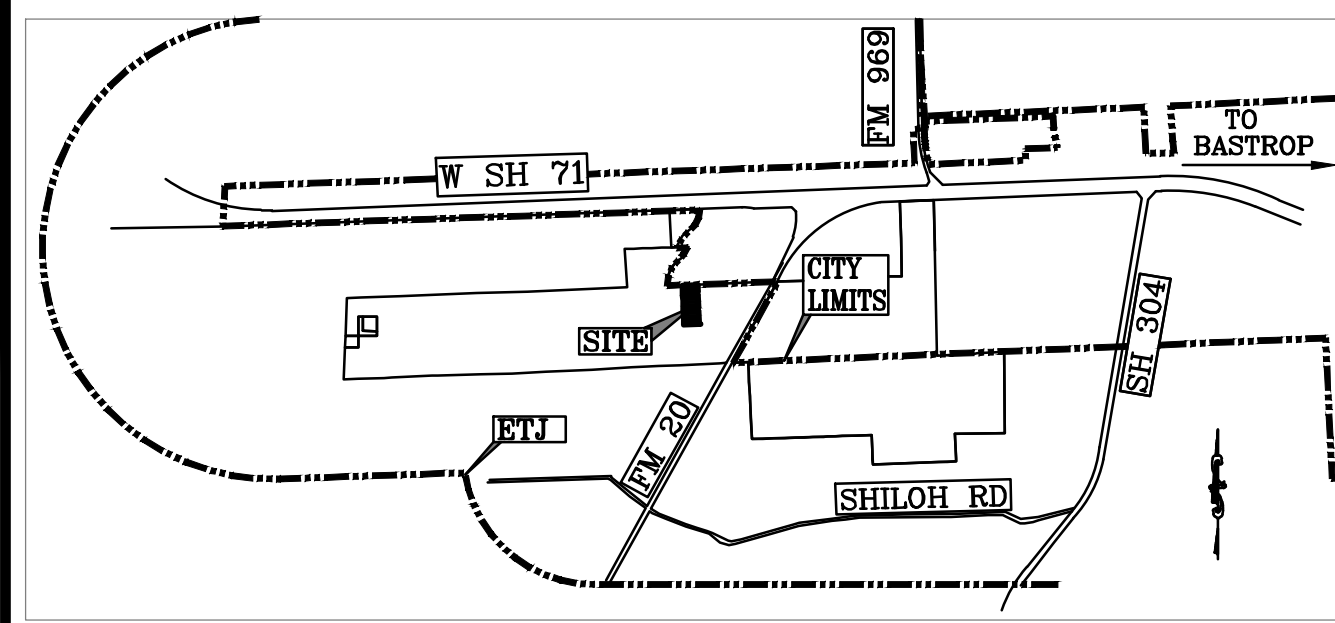


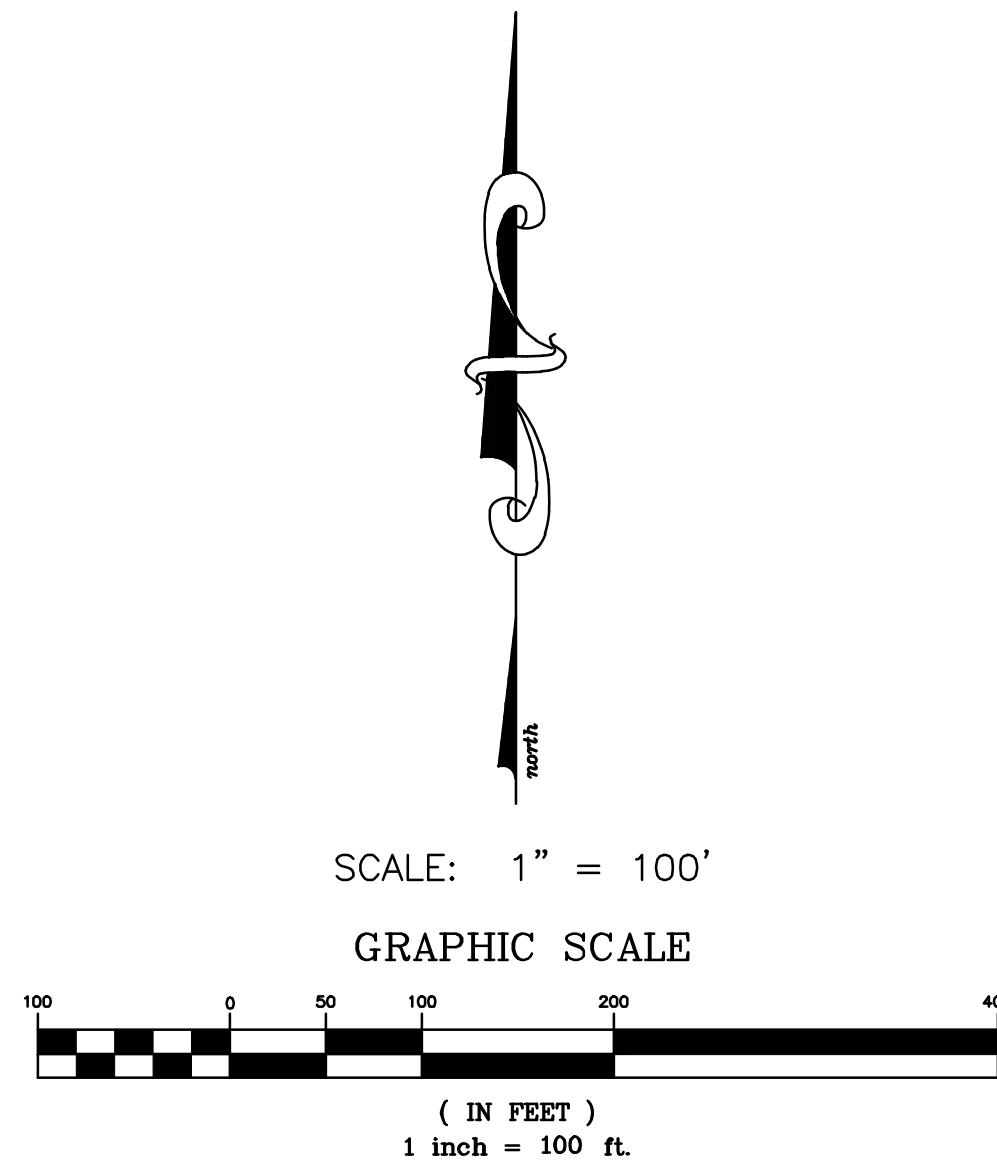
# THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 5



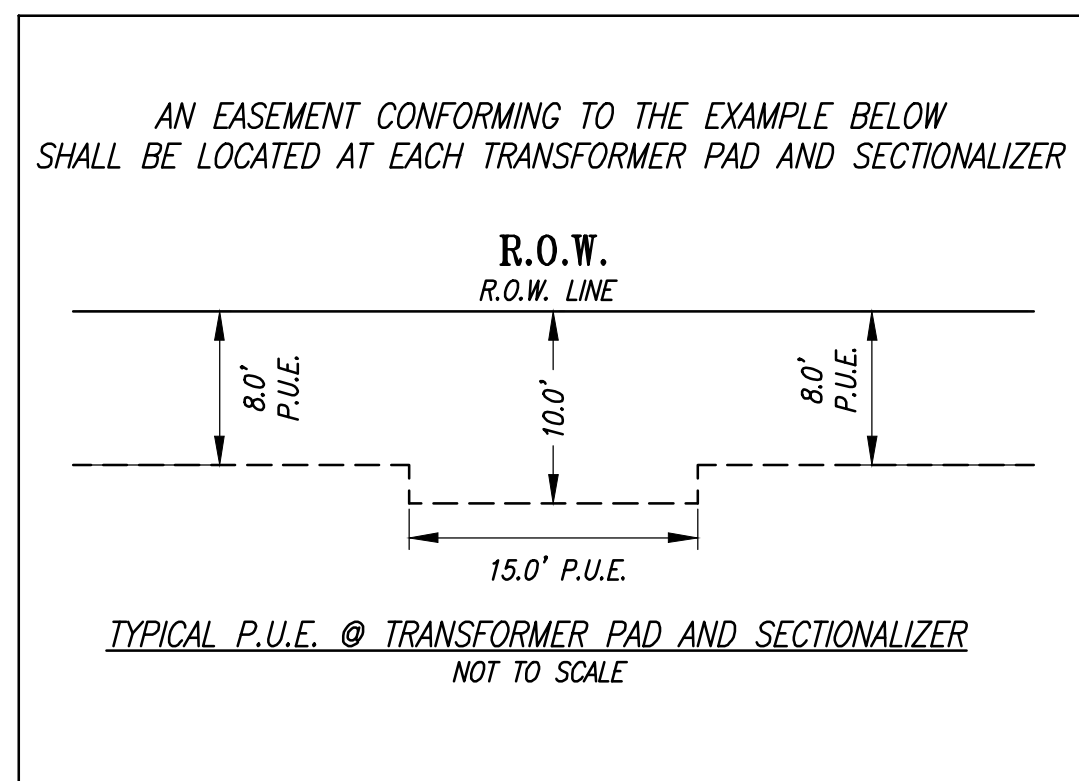
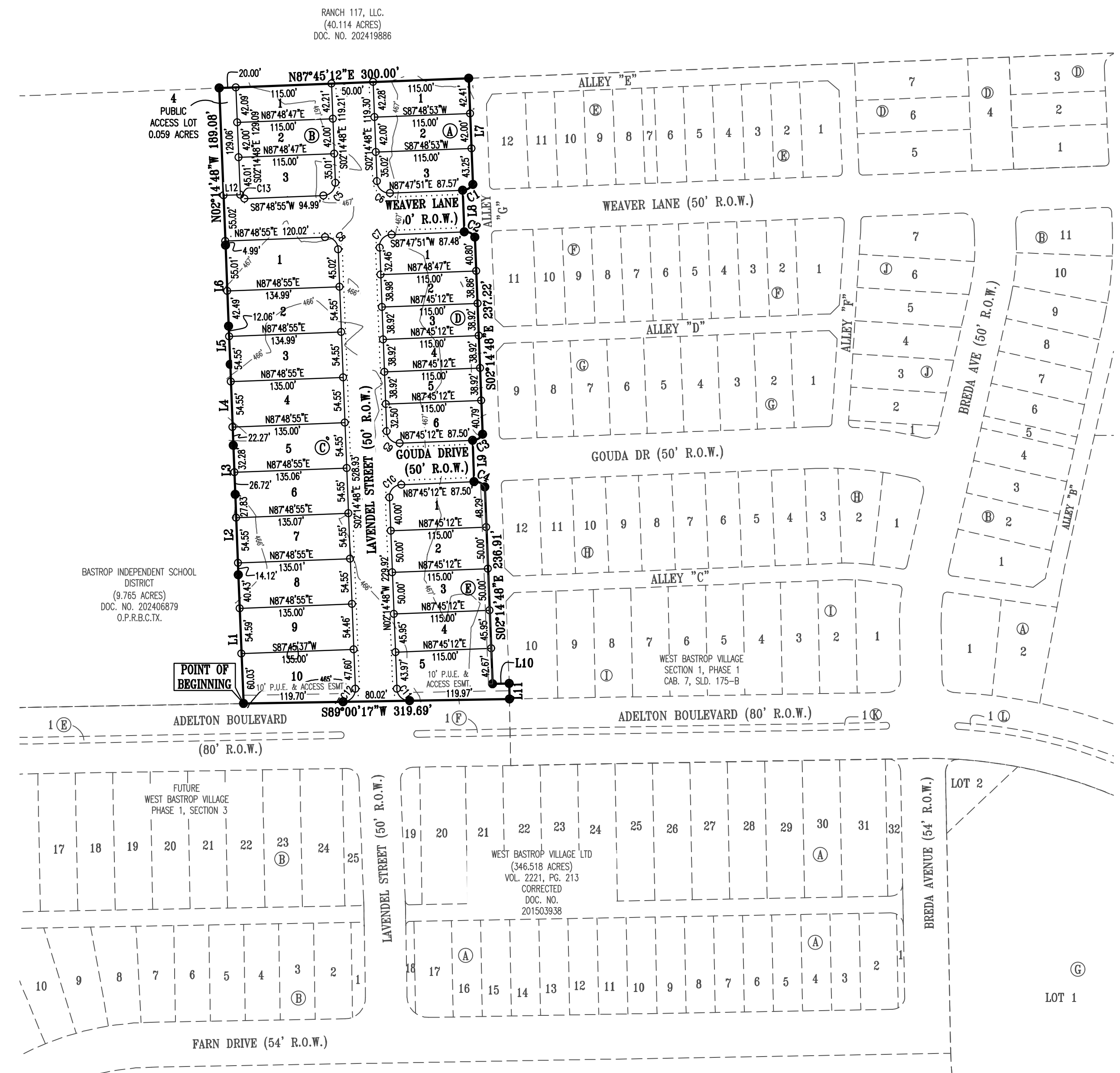
**LOCATION MAP**  
NOT TO SCALE

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	14.72	15.00	S59°25'54"W	14.14	8.02	56°14'35"
C2	14.78	15.00	S64°01'32"E	14.19	8.05	56°26'34"
C3	14.78	15.00	S59°31'55"W	14.19	8.05	56°26'34"
C4	14.78	15.00	S64°01'31"E	14.19	8.05	56°26'34"
C5	23.58	15.00	S42°47'03"W	21.22	15.02	90°03'43"
C6	23.55	15.00	S47°12'57"E	21.20	14.98	89°56'17"
C7	23.58	15.00	S42°47'03"W	21.22	15.02	90°03'43"
C8	23.55	15.00	S47°12'57"E	21.20	14.98	89°56'17"
C9	23.56	15.00	S47°14'48"E	21.21	15.00	90°00'00"
C10	23.56	15.00	S42°45'12"W	21.21	15.00	90°00'00"
C11	23.23	15.00	S46°37'16"E	20.88	14.68	88°44'55"
C12	23.89	15.00	S43°22'37"W	21.44	15.33	91°14'50"
C13	7.87	5.00	S47°06'59"E	7.08	5.01	90°08'22"

Line #	Length	Direction
L1	155.05	N02°14'48"W
L2	96.50	N02°18'24"W
L3	59.00	N02°08'55"W
L4	97.50	N02°14'48"W
L5	45.93	S02°13'48"W
L6	97.49	N02°15'17"W
L7	127.66	S02°14'48"E
L8	50.00	S02°11'13"E
L9	50.00	S02°14'48"E
L10	20.00	N88°20'44"E
L11	18.71	S01°03'59"E
L12	20.00	S87°45'12"W



- LEGEND**
- CAPPED 1/2" CAPPED IRON ROD SET STAMPED "CBO SETSTONE"
  - CAPPED 1/2" CAPPED IRON ROD FOUND STAMPED "CBO SETSTONE" UNLESS OTHERWISE NOTED
  - 1 LOT NUMBER
  - Ⓐ BLOCK LETTER
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - SIDEWALK



DATE: FEBRUARY 5, 2025

OWNER:  
WEST BASTROP VILLAGE LTD.  
2043 S. LAMAR BLVD, SUITE 2150  
AUSTIN, TX 78704  
PHONE: (512) 472-7455  
FAX: (512) 472-7499

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, Inc.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5160  
(512) 280-5165 fax

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. F.E.M.A. MAP NO. 48021C0335F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193.

NOTE:  
ZONING IS SF-7-PD PER THE PLANNED DEVELOPMENT AGREEMENT.

REVISION	DATE	BY	COMMENT

TOTAL ACREAGE: 5.100 ACRES  
SURVEY: NANCY BLAKEY SURVEY, A-98

RESIDENTIAL LOTS: 27 TOTAL: 3.785 ACRES  
R.O.W.: TOTAL: 1.256 ACRES  
PRIVATE ALLEY: TOTAL: 0.059 ACRES

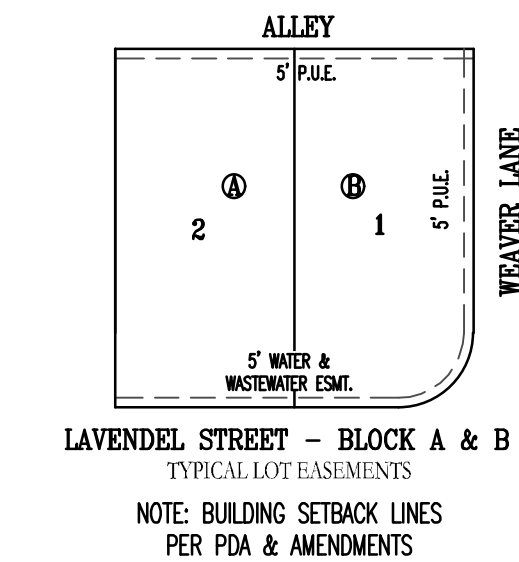
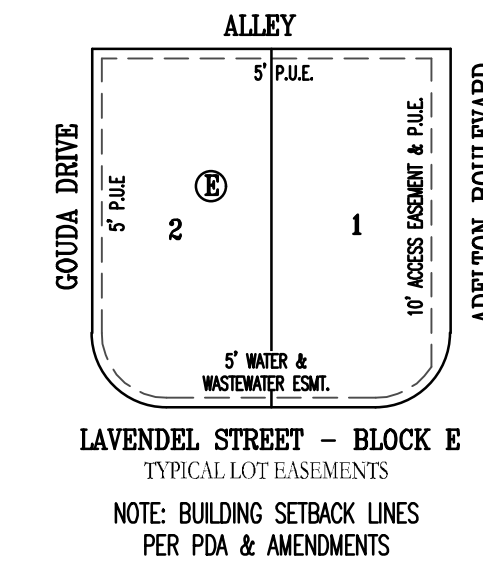
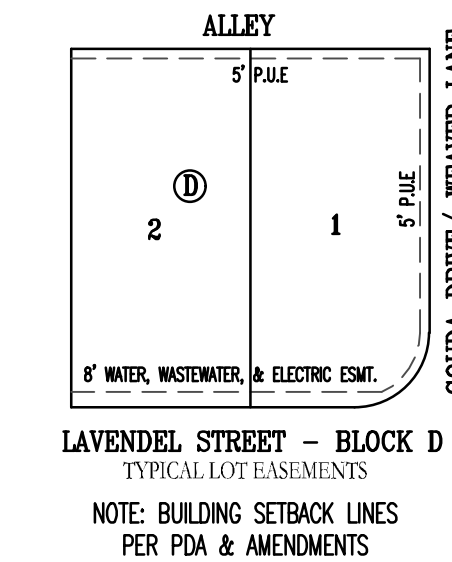
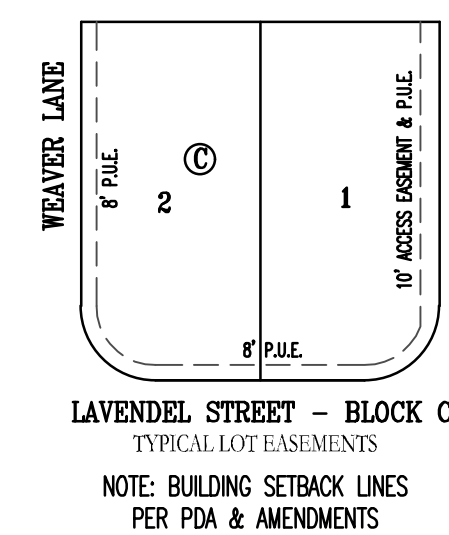
NO. OF BLOCKS: 5

LINEAR FOOTAGE OF RIGHT-OF-WAY

GOUDA DRIVE	50' R.O.W.	128'	LOCAL
LAVENDEL STREET	50' R.O.W.	744'	LOCAL
WEAVER LANE	50' R.O.W.	288'	LOCAL
TOTAL		1,160'	

LINEAR FOOTAGE OF PUBLIC ACCESS LOTS

LOT 4, BLOCK B	20' R.O.W.	159'
TOTAL		159'



**SHEET NO. 1 OF 2**

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #E3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE PRELIMINARY PLAT OF  
**WEST BASTROP VILLAGE PHASE 1, SECTION 5**

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

THAT, WE WEST BASTROP VILLAGE, LTD. BEING THE OWNER OF A CALLED 346.518 ACRE TRACT OF LAND, CONVEYED BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.100 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

**"WEST BASTROP VILLAGE PHASE 1, SECTION 5"**

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

WEST BASTROP VILLAGE LTD. (C/O MYRA GOEPP)  
2043 S. LAMAR BLVD, SUITE 2150  
AUSTIN, TX 78704

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

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 OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

I, MAHER HARMOUICHE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, 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.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAHER HARMOUICHE, P.E. NO. 143982  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

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

THAT I, ERIC J. DANNHEIM, 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 REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW ONLY. RELEASE DATE 01/27/25.

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ERIC J. DANNHEIM, R.P.L.S. NO. 6075  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE  
PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:  
ATTEST:

PLANNING & ZONING COMMISSION CITY SECRETARY  
CHAIRPERSON

GENERAL NOTES:

- THE BENCHMARKS USED ARE:  
BM #1 CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3231956.5610', NORTHING 10014765.9350'. ELEVATION 407.77' (NAVD88)  
BM #2 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3229745.1490', NORTHING 10014694.9000'. ELEVATION 460.29' (NAVD88)
- WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
- WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
- ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP, BCESD #1, AND THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 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 REQUIREMENTS OF THE CITY OF BASTROP AND THE WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT 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.
- BY APPROVING THIS FINAL 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 THE 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.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING AND THE WATER AND WASTEWATER WHOLESALE AGREEMENTS RESOLUTION NO. R-2019-99 AND R-2019-100 RESPECTIVELY.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- IN THE EVENT THAT OFF-SITE IMPROVEMENTS ARE INCLUDED, OWNER AGREES TO PROVIDE CITY WITH TEMPORARY AND PERMANENT EASEMENTS FOR ACCESS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS OR AS APPROVED ON THE PIP. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE OR AS APPROVED ON THE PIP.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS AND EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE MAINTAINED ACCORDING TO THE EASEMENT DEDICATION LANGUAGE.
- 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.
- 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 DRAINAGES WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE) SHALL BE MAINTAINED BY THE WEST BASTROP MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

METES AND BOUNDS

BEING THAT CERTAIN 5.100 ACRE TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A CALLED 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 5.100 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' AT THE SOUTHEAST CORNER OF A CALLED 9.765 ACRE TRACT OF LAND CONVEYED TO BASTROP INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN DOCUMENT NUMBER 202406879, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE, AND WITH THE EAST LINE OF SAID 9.765 ACRE TRACT OF LAND, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- NO2'14'48"W, A DISTANCE OF 155.05 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- NO2'18'24"W, A DISTANCE OF 96.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- NO2'08'55"W, A DISTANCE OF 59.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- NO2'14'48"W, A DISTANCE OF 97.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- NO2'13'48"W, A DISTANCE OF 45.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- NO2'15'17"W, A DISTANCE OF 97.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- NO2'14'48"W, A DISTANCE OF 189.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' ON THE NORTH LINE OF SAID 346.518 ACRE TRACT OF LAND, BEING ON THE SOUTH LINE OF A CALLED 40.114 ACRE TRACT OF LAND CONVEYED TO RANCH 117, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 202419886, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N87'45'12"E, WITH THE COMMON LINE OF SAID 40.114 ACRE TRACT AND SAID 346.518 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE SECTION 1, PHASE 1, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 175-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, BEING AT THE INTERSECTION OF THE NORTH LINE OF ALLEY 'E' AND THE WEST LINE OF ALLEY 'G' SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT AND WITH THE WEST LINE OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

- S02'14'48"E, A DISTANCE OF 127.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.72 FEET, AND A CHORD THAT BEARS S59'25'54"W, A DISTANCE OF 14.14 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- S02'11'13"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S64'01'32"E, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- S02'14'48"E, A DISTANCE OF 237.22 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S59'31'55"W, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- S02'14'48"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.78 FEET, AND A CHORD THAT BEARS S64'01'31"E, A DISTANCE OF 14.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- S02'14'48"E, A DISTANCE OF 236.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- N88'20'44"E, A DISTANCE OF 20.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- S01'03'59"E, A DISTANCE OF 18.71 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, BEING AT THE NORTH TERMINUS CORNER OF ADELTON BOULEVARD (80' R.O.W.), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S89'00'17"W, OVER AND ACROSS SAID 346.518 ACRE TRACT OF LAND, A DISTANCE OF 319.69 FEET TO THE POINT OF BEGINNING, CONTAINING 5.100 ACRES OF LAND.

**SHEET NO. 2 OF 2**

