

EXHIBIT

“B”

ANNEXATION PETITION

TO THE MAYOR AND THE CITY COUNCIL OF THE
CITY OF ROUND ROCK, TEXAS:

The undersigned owners of the hereinafter described tract of land hereby petition your Honorable City Council to extend the present city limits so as to include as a part of the City of Round Rock, Texas, the following described territory, to-wit:

42.538 acres of land situated in Williamson County, Texas, being a portion of Sauls Ranch East, a subdivision of record in Document No. 2023066851 of the Official Public Records of Williamson County, Texas

And being more particularly described in Exhibit “A,” attached hereto and made a part hereof for all purposes.

We hereby certify, under oath, that:

- (1) VPDF Sauls Ranch LLC, DFH Coventry LLC, and Milestone Community Builders LLC are the true and only owners of the above-described tract of land, and
- (2) The above-described tract of land, as described in Exhibit “A,” is contiguous and adjacent to the current city limits of the City of Round Rock, Texas.

VPDF SAULS RANCH LLC
a Delaware limited liability company

By: VP Finders 2 Holdings LLC
a Delaware limited liability company
its Sole Member

By: Värde Partners, Inc.
a Delaware corporation
its Manager

By: 

Name: Anders Gode

Title: Managing Director

STATE OF MINNESOTA
COUNTY OF WRIGHT

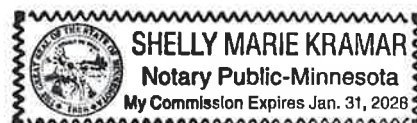
§
§

This instrument was acknowledged before me on this the 21st day of the month of February, 2024, by Anders Gode (Name), Managing Director (Title) of **VÄRDE PARTNERS, INC.**, a Delaware corporation, the Manager of VP Finders 2 Holdings LLC, a Delaware limited liability company, the Sole Member of VPDF Sauls Ranch, LLC, a Delaware limited liability company, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of and on behalf of said entity and in the capacity and for the purposes and consideration therein expressed.


Signature

Shelly Marie Kramar
Printed Name

Notary Public, State of Minnesota



DFH COVENTRY LLC

a Florida limited liability company

By: [Signature]

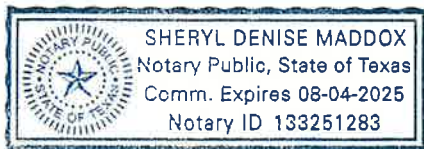
Name: Alex Dadidakis

Title: Division President

STATE OF Texas
COUNTY OF Travis

§
§

This instrument was acknowledged before me on this the 22nd day of the month of February, 2024, by Alex Dadidakis (Name), Division President (Title) of **DFH COVENTRY LLC**, a Florida limited liability company, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of and on behalf of said entity and in the capacity and for the purposes and consideration therein expressed.



[Signature]
Signature

Sheryl maddox
Printed Name

Notary Public, State of Texas

MILESTONE COMMUNITY BUILDERS LLC
a Texas limited liability company

By: 

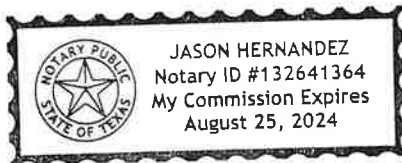
Name: Steve Walkup

Title: Vice President

STATE OF Texas
COUNTY OF Travis

§
§

This instrument was acknowledged before me on this the 1st day of the month of March, 2024, by Steve Walkup (Name), Vice President (Title) of **MILESTONE COMMUNITY BUILDERS LLC**, a Texas limited liability company, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of and on behalf of said entity and in the capacity and for the purposes and consideration therein expressed.



Signature 

Jason Hernandez
Printed Name

Notary Public, State of Texas

Exhibit "A"



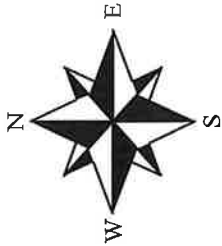
Exhibit "A"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°39'45"E	107.42'
L2	S44°09'13"E	5.00'
L3	S78°12'53"E	221.47'
L4	S89°12'28"E	178.17'
L5	N76°48'02"E	252.59'
L6	N63°28'17"E	115.69'
L7	N60°53'17"E	35.46'
L8	N66°52'16"E	82.48'
L9	N62°46'02"E	236.27'
L10	N79°36'32"E	13.25'
L11	N64°16'18"W	65.62'
L12	S89°56'30"W	65.62'
L13	S84°09'18"W	65.62'
L14	S78°27'41"W	83.61'
L15	S75°25'11"W	81.17'
L16	S76°09'36"W	58.00'
L17	S13°50'24"E	175.00'
L18	S76°09'36"W	14.42'
L19	S13°50'24"E	125.00'
L20	N76°09'36"E	6.85'
L21	S13°50'24"E	53.00'
L22	S76°09'36"W	74.99'
L23	S13°50'24"E	240.90'
L24	S40°15'22"W	246.63'

CURVE TABLE

NO.	DELTA	RADIUS	ARC CHORD	BEARING	CHORD	LENGTH	TANGENT
C1	110°37'29"	1075.00'	199.35'	N59°10'28"E	199.08'	99.96'	99.96'
C2	2°17'10"	1065.00'	42.49'	N46°59'22"E	42.49'	21.25'	21.25'
C3	4°31'10"	1070.00'	84.40'	N43°35'12"E	84.38'	42.22'	42.22'



SCALE: 1"=300'

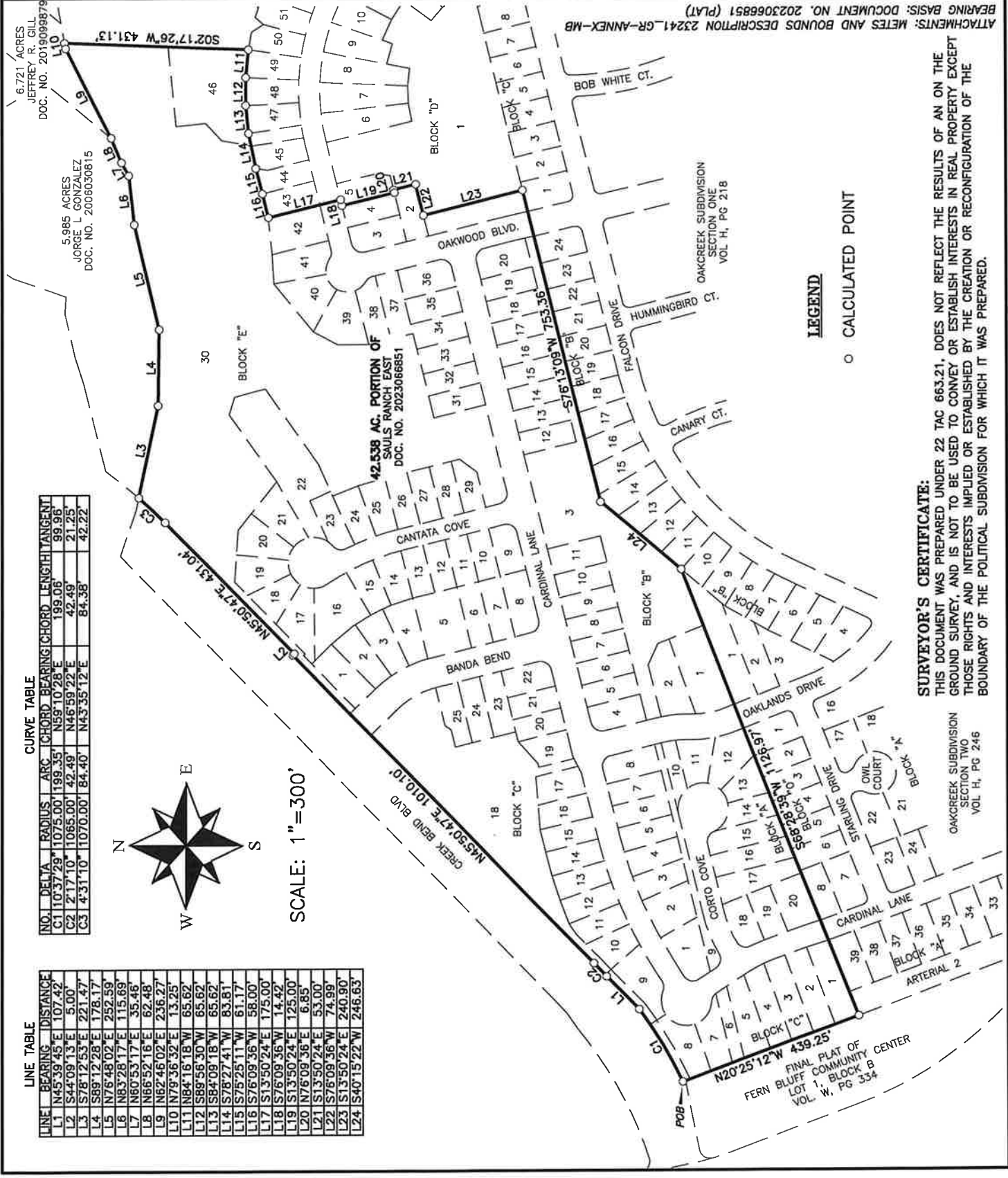
42.538 ACRES OF LAND SITUATED IN
WILLIAMSON COUNTY, TEXAS, BEING A
PORTION OF SAULS RANCH EAST, A
SUBDIVISION OF RECORD IN DOCUMENT NO.
2023066851, OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS.

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

DATE: JANUARY 15, 2024
FILE: L-23241-GR-ANNEX-EX
PROJECT NO: 23157
REVIEWED BY: TJC
DRAWN BY: PMC
PLOTING SCALE: 1" = 300'

EXHIBIT

SHEET
1
1



ATTACHMENTS: METES AND BOUNDS DESCRIPTION 23241-GR-ANNEX-MB
BEARING BASIS: DOCUMENT NO. 2023066851 (PLAT)

LEGEND

○ CALCULATED POINT

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

OAKCREEK SUBDIVISION
SECTION TWO
VOL. H, PG. 246

FINAL PLAT OF
FERN BLUFF COMMUNITY CENTER
LOT 1, BLOCK B
VOL. W, PG. 334



MILESTONE COMMUNITY BUILDERS
42.538 ACRES
SAULS RANCH EAST

DESCRIPTION OF 42.538 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF SAULS RANCH EAST, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2023066851, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 42.538 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the southeasterly line of Creek Bend Boulevard (R.O.W. varies) for the most westerly corner of said Sauls Ranch East, and the herein described tract;

THENCE with the northwesterly and northerly lines of said Sauls Ranch East, the following fifteen (15) courses:

1. Along said curve to the left having a radius of 1075.00 feet, an arc length of 199.35 feet, and a chord which bears N59°10'28"E, a distance of 199.06 feet to a calculated point at the end of said curve;
2. N45°39'45"E, a distance of 107.42 feet to a calculated point of curvature of a curve to the left;
3. Along said curve to the left having a radius of 1065.00 feet, an arc length of 42.49 feet, and a chord which bears N46°59'22"E, a distance of 42.49 feet to a calculated point at the end of said curve;
4. N45°50'47"E, a distance of 1010.10 feet to a calculated point;
5. S44°09'13"E, a distance of 5.00 feet to a calculated point;
6. N45°50'47"E, a distance of 431.04 feet to the point of curvature of a curve to the left;
7. Along said curve to the left having a radius of 1070.00 feet, an arc length of 84.40 feet, and a chord which bears N43°35'12"E, a distance of 84.38 feet to a calculated point at the end of said curve;
8. S78°12'53"E, a distance of 221.47 feet to a calculated point;
9. S89°12'28"E, a distance of 178.17 feet to a calculated point;
10. N76°48'02"E, a distance of 252.59 feet to a calculated point;
11. N83°28'17"E, a distance of 115.69 feet to a calculated point;
12. N60°53'17"E, a distance of 35.46 feet to a calculated point;
13. N66°52'16"E, a distance of 62.48 feet to a calculated point;
14. N62°46'02"E, a distance of 236.27 feet to a calculated point;
15. N79°36'32"E, a distance of 13.25 feet to a calculated point;

THENCE over and across said Sauls Ranch East, the following fourteen (14) courses:

1. S02°17'26"W, a distance of 431.13 feet to a calculated point;

Exhibit "A"




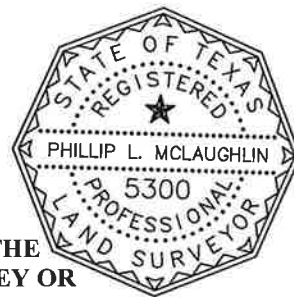
2. N84°16'18"W, a distance of 65.62 feet to a calculated point;
3. S89°56'30"W, a distance of 65.62 feet to a calculated point;
4. S84°09'18"W, a distance of 65.62 feet to a calculated point;
5. S78°27'41"W, a distance of 83.81 feet to a calculated point;
6. S75°25'11"W, a distance of 61.17 feet to a calculated point;
7. S76°09'36"W, a distance of 58.00 feet to a calculated point;
8. S13°50'24"E, a distance of 175.00 feet to a calculated point;
9. S76°09'36"W, a distance of 14.42 feet to a calculated point;
10. S13°50'24"E, a distance of 125.00 feet to a calculated point;
11. N76°09'36"E, a distance of 6.85 feet to a calculated point;
12. S13°50'24"E, a distance of 53.00 feet to a calculated point;
13. S76°09'36"W, a distance of 74.99 feet to a calculated point;
14. S13°50'24"E, a distance of 240.90 feet to a calculated point in the southerly line of said Sauls Ranch East;

THENCE with the southerly line of said Sauls Ranch East, the following three (3) courses:

1. S76°13'09"W, a distance of 753.36 feet to a calculated point;
2. S40°15'22"W, a distance of 246.63 feet to a calculated point;
3. S68°28'39"W, a distance of 1126.97 feet to a calculated point in the westerly or southwest line of said Sauls Ranch East;

THENCE N20°25'12"W, with the westerly or southwest line of said Sauls Ranch East, a distance of 439.25 feet to the **POINT OF BEGINNING**, having an area of 42.538 ACRES of land, more or less.


Phillip L. McLaughlin 01-15-2024
Registered Professional Land Surveyor
State of Texas No. 5300



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

G&R SURVEYING PROJECT NO. 23157 ATTACHMENTS: 23241_GR-ANNEX-EX

1805 Ouida Dr., Austin, Texas 78728 • Firm # 10032000
Phone (512)267-7430 • Fax (512)836-8385