

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

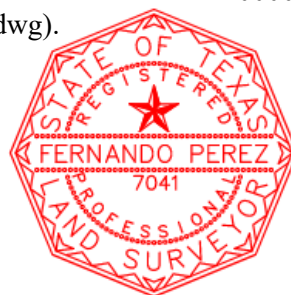


EXHIBIT "B"

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:



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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;

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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).

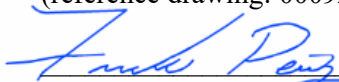
 4/29/2026
Fernando Perez, RPLS #7041
Capital Surveying Company



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:

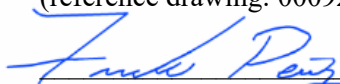
- 1) **N42°23'25"E**, a distance of **1,243.04** feet to a 1/2-inch iron pipe found for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **141.01** feet, whose arc length is **214.48** feet and whose chord bears **N85°55'23"E**, a distance of **194.39** feet to 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

