet to a calculated point for an angle point hereof;

THENCE, leaving the northerly gradient boundary line of said Colorado River, and with the common line of said Dogs Head – 767.2590 acre tract and a called 54.6058 acre tract conveyed to Bolm Lodge, LLC in Document No. 2023069676 (O.P.R.T.C.T.), the following six (6) courses and distances:

- 1) **N38°45'32"W**, passing at a distance of 53.21 feet a calculated point for the common record south corner of said Dogs Head – 767.2590 acre tract and said Bolm Lodge tract, passing at a distance of 128.21 feet a 1/2-inch iron rod with "4Ward-Boundary" cap found, and continuing for a total distance of **637.06** feet to a calculated point for an angle point hereof,
- 2) **N43°26'32"W**, a distance of **422.84** feet to a calculated point for an angle point hereof,

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- 3) **N44°18'32"W**, a distance of **371.63** feet to a calculated point for an angle point hereof,
- 4) **N44°06'00"W**, a distance of **516.85** feet to a calculated point for an interior corner hereof, said point being the northeast corner of said Bolm Lodge tract,
- 5) **S58°07'54"W**, a distance of **1,269.61** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 6) **S32°07'06"E**, passing at a distance of 1,351.70 feet a 1/2-inch iron rod with "4Ward-Boundary" cap found, passing at a distance of 1,405.73 feet a calculated point for the common record south corner of said Dogs Head – 767.2590 acre tract and said Bolm Lodge tract, and continuing for a total distance of **1,430.88** feet to a calculated point for an angle point hereof, said point being in the northerly gradient boundary line of said Colorado River;

THENCE, with the northerly gradient boundary line of said Colorado River and its meanders, near and along the southerly line of said Dogs Head – 767.2590 acre tract, the following three (3) courses and distances:

- 1) **S79°00'16"W**, a distance of **256.67** feet to a calculated point for an angle point hereof,
- 2) **S72°00'56"W**, a distance of **1,343.10** feet to a calculated point for an angle point hereof, and
- 3) **S79°02'36"W**, a distance of **703.54** feet to a calculated point for an angle point hereof, said point being at the intersection of the northerly gradient boundary line of said Colorado River with the south line of said Dogs Head – 767.2590 acre tract, same being in the record north bank of said Colorado River and its meanders;

THENCE, leaving the northerly gradient boundary line of said Colorado River, with the south line of said Dogs Head – 767.2590 acre tract and the record north bank of said Colorado River and its meanders, the following two (2) courses and distances:

- 1) **S61°31'16"W**, a distance of **536.90** feet to a calculated point for an angle point hereof, and
- 2) **S68°38'16"W**, a distance of **494.12** feet to a calculated point for the southerly most corner hereof, said point being the southerly most corner of said Dogs Head – 767.2590 acre tract;

THENCE, leaving the record north bank of said Colorado River, with the common line of said Dogs Head – 767.2590 acre tract and a called 61.4057 acre tract conveyed to Carson Creek Ranch Partners, LLC in Document No. 2025121283 (O.P.R.T.C.T.), **N48°02'55"W**, passing at a distance of 164.08 feet a 60d nail found, and continuing for a total distance of **958.20** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the northeast terminus of said Hergotz Lane, and being the north corner of said Carson Creek Ranch tract;

THENCE, with the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 767.2590 acre tract, the following two (2) courses and distances:

- 1) **S78°44'20"W**, a distance of **154.77** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 2) **N47°46'21"W**, a distance of **1,149.96** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the beginning of a right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of Ramirez Lane (Right-of-way varies);

THENCE, continuing with the southwest line of said Dogs Head – 767.2590 acre tract, and with the right-of-way transition between said Hergotz Lane and said Ramirez Lane, **N00°08'25"W**, a distance of **68.96** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of the right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Ramirez Lane;

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THENCE, with the southeast right-of-way line of said Ramirez Lane and the northwest line of said Dogs Head – 767.2590 acre tract, the following two (2) courses and distances:

- 1) **N42°35'14"E**, a distance of **1,281.26** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N42°04'38"E**, a distance of **765.26** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for an angle point hereof, said point being an ell-corner in the southeast right-of-way line of said Ramirez Lane, and being the southerly most corner of said Dogs Head – 96.5220 acre tract;

THENCE, leaving the northwest line of said Dogs Head – 767.2590 acre tract, with the northeast right-of-way line of said Ramirez Lane and the southwest line of said Dogs Head – 96.5220 acre tract, **N47°26'46"W**, a distance of **50.78** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Dogs Head – 96.5220 acre tract and the remainder of a called 93.09 acre tract conveyed to William B. and Barbara N. Sides in Volume 6622, Page 319 (D.R.T.C.T.);

THENCE, leaving the northeast right-of-way line of said Ramirez Lane, with the common line of said Sides remainder tract and said Dogs Head – 96.5220 acre tract, the following four (4) courses and distances:

- 1) **N42°11'41"E**, a distance of **1,719.90** feet to a calculated point for an angle point hereof,
- 2) **N43°59'31"E**, a distance of **203.09** feet to a calculated point for an angle point hereof,
- 3) **N42°06'01"E**, a distance of **452.04** feet to a calculated point for an angle point hereof,
- 4) **N42°45'09"E**, a distance of **1,513.47** feet to a 1/2-inch iron rod with "RPLS 5784" cap found for an interior corner hereof, said point being the northeast corner of said Sides remainder tract, and being an interior corner in the easterly line of said Dogs Head – 249.5890 acre tract;

THENCE, leaving the common line of said Sides remainder tract and said Dogs Head – 96.5220 acre tract, with the common line of said Sides remainder tract and said Dogs Head – 249.5890 acre tract, the following ten (10) courses and distances:

- 1) **N42°56'48"W**, a distance of **662.00** feet to a 1/2-inch iron rod with "RPLS 5784" cap found for an angle point hereof, said point being the northwest corner of said Sides remainder tract,
- 2) **S43°04'23"W**, a distance of **180.09** feet to a calculated point for an angle point hereof,
- 3) **S43°15'03"W**, a distance of **739.85** feet to a calculated point for an angle point hereof,
- 4) **S43°00'44"W**, a distance of **221.96** feet to a calculated point for an angle point hereof,
- 5) **S42°36'08"W**, a distance of **223.96** feet to a calculated point for an angle point hereof,
- 6) **S46°26'17"W**, a distance of **67.81** feet to a 1/2-inch iron rod found for an angle point hereof,
- 7) **S43°34'24"W**, a distance of **224.44** feet to a 1/2-inch iron rod with an illegible cap found for an angle point hereof,
- 8) **S44°31'41"W**, a distance of **212.53** feet to a 1/2-inch iron rod with a "Carson Bush" cap found for an angle point hereof,
- 9) **S42°23'56"W**, a distance of **961.91** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 10) **S42°46'46"W**, a distance of **1,110.16** feet to a 1/2-inch iron rod found for an angle point hereof, said point being in the northeast right-of-way line of said Ramirez Lane, and being the common southerly corner of said Sides remainder tract and said Dogs Head – 249.5890 acre tract;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 1)

THENCE, with the northeast right-of-way line of said Ramirez Lane, with the southwest line of said Dogs Head – 249.5890 acre tract, and with the southwest line of a strip of land designated as a "permanent road" recorded in Volume 172, Page 466 (D.R.T.C.T.), **N47°22'32"W**, passing at a distance of 1,917.99 feet a calculated point for the common southerly corner of said Dogs Head – 249.5890 acre tract and said permanent road tract, and continuing for a total distance of **1,934.07** feet to a 1/2-inch iron rod with "RPLS 1966" cap found for an angle point hereof, said point being the common southerly corner of said Dogs Head – 791.6381 acre tract and said permanent road tract, and being at the beginning of a right-of-way transition between the northeast right-of-way line of said Ramirez Lane with the northwest right-of-way line of Edwin Lane (Right-of-way varies);

THENCE, with the southerly line of said Dogs Head – 791.6381 acre tract, and with the right-of-way transition between said Ramirez Lane and said Edwin Lane, the following two (2) courses and distances:

- 1) **N76°48'02"W**, a distance of **18.80** feet to a punch hole found for an angle point hereof, and
- 2) **S42°19'21"W**, a distance of **23.51** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the end of the right-of-way transition between the northeast right-of-way line of said Ramirez Lane with the northwest right-of-way line of said Edwin Lane, and being in the southeast line of said Dogs Head – 791.6381 acre tract;

THENCE, with the northwest right-of-way line of said Edwin Lane and the southeast line of said Dogs Head – 791.6381 acre tract, **S42°55'26"W**, a distance of **3,727.81** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the beginning of a right-of-way transition between the northwest right-of-way line of said Edwin Lane with the north right-of-way line of said Hergotz Lane;

THENCE, with the right-of-way transition between said Edwin Lane and said Hergotz Lane, and with the southerly line of said Dogs Head – 791.6381 acre tract, **S87°39'51"W**, a distance of **71.41** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of the right-of-way transition between the northwest right-of-way line of said Edwin Lane and the north right-of-way line of said Hergotz Lane;

THENCE, with the north right-of-way line of said Hergotz Lane, with the southerly line of said Dogs Head – 791.6381 acre tract, and with the southerly line of said Dogs Head – 4.66 acre tract, the following four (4) courses and distances:

- 1) **N47°37'50"W**, a distance of **2,631.92** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **N70°28'18"W**, a distance of **155.14** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for an angle point hereof,
- 3) **S84°35'08"W**, a distance of **1,267.20** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for an angle point hereof, and
- 4) **S83°48'16"W**, a distance of **160.30** feet to the **POINT OF BEGINNING** and containing 1,990.0879 Acres (86,688,229 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211. See attached sketch (reference drawing: 00092_DA Exhibit (Tract 1).dwg).



4/29/2026
Fernando Perez, RPLS #7041
Capital Surveying Company



EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 2)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 386.3985 ACRES (16,831,518 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 382.5693 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2024022013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 3.8345 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2026053255 (O.P.R.T.C.T.), SAID 386.3985 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90163
Austin, TX 78709
(512) 327-4006
fperez@capitalsurveying.com

BEGINNING, at a mag nail with washer found at the intersection of the east right-of-way line of Thompson Lane (Right-of-way varies) and the south right-of-way line of Hergotz Lane (Right-of-way varies), and being the northwest corner of said Dogs Head – 382.5693 acre tract, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the south and southwest right-of-way lines of said Hergotz Lane, and with the north and northeast lines of said Dogs Head – 382.5693 acre tract, the following seven (7) courses and distances:

- 1) **N79°32'29"E**, a distance of **469.20** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 2) **N83°48'40"E**, a distance of **513.16** feet to a calculated point for an angle point hereof,
- 3) **N84°35'32"E**, a distance of **1,239.70** feet to a 3/4-inch iron pipe found for a non-tangent point of curvature hereof,
- 4) Along the arc of a curve to the right, whose radius is **204.60** feet, whose arc length is **148.12** feet and whose chord bears **S71°36'59"E**, a distance of **144.91** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 5) **S44°09'25"E**, a distance of **84.15** feet to a 60d nail found for an angle point hereof,
- 6) **S47°40'41"E**, a distance of **2,934.70** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 7) **S47°36'18"E**, a distance of **1,396.53** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the beginning of a right-of-way transition between the southwest right-of-way line of said Hergotz Lane with the northwest right-of-way line of Dalton Lane (Right-of-way varies);

THENCE, with the right-of-way transition between said Hergotz Lane and said Dalton Lane, and with the easterly line of said Dogs Head – 382.5693 acre tract, **S02°44'34"E**, a distance of **70.13** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for an angle point hereof, said point being at the end of the right-of-way transition between the southwest right-of-way line of said Hergotz Lane and the northwest right-of-way line of said Dalton Lane;

THENCE, with the northwest right-of-way line of said Dalton Lane and with the southeast line of said Dogs Head – 382.5693 acre tract, **S42°37'47"W**, a distance of **2,350.50** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common easterly corner of said Dogs Head – 382.5693 acre tract and a called 12.6 acre tract conveyed to Chelos Land, LP in Document No. 2025100913 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found for the southernmost corner of said Chelos Land tract bears, **S42°42'17"W**, a distance of 381.68 feet;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 2)

THENCE, leaving the northwest right-of-way line of said Dalton Lane, with the common line of said Dogs Head – 382.5693 acre tract and said Chelos Land tract, the following three (3) courses and distances:

- 1) **N47°42'02"W**, a distance of **1,446.28** feet to a calculated point for an interior ell-corner hereof,
- 2) **S42°47'08"W**, a distance of **377.13** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being the southwest corner of said Chelos Land tract, and
- 3) **S47°27'35"E**, a distance of **81.41** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for an interior ell-corner hereof, said point being the northeast corner of a called 10.74 acre tract conveyed to Marcelo and Josephine Vera in Document No. 2013076814 (O.P.R.T.C.T.), said tract being the remainder of a called 40 acre tract described in Volume 397, Page 437 (D.R.T.C.T.);

THENCE, with the northwest line of said Vera tract and the southeast line of said Dogs Head – 382.5693 acre tract, **S42°41'49"W**, a distance of **344.01** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common northerly corner of said Vera tract and a called 13.604 acre tract (described as "Tract 2") conveyed to the Jane Rabb Family Trust in Document No. 2012031044 (O.P.R.T.C.T.), said tract described in Volume 11209, Page 877 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.);

THENCE, continuing with the southeast line of said Dogs Head – 382.5693 acre tract, and with the northwest line of said Rabb tract, **S42°45'00"W**, a distance of **423.13** feet to a 1-inch iron rod found for an ell-corner hereof, said point being the northeast corner of a called 16.49 acre tract conveyed to 726 LLC in Document No. 2024109159 (O.P.R.T.C.T.), and being an ell-corner in the southerly line of said Dogs Head – 382.5693 acre tract;

THENCE, with the northeast line of said 726 LLC tract and the southwest line of said Dogs Head – 382.5693 acre tract, the following two (2) courses and distances:

- 1) **N47°48'23"W**, a distance of **306.56** feet to a calculated point for an angle point hereof, and
- 2) **N47°12'58"W**, a distance of **329.24** feet to a railroad spike found for an angle point hereof, said point being the common north corner of said 726 LLC tract and a called 42.1163 acre tract conveyed to Dogs Head Land JV, LTD in Document No. 2025081540 (O.P.R.T.C.T.);

THENCE, continuing with the southwest line of said Dogs Head – 382.5693 acre tract, and with the northeast line of said Dogs Head – 42.1163 acre tract, the following two (2) courses and distances:

- 1) **N47°47'46"W**, a distance of **316.93** feet to a calculated point for an angle point hereof, and
- 2) **N47°48'25"W**, a distance of **317.77** feet to a 1/2-inch iron pipe found for an ell-corner hereof, said point being the northwest corner of said Dogs Head – 42.1163 acre tract, being an ell-corner in the southwest line of said Dogs Head – 382.5693 acre tract, and being in the southeast line of said Dogs Head – 3.8345 acre tract;

THENCE, with the common line of said Dogs Head – 42.1163 acre tract and said Dogs Head – 3.8345 acre tract, **S42°18'44"W**, a distance of **805.03** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being the common easterly corner of said Dogs Head – 3.8345 acre tract and a called 0.95 acre tract (described as "Tract 1") conveyed to Sergio Gonzalez in Document No. 2019065016 (O.P.R.T.C.T.);

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 2)

THENCE, leaving the common line of said Dogs Head – 3.8345 acre tract and said Dogs Head – 42.1163 acre tract, with the common line of said Dogs Head – 3.8345 acre tract and said Sergio Gonzalez tract, **N47°46'22"W**, a distance of **157.21** feet to a 1/2-inch iron rod found in asphalt for an ell-corner hereof, said point being the common westerly corner of said Dogs Head – 3.8345 acre tract and said Sergio Gonzalez tract, and being in the southeast line of Lot 15, Block 4, Bergstrom Downs No. 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 2 of the Plat Records of Travis County, Texas (P.R.T.C.T.);

THENCE, with the northwest line of said Dogs Head – 3.8345 acre tract and the southeast line of Lots 15-18, all of Block 4 of said Bergstrom Downs No. 1, **N42°20'46"E**, a distance of **235.77** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Lot 18 and Earl Street (50' Right-of-way), from which a 1/2-inch iron pipe found at the intersection of the southwest right-of-way line of said Earl Street with the southeast right-of-way line of Patton Avenue (25' Right-of-way), and being the northerly most corner of said Lot 18 bears, **N47°21'18"W**, a distance of 140.12 feet;

THENCE, continuing with the northwest line of said Dogs Head – 3.8345 acre tract, and with the southerly terminus line of said Earl Street, **N42°40'24"E**, a distance of **50.05** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Earl Street and called 2.994 acre tract (described as "Tract 2") conveyed to the City of Austin in Document No. 2012014510 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found at the intersection of the northeast right-of-way line of said Earl Street with the southeast right-of-way line of said Patton Avenue, and being the westerly most corner of said City of Austin tract bears, **N47°32'15"W**, a distance of 164.04 feet;

THENCE, continuing with the northwest line of said Dogs Head – 3.8345 acre tract, and with the southeast line of said City of Austin tract, **N42°39'26"E**, a distance of **792.23** feet to a 1-inch iron rod found for an angle point hereof, said point being the common north corner of said Dogs Head – 3.8345 acre tract and said City of Austin tract, and being in the southwest line of said Dogs Head – 382.5693 acre tract;

THENCE, with the southwest line of said Dogs Head – 382.5693 acre tract and the northeast line of said City of Austin tract, **N47°26'29"W**, a distance of **165.11** feet to a 1-inch iron rod found for an angle point hereof, said point being the northeast corner of said Patton Avenue, and being the northwest corner of said City of Austin tract;

THENCE, continuing with the southwest line of said Dogs Head – 382.5693 acre tract, with the northeast terminus line of said Patton Avenue, and with the northeast line of Lot 13, Block 5, of said Bergstrom Downs No. 1, **N47°39'05"W**, passing at a distance of 25.04 feet a 1/2-inch iron pipe found for the northwest corner of said Patton Avenue, being the southeast corner of said Lot 13, and continuing for a total distance of **168.60** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the northeast corner of said Lot 13, and being the southeast corner of the remainder of a called 21.233 acre tract conveyed to The Abe Trust in Document No. 2022107218 (O.P.R.T.C.T.)

THENCE, continuing with the southwest line of said Dogs Head – 382.5693 acre tract, with the northeast line of said Abe Trust tract, **N47°41'07"W**, a distance of **347.61** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common east corner of said Abe Trust tract and a called 20.56 acre tract conveyed to the ZZV Trust in Document No. 2012221563 (O.P.R.T.C.T.);

THENCE, continuing with the southwest line of said Dogs Head – 382.5693 acre tract, and with the northeast line of said ZZV Trust tract, **N47°27'41"W**, a distance of **1,611.32** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being in the east right-of-way line of said Thompson Lane, and being the southwest corner of said Dogs Head – 382.5693 acre tract;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 2)

THENCE, with the east right-of-way line of said Thompson Lane and the west line of said Dogs Head – 382.5693 acre tract, the following three (3) courses and distances:

- 1) **N41°12'18"E**, a distance of **513.45** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 2) **N08°08'57"E**, a distance of **62.89** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 3) **N00°44'01"W**, a distance of **1,330.73** feet to the **POINT OF BEGINNING** and containing 386.3985 Acres (16,831,518 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211. See attached sketch (reference drawing: 00092_DA Exhibit (Tract 2).dwg).


 **5/7/2026**
Fernando Perez, RPLS #7041
Capital Surveying Company



EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 3)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 217.1374 ACRES (9,458,503 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 162.4222 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081539 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF A CALLED 14.8300 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081541 (O.P.R.T.C.T.), BEING ALL OF A CALLED 29.8043 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081542 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 10.0813 ACRE TRACT CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081544 (O.P.R.T.C.T.), SAID 217.1374 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING, at a 1/2-inch iron pipe found at the beginning of a right-of-way transition between the southeast right-of-way line of Edwin Lane (Right-of-way varies) with the southwest right-of-way line of Ramirez Lane (Right-of-way varies), and being in the north line of said Dogs Head – 162.4222 acre tract, for the **POINT OF BEGINNING** hereof;

THENCE, with the right-of-way transition between said Edwin Lane and said Ramirez Lane, and with the north line of said Dogs Head – 162.4222 acre tract, **N87°54'16"E**, a distance of **70.83** feet to a calculated point for an angle point hereof, said point being at the end of the right-of-way transition between the southeast right-of-way line of said Edwin Lane with the southwest right-of-way line of said Ramirez Lane;

THENCE, with the southwest right-of-way line of said Ramirez Lane and the northeast line of said Dogs Head – 162.4222 acre tract, **S47°24'05"E**, a distance of **1,838.00** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common north corner of said Dogs Head – 162.4222 acre tract and said Dogs Head – 29.8043 acre tract;

THENCE, continuing with the southwest right-of-way line of said Ramirez Lane, with the northwest right-of-way line of said Ramirez Lane, and with the northeast and southeast lines of said Dogs Head – 29.8043 acre tract, the following five (5) courses and distances:

- 1) **S47°36'07"E**, a distance of **635.25** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S02°56'05"E**, a distance of **70.11** feet to a calculated point for an angle point hereof,
- 3) **S42°15'17"W**, a distance of **652.86** feet to a calculated point for an angle point hereof,
- 4) **S42°14'49"W**, a distance of **230.92** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 5) **S42°22'40"W**, a distance of **939.38** feet to an iron rod with "Holt Carson" cap found for an angle point hereof, said point being the common easterly corner of said Dogs Head – 29.8043 acre tract and said Dogs Head – 10.0813 acre tract;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 3)

THENCE, continuing with the northwest right-of-way line of said Ramirez Lane, with the northwest right-of-way line of Hergotz Lane (Right-of-way varies), and with the southeast line of said Dogs Head – 10.0813 acre tract, the following three (3) courses and distances:

- 1) **S44°35'21"W**, a distance of **190.98** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S44°43'14"W**, a distance of **166.29** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 3) **S42°37'50"W**, a distance of **267.93** feet to a calculated point for an ell-corner hereof, said point being the common easterly corner of said Dogs Head – 10.0813 acre tract and a called 1.761 acre tract conveyed to Antonio Suarez Aguirre & Jessica Alcaez Suarez in Document No. 2008193608 (O.P.R.T.C.T.);

THENCE, leaving the northwest right-of-way line of said Hergotz Lane, with the southwest line of said Dogs Head – 10.0813 acre tract, diverging from the northeast line of said Suarez tract, **N47°55'53"W**, passing at a distance of 694.01 feet a 1/2-inch iron rod with "RPLS 5687" cap found, and continuing for a total distance of **694.81** feet to a calculated point for an ell-corner hereof, said point being the northwest corner of said Dogs Head – 10.0813 acre tract, and being in the southeast line of said Dogs Head – 162.4222 acre tract;

THENCE, with the southeast line of said Dogs Head – 162.4222 acre tract, in conflict with the northwest line of said Suarez tract, **S42°54'27"W**, a distance of **111.04** feet to a calculated point for an angle point hereof, said point being the northeast corner of a called 3.231 acre tract (described as "Tract 1") conveyed to Charly Sarkadi in Document No. 2004035575 (O.P.R.T.C.T.);

THENCE, continuing with the southeast line of said Dogs Head – 162.4222 acre tract, and with the northwest line of said Sarkadi tract, **S42°54'27"W**, a distance of **202.60** feet to a 1/2-inch iron pipe found for an ell-corner hereof, said point being the common westerly corner of said Sarkadi tract and said Dogs Head – 14.8300 acre tract, from which a 1/2-inch iron rod with "Ron Campbell 2025" cap found bears, **N48°03'32"E**, a distance of 0.31 feet;

THENCE, leaving the southeast line of said Dogs Head – 162.4222 acre tract, with the common line of said Sarkadi tract and said Dogs Head – 14.8300 acre tract, **S47°51'23"E**, a distance of **696.03** feet to a calculated point for an ell-corner hereof, said point being in the northwest right-of-way line of said Hergotz Lane, and being the common easterly corner of said Sarkadi tract and said Dogs Head – 14.8300 acre tract, from which a 3/4-inch iron rod found bears, **S47°18'54"E**, a distance of 1.85 feet;

THENCE, with the northwest and northeast right-of-way lines of said Hergotz Lane and the southeast and southwest lines of said Dogs Head – 14.8300 acre tract, the following three (3) courses and distances:

- 1) **S42°17'30"W**, a distance of **788.10** feet to a calculated point for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **141.01** feet, whose arc length is **220.68** feet and whose chord bears **S87°13'48"W**, a distance of **198.84** feet to a 1/2-inch iron rod found for a point of tangency hereof, and
- 3) **N47°39'38"W**, a distance of **565.53** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common westerly corner of said Dogs Head – 162.4222 acre tract and said Dogs Head – 14.8300 acre tract;

THENCE, continuing with the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 162.4222 acre tract, **N47°37'54"W**, a distance of **1,841.33** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the beginning of a right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Edwin Lane;

EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 3)

THENCE, continuing with the southwest line of said Dogs Head – 162.4222 acre tract, and with the right-of-way transition between said Hergotz Lane and said Edwin Lane, **N05°24'05"W**, a distance of **66.74** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of the right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Edwin Lane;

THENCE, with the southeast right-of-way line of said Edwin Lane and the northwest line of said Dogs Head – 162.4222 acre tract, **N42°57'18"E**, a distance of **3,654.69** feet to the **POINT OF BEGINNING** and containing 217.1374 Acres (9,458,503 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211. See attached sketch (reference drawing: 00092_DA Exhibit (Tract 3).dwg).

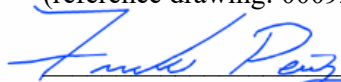

4/29/2026
Fernando Perez, RPLS #7041
Capital Surveying Company



EXHIBIT "B"

Santiago Del Valle Grant, Abstract No. 24
(Tract 4)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 20.7022 ACRES (901,789 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 20.7078 ACRE TRACT (DESCRIBED AS "TRACT 3") CONVEYED TO DOGS HEAD LAND JV, LTD. IN DOCUMENT NO. 2025081541 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 20.7022 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING, at a 1/2-inch iron rod with "Ron Carroll 2025" cap found in the southeast right-of-way line of Hergotz Lane (Right-of-way varies), being the common westerly corner of said Dogs Head – 20.7078 acre tract and a called 20.00 acre tract conveyed to Marcelo Vera in Document No. 2014086304 (O.P.R.T.C.T.), for the west corner and **POINT OF BEGINNING** hereof;

THENCE, with the southeast and southwest right-of-way lines of said Hergotz Lane, and with the northwest and northeast lines of said Dogs Head – 20.7078 acre tract, the following three (3) courses and distances:

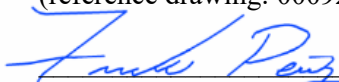
- 1) **N42°23'25"E**, a distance of **1,243.04** feet to a 1/2-inch iron pipe found for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **141.01** feet, whose arc length is **214.48** feet and whose chord bears **N85°55'23"E**, a distance of **194.39** feet to a 1/2-inch iron pipe found for a point of tangency hereof, and
- 3) **S47°42'31"E**, a distance of **524.18** feet to a 1/2-inch iron pipe found for the east corner hereof, said point being the common northerly corner of said Dogs Head – 20.7078 acre tract and a called 5.0 acre tract conveyed to Mary Beth Whisenhunt in Document No. 2006186546 (O.P.R.T.C.T.), said tract previously described in Volume 5848, Page 60 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE, leaving the southwest right-of-way line of said Hergotz Lane, with the common line of said Dogs Head – 20.7078 acre tract and said Whisenhunt tract, in part with the common line of said Dogs Head – 20.7078 acre tract and the Duck Lake Commercial Condominiums, a condominium regime in Travis County, Texas, according to the declaration recorded in Document No. 2009035689 (O.P.R.T.C.T.), **S42°37'18"W**, a distance of **1,381.56** feet to a 5/8-inch iron rod with an illegible cap found for the south corner hereof, said point being the common easterly corner of said Dogs Head – 20.7078 acre tract and said Vera tract;

THENCE, leaving the northwest line of said Duck Lake Commercial Condominiums, with the common line of said Dogs Head – 20.7078 acre tract and said Vera tract, **N47°54'05"W**, a distance of **652.50** feet to the **POINT OF BEGINNING** and containing 20.7022 Acres (901,789 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211. See attached sketch (reference drawing: 00092_DA Exhibit (Tract 4).dwg).


4/29/2026
Fernando Perez, RPLS #7041
Capital Surveying Company



EXECUTED in multiple counterparts, each of which shall constitute an original, to be effective as of the Effective Date.

CITY: **CITY OF AUSTIN,**
A home rule city and Texas municipal corporation

By:

Assistant City Manager

Date: _____

APPROVED AS TO FORM: **Austin City Attorney's Office**

Assistant City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____, Assistant City Manager of the City of Austin.

Notary Public Signature

OWNER:

DOG'S HEAD LAND JV, LTD., a Texas limited partnership

By: **DOG'S HEAD LAND JV GP, LLC**, a Texas limited liability company and its general partner

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of _____, 2026, by _____, _____ of Dog's Head Land JV GP, LLC on its behalf and as general partner of Dog's Head Land, JV, Ltd.

Notary Public Signature