

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

That we, PRC 01 BASTROP, LLC, being the owners of 49.78 acres out of LONE STAR STORAGE SUBDIVISION, according to the map or plat recorded in Plat Cabinet 4, Page 163A, plat records of Bastrop County, Texas, and as conveyed to us by deeds recorded in Instrument Number 202200112 of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:

SENDERO

Subject to easements and restrictions heretofore granted and not released and do hereby dedicate any streets and/or easements shown hereon to the public.

Witness my hand this ___ day of _____, A.D.

MR. SPENCER HARKNESS
MEMBER OF MANAGING MEMBER
PRC 01 BASTROP, LLC
3355 W. ALABAMA STREET, SUITE 720
HOUSTON, TEXAS

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 20___ A.D.

Notary Public in and for the State of Texas

Notary Registration Number: _____

My Commission expires: _____

That, Cornerstone Capital Bank, SSB, the lien holder under that certain deed of trust, security agreement and financing statement, recorded in Clerk's File No. 202412297 and 202412374, Real Property Records of Bastrop County, encumbering that certain 49.78 acres of land situated in the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas; that a certain portion of 174.92 acre tract called "The Reserve Tract" on the plat of Lone Star Storage Subdivision, recorded in Cabinet 4, Page 163-A of the Plat Records of Bastrop County, and being the real property conveyed by special warranty deed to PRC 01 Bastrop, LLC, by deed dated December 30, 2021 and recorded in Document No. 202200112 of the Official Public Records of Bastrop County, Texas, by and through John Kinsella, Trustee, do hereby join, approve and consent to the dedication to the public use forever the street, alleys, easements, and all other land intended for public dedication as shown hereon.

Cornerstone Capital Bank, SSB

By: _____ Date: _____

Name: _____

Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 20___ A.D.

Notary Public in and for the State of Texas

Notary Registration Number: _____

My Commission expires: _____

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

That I, Matthew Gutzwiller, P.E., do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

Matthew Gutzwiller, P.E. Date: _____

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS

That I, KEVIN M. REIDY, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

Kevin M. Reidy Date: _____
Texas Registration No. 6450

Approved this ___ day of _____, A.D. by the Planning & Zoning Commission of the City of Bastrop, Texas.

Approved: _____ Attest: _____
Planning and Zoning Commission Chairperson City Secretary

STATE OF TEXAS §
COUNTY OF BASTROP §

I, Krista Bartsch, County Clerk of Bastrop County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ___ day of _____, A.D. at ___ o'clock ___M, in the plat records of Bastrop County, Texas in Plat Cabinet ___, Page _____.

Filed for record on the ___ day of _____, A.D.

Deputy County Clerk, Bastrop County

METES AND BOUNDS DESCRIPTION
BEING 49.78 ACRES
IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

A 49.78 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, BEING OUT OF A CALLED 74.974-ACRE TRACT OF LAND, CONVEYED TO PRC 01 BASTROP, LLC, DESCRIBED IN DOCUMENT RECORDED UNDER BASTROP COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 202200112, AND OUT OF AND PART OF "RESERVE" OF LONE STAR STORAGE SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 4, PG. 163A OF THE BASTROP COUNTY PLAT RECORDS (B.C.P.R.) THE SAID 49.78 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod with aluminum cap stamped "TX DOT" found at the southeast end of a cutback corner at the intersection of the north Right-of-Way (R.O.W.) line of State Highway 71 (300-feet-wide) as partially dedicated by Vol. 205, Pg. 111, Vol. 89, Pg. 73, and Vol. 148, Pg. 229 of the Bastrop County Deed Records (B.C.D.R.), and the east R.O.W. line of F.M. 969 (80-feet-wide), as dedicated by Vol. 171, Pg. 316 and Vol. 149, Pg. 44, B.C.D.R., marking the most southerly southwest corner of said Lone Star Storage Subdivision, and the herein described tract, from which a found concrete monument bears South 04°48' West, 0.8 feet;

THENCE, North 43°41'36" West, along said cutback corner, a distance of 370.33 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the most westerly southwest corner of said Lone Star Storage Subdivision and the herein described tract, and the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction, along the curved easterly R.O.W. line of said F.M. 969, with the arc of said non-tangent curve to the right having a radius of 2,824.80 feet, a central angle of 15°08'04", an arc length of 746.15 feet, and a chord bearing of North 11°36'36" West, for a distance of 743.99 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of Lot 1 of Pearl 75 Phase 1 Subdivision, map or plat thereof recorded under Vol. 8, Pg. 11-A, B.C.P.R. and the northwest corner of the herein described tract;

THENCE, North 87°44'05" East, along the south line of said Lot 1, the south R.O.W. line of Collins Drive (50-feet-wide) as dedicated by said plat of Pearl 75, the south line of Lot 2 of said Pearl 75, and the south line of a called 14.024 acre tract of land, conveyed to Blakey Owner Apartments II, LLC, as described in document recorded under B.C.C.F. No. 202304799, passing at a distance of 878.30 feet, a capped 1/2-inch iron rod stamped "Sure Shot Boundary" found marking the southeast corner of said Lot 1, passing at a distance of 963.78 feet, a capped 1/2-inch iron rod stamped "Sure Shot Boundary" found marking the southwest corner of said Lot 2, passing at a distance of 1,233.55 feet, a capped 1/2-inch iron rod stamped "Sure Shot Boundary" found marking the southeast corner of said Lot 2 and the southwest corner of said 14.024 acre tract, and continuing for a total distance of 2,112.62 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a curve to the right;

THENCE, along the south line of said 14.024-acre tract, the following four (4) courses and distances:

- 1) In an easterly direction, along the arc of said curve to the right having a radius of 640.25 feet, a central angle of 12°00'00", an arc length of 134.09 feet, and a chord bearing of South 86°15'56" East, for a distance of 133.85 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the point of tangency;
2) South 80°15'56" East, a distance of 312.06 feet to a capped 1/2-inch iron rod stamped "Sure Shot Boundary" found marking the beginning of a curve to the left;
3) In an easterly direction, along the arc of said curve to the left having a radius of 272.25 feet, a central angle of 23°11'24", an arc length of 110.19 feet, and a chord bearing of North 88°08'23" East, for a distance of 109.44 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set marking the point of tangency;
4) North 76°32'41" East, a distance of 76.40 feet to a capped 1/2-inch iron rod stamped "KHA" found in the west R.O.W. line of Duff Drive (60-feet-wide) as dedicated by Vol. 5, Pg. 14A-B, and Vol. 3, Pg. 27B, B.C.P.R., marking the northeast corner of the herein described tract;

THENCE, South 13°27'18" East, along the west R.O.W. line of said Duff Drive, a distance of 61.65 feet to a capped 1/2-inch iron rod stamped "KHA" found marking the beginning of a curve to the right;

THENCE, in a southerly direction, continuing along the west R.O.W. line of said Duff Drive, with the arc of said curve to the right having a radius of 969.26 feet, a central angle of 08°16'22", an arc length of 139.95 feet, and a chord bearing of South 09°19'19" East, for a distance of 139.82 feet to a capped 1/2-inch iron rod stamped "KHA" found marking the northeast corner of Lot 1 of said Lone Star Storage Subdivision;

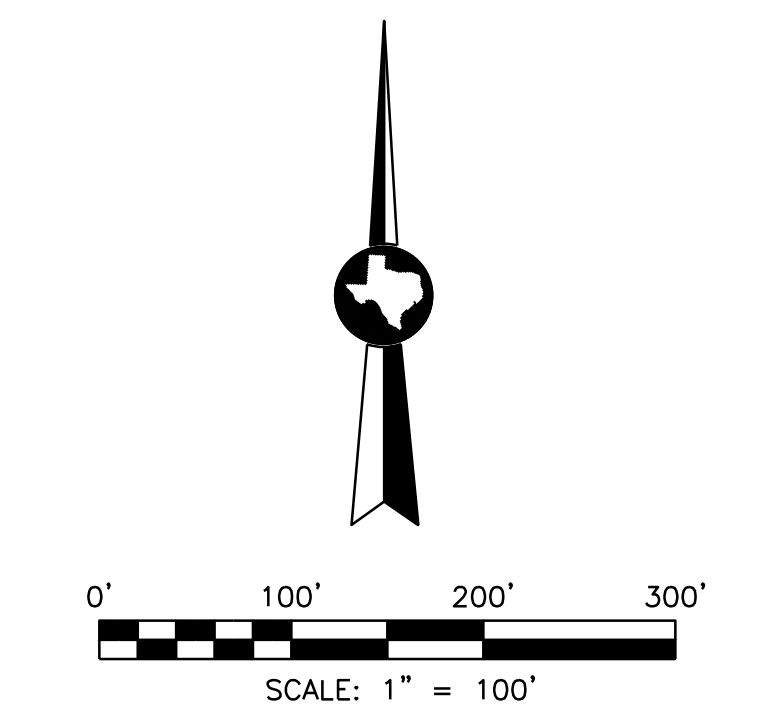
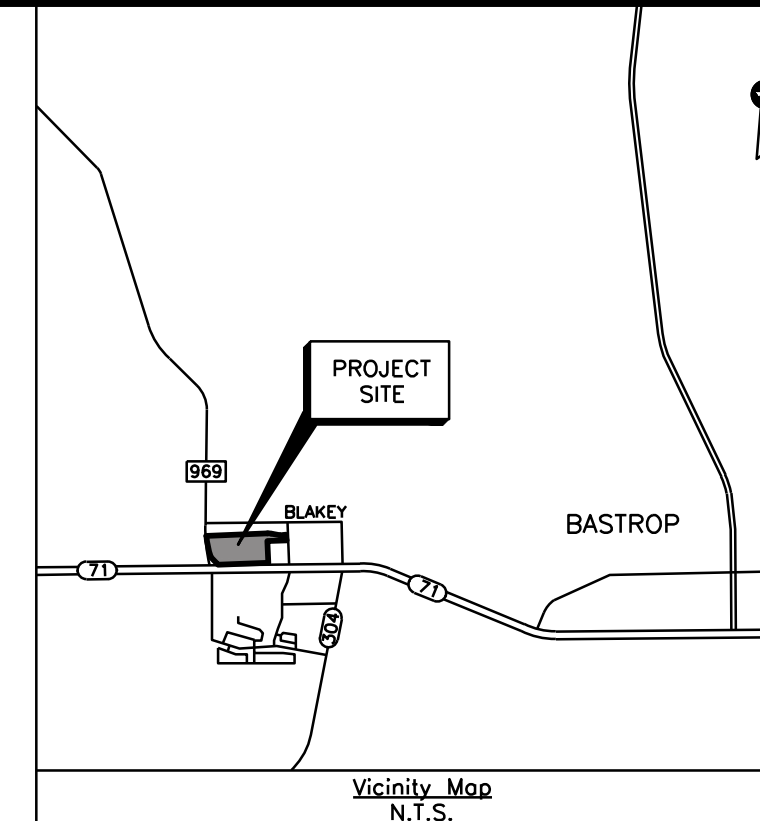
THENCE, South 87°45'06" West, along the north line of said Lot 1, a distance of 663.89 feet to an axle found marking the northwest corner of said Lot 1, and an interior corner of said "Reserve" and the herein described tract;

THENCE, South 02°15'38" East, along the west line of said Lot 1, a distance of 749.16 feet to the north R.O.W. line of said State Highway 71, for the southwest corner of said Lot 1, from which a found capped 1/2-inch iron rod stamped "KHA" bears for reference South 11°03' West, a distance of 1.0 feet;

THENCE, South 87°46'32" West, along the north R.O.W. line of said State Highway 71, a distance of 1,734.70 feet to the POINT OF BEGINNING and containing 49.78 acres of land.

NOTES:

- 1. The Benchmarks used are:
PROJECT BENCHMARK IS NGS MONUMENT PID# BM0425, BEING A BENCHMARK DISK STAMPED "H 805 1953" LOCATED 1.6 MILES NORTHWEST FROM BASTROP, ALONG THE MISSOURI, KANSAS, AND TEXAS RAILROAD FROM THE STATION AT BASTROP, 9.3 FEET NORTH OF THE NORTH RAIL, SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE ABUTMENT OF A BRIDGE OVER PINY CREEK. ELEVATION: 363.04 (NAVD83)
BENCH MARK NO. 30001 IS A PK NAIL WITH SHINER, AS SHOWN ON "PEARL 75-PHASE 1 SUBDIVISION, REPLAT OF A TRACT CALLED "RESERVE" OF LONE STAR STORAGE SUBDIVISION", AS RECORDED UNDER VOLUME 8, PAGE 11A OF THE BASTROP COUNTY PLAT RECORDS. ELEVATION: 405.66
BENCH MARK NO. 30002 IS A PK NAIL WITH SHINER, AS SHOWN ON "PEARL 75-PHASE 1 SUBDIVISION, REPLAT OF A TRACT CALLED "RESERVE" OF LONE STAR STORAGE SUBDIVISION", AS RECORDED UNDER VOLUME 8, PAGE 11A OF THE BASTROP COUNTY PLAT RECORDS. ELEVATION: 392.33
2. Water service is provided by the City of Bastrop.
3. Wastewater service is provided by the City of Bastrop.
4. Electric service is provided by Bluebonnet Electric Cooperative
5. All subdivision permits shall conform to the City of Bastrop Code of Ordinances, public improvement standards, and generally accepted engineering practices.
6. Construction Plans and Specifications for all subdivision improvements shall be reviewed and accepted by the City of Bastrop prior to any construction within the subdivision.
7. The owner of this subdivision, and his or her successors and assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirement of the City of Bastrop. The owner understands and acknowledges that plot vacation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. By approving this plat, the City of Bastrop assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or Certificate of Occupancy.
9. Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the City.
10. No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.
11. Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).
12. All new utilities will be underground.
13. Impact fees shall be assessed in accordance with the ordinance effective at the time of platting.
14. Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.
15. According to the Federal Emergency Management Agency Flood Insurance Rate Map, City of Bastrop, Texas, Map No. 48021C0355F, dated May 09, 2023, the subject property appears to be within Unshaded Zone "X", defined as area outside of 0.2% chance floodplain.
16. The degree of flood protection required by the City of Bastrop flood damage prevention order is considered reasonable for regulatory purposes and is based on scientific and engineering considerations, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. Acceptance of this plat by the City Council does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages, nor shall acceptance of this plat create liability on the part of City of Bastrop or any official or employee thereof for any flood damages that result from the reliance on the information contained within this plat or any administration decision lawfully made hereunder.
17. Temporary and permanent easements to be provided, as required at the City's sole discretion for off-site improvements.
18. Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.
19. No building, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Bastrop and/or Bastrop County.
20. All easements on private property shall be maintained by the property owner or his or her assignees.
21. No lot or structure shall be occupied prior to the Applicant submitting to the City of Bastrop documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABA).
22. Erosion and sedimentation controls constructed in accordance with the Code of Ordinances of the City of Bastrop are required for all construction on each lot, including single family and duplex construction.
23. Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
24. Sidewalks shall be constructed in accordance with the ordinances of the City of Bastrop.
25. Prior to construction of any improvements on lots in the subdivision, building permits will be obtained from the City of Bastrop.
26. Build-to lines shall be in accordance with the ordinances of the City of Bastrop.
27. P.U.E. is to be maintained by the developer.
28. All restrictions and notes from the previous existing subdivision, Lone Star Storage Subdivision, recorded under Volume 4, Page 163A, plat records, Bastrop County, Texas, shall apply to this plat.
29. Erosion and sedimentation controls are required for construction on each lot, including single-family, multi-family and duplex construction.
30. The Access Easement for Lots 6 & 7 shall remain in full compliance with Master Declaration of Covenants, Conditions, Restrictions, and Easements for the Sendero Bastrop Mixed Use Development, B.C.C.F. No. 202407538, at all times.
31. Subject to that certain Roadway Construction Agreement recorded in Volume 1799, Page 356 of the Official Public Records of Bastrop County, Texas.
32. Subject to that Declaration of Covenants, Conditions and Easements Regarding Construction of Public Improvements as recorded under Bastrop County Clerk's File No. 202304800 & 202304805.



REPLAT OF
LONE STAR STORAGE
- SENDERO

BEING A SUBDIVISION OF 49.78 ACRES OUT OF
THE NANCY BLAKEY SURVEY, A-98,
IN THE CITY OF BASTROP,
BASTROP COUNTY, TEXAS;
ALSO BEING A PARTIAL REPLAT OF "THE
RESERVE TRACT" AS SHOWN ON THE PLAT OF
LONE STAR STORAGE SUBDIVISION AS
RECORDED IN CABINET 4, PAGE 163-A OF THE
PLAT RECORDS OF BASTROP COUNTY, TEXAS.

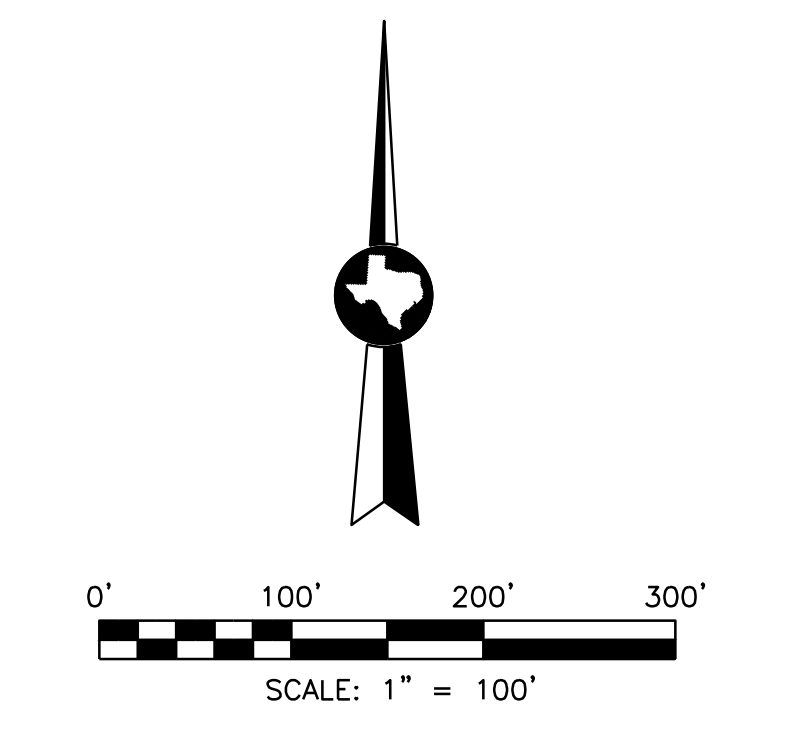
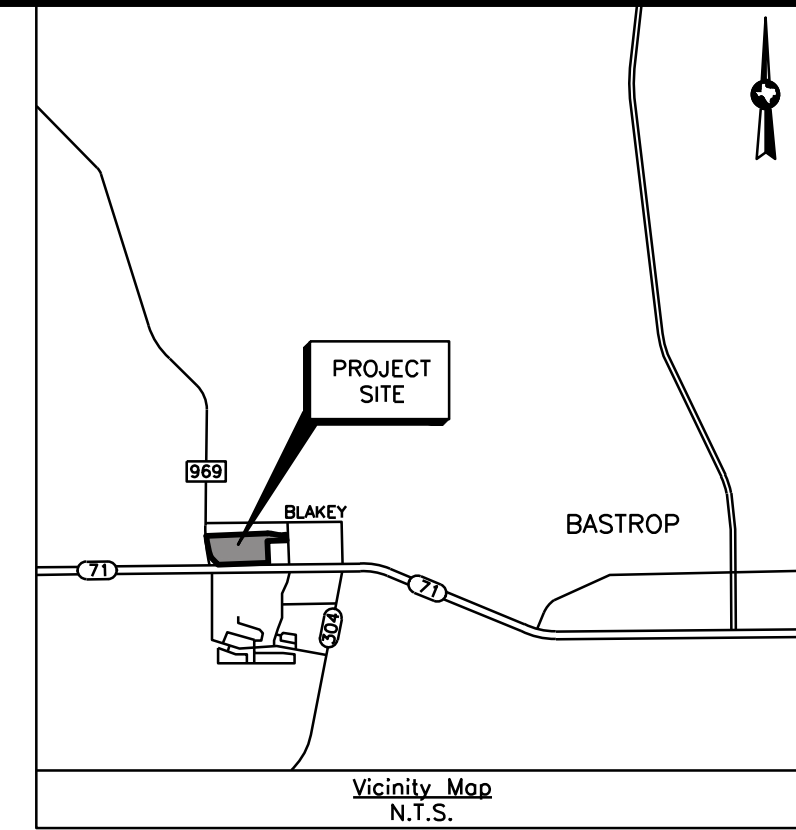
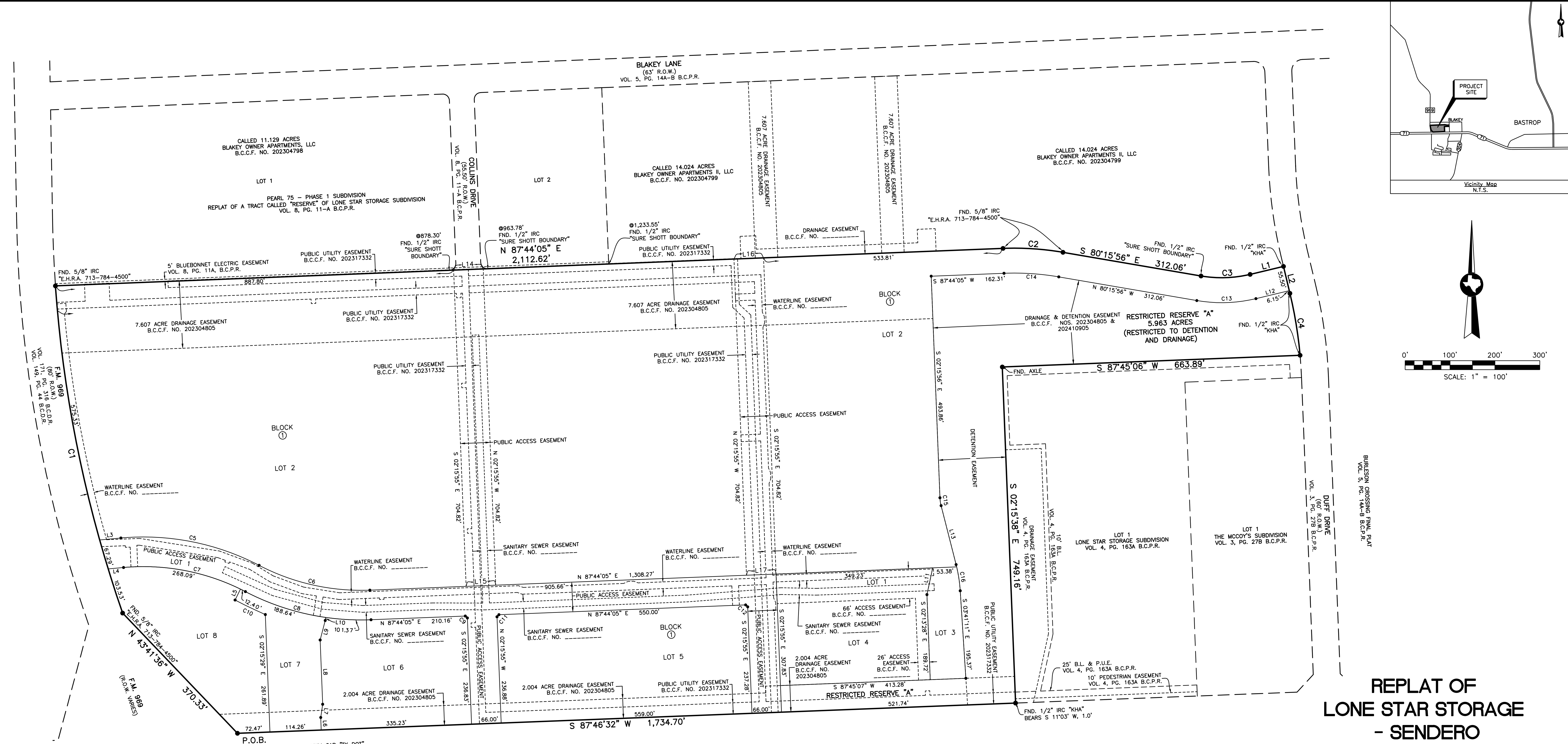
8 LOTS, 1 BLOCK, 1 RESERVE

OWNER
PRC 01 BASTROP, LLC,
A TEXAS LIMITED LIABILITY COMPANY

FEBRUARY, 2025



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
Firm No. F-726
Firm No. 10092300



REPLAT OF LONE STAR STORAGE - SENDERO

BEING A SUBDIVISION OF 49.78 ACRES OUT OF THE NANCY BLAKEY SURVEY, A-98, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF THE RESERVE TRACT AS SHOWN ON THE PLAT OF LONE STAR STORAGE SUBDIVISION AS RECORDED IN CABINET 4, PAGE 163-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

8 LOTS, 1 BLOCK, 1 RESERVE

OWNER
PRC 01 BASTROP, LLC,
A TEXAS LIMITED LIABILITY COMPANY

FEBRUARY, 2025

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
Firm No. F-726
Firm No. 10092300

LEGEND:
B.C.C.F. No. indicates Bastrop County Clerk's File Number
B.C.D.R. indicates Bastrop County Deed Records
B.C.P.R. indicates Bastrop County Plat Records
B.L. indicates Building Line
FND. indicates Found
IR indicates Iron Rod
IRC indicates Iron Rod with Cap
N.T.S. indicates Not To Scale
PC indicates Pole
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
VOL. indicates Volume

LOT AREA	
LOT #	ACREAGE
1	3.0338 ACRES
2	30.9376 ACRES
3	0.4231 ACRES
4	1.9162 ACRES
5	3.0999 ACRES
6	1.8326 ACRE
7	0.7893 ACRES
8	1.7851 ACRES
TOTAL	43.8176 ACRES

STATE HIGHWAY 71
(300' R.O.W.)
VOL. 205, PG. 111 B.C.D.R.
VOL. 89, PG. 73 B.C.D.R.
VOL. 148, PG. 299 B.C.D.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°32'41" E	76.40'
L2	S 13°27'18" E	61.65'
L3	N 84°50'52" E	47.54'
L4	N 84°50'52" E	34.42'
L5	S 26°07'07" W	27.10'
L6	N 02°13'52" W	28.03'
L7	N 08°21'38" E	29.76'
L8	N 02°15'30" W	143.21'
L9	N 14°31'10" E	44.97'
L10	N 08°12'53" E	6.85'
L11	S 12°13'04" W	60.86'
L12	S 76°32'41" W	76.40'
L13	S 14°15'56" E	135.51'
L14	S 87°44'05" W	66.00'
L15	N 87°44'05" E	66.00'
L16	S 87°44'05" W	66.00'
L17	N 87°44'05" E	66.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2824.80'	746.15'	743.99'	N 11°36'36" W	15°08'04"
C2	640.25'	134.09'	133.85'	S 86°15'56" E	12°00'00"
C3	272.25'	110.19'	109.44'	N 88°08'23" E	23°11'24"
C4	969.26'	139.95'	139.82'	S 09°19'19" E	8°16'22"
C5	558.00'	318.12'	313.83'	S 78°49'11" E	32°39'55"
C6	492.00'	255.71'	252.84'	S 77°22'34" E	29°46'42"
C7	492.00'	280.50'	276.71'	S 78°49'11" E	32°39'55"
C8	558.00'	290.01'	286.76'	S 77°22'34" E	29°46'42"
C9	4.50'	7.07'	6.36'	S 47°15'55" E	90°00'00"
C10	1117.88'	74.77'	74.76'	S 64°21'43" E	3°49'56"
C11	4.50'	7.07'	6.36'	N 42°44'05" E	90°00'00"
C12	4.50'	7.07'	6.36'	S 47°15'55" E	90°00'00"
C13	327.75'	132.65'	131.75'	S 88°08'22" W	23°11'23"
C14	584.77'	122.47'	122.25'	N 86°15'56" W	11°59'58"
C15	85.00'	17.80'	17.77'	S 08°15'56" E	11°59'59"
C16	320.00'	59.08'	59.00'	S 08°58'33" E	10°34'45"