

THE STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN THESE PRESENTS

THAT I, SPENCER HARKNESS, BEING THE OWNER OF 11.129 ACRES OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS AND BEING PORTION OF A TRACT CALLED "RESERVE" ON THE PLAT OF LONE STAR STORAGE SUBDIVISION RECORDED IN CABINET 4, PAGE 163-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN 74.974 ACRE TRACT CONVEYED TO PRC 01 BASTROP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NO. 202200112, OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

PEARL 75 - PHASE 1 SUBDIVISION,
REPLAT OF A TRACT CALLED "RESERVE" OF LONE STAR STORAGE SUBDIVISION

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.

BY: _____
SPENCER HARKNESS
MANAGING PARTNER
PEARL RIVER COMPANY
2727 ALLEN PARKWAY STE. 1600
HOUSTON, TEXAS 77019

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SPENCER HARKNESS, KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20___, A.D.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, ANDREW B. GRAHAM, 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.

ANDREW B. GRAHAM, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 139295
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, SUITE 100, BUILDING 2
AUSTIN, TEXAS 78735
PH: (512) 646-2237
andy.graham@kimley-horn.com

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN G. MOSIER, 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.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: 210-321-3402
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES:

- 1. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KHA", AFTER CONSTRUCTION, AND PRIOR TO LOT SALES, UNLESS NOTED OTHERWISE.
- 2. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 1.0000139976 TO CONVERT TO THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 3. ACCORDING TO COMMUNITY PANEL NO. 480210335E, EFFECTIVE DATE: JANUARY 19, 2006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN, ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°08'35"	2824.79'	746.59'	N11°36'52"W	744.42'
C2	3°01'30"	2824.79'	149.13'	N02°31'49"W	149.11'
C3	90°00'00"	15.00'	23.56'	S47°15'56"E	21.21'
C4	90°00'00"	15.00'	23.56'	S42°44'04"W	21.21'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
LOT 1	8.058	351,015
LOT 2	2.568	111,849
PHASE 1 BOUNDARY	11.129	484,764

STREET TABLE

LOT NO.	ACRES	SQ. FT.
COLLINS DRIVE ROW	0.503	21,900

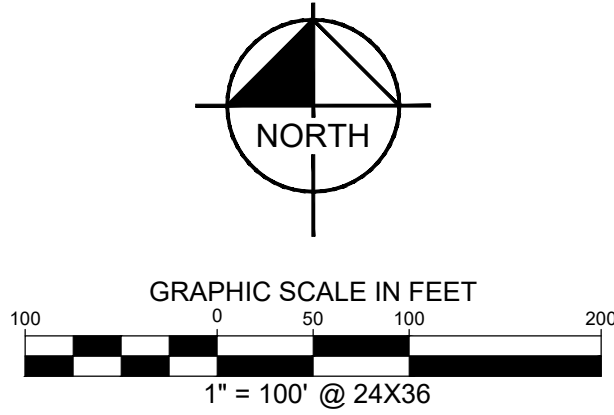
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
SUITE 100, BUILDING 2
AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 646-2237
CONTACT: ANDREW B. GRAHAM, P.E.

OWNER/DEVELOPER:
SPENCER HARKNESS
MANAGING PARTNER
PEARL RIVER COMPANY
2727 ALLEN PARKWAY STE. 1600
HOUSTON, TEXAS 77019
CONTACT: 504-236-4422

PROPERTY ADDRESS:
807 W. STATE HIGHWAY 71
BASTROP, TEXAS 78602

PEARL 75 - PHASE 1 SUBDIVISION,
REPLAT OF A TRACT CALLED
"RESERVE" OF LONE STAR STORAGE
SUBDIVISION



LEGEND

○ IRSC	1/2" IRON ROD WITH "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
IRFC	1/2" IRON ROD FOUND (W/ CAP STAMPED "___")
IRF	1/2" IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND
OPRBC	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
PRBC	PLAT RECORDS OF BASTROP COUNTY
ROW	RIGHT-OF-WAY
VOL	VOLUME
P.G.	PAGE
DOC	DOCUMENT
CAB	CABINET
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
---	CITY LIMIT LINE
---	ADJONER LOT LINE
---	PHASE BOUNDARY LINE
---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE

A METES AND BOUNDS
DESCRIPTION OF A
11.129 ACRE TRACT OF LAND

BEING a 11.129 acre (484,764 square feet) tract of land situated in the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas, and being a portion of a tract called "Reserve" on the plat of Lone Star Storage Subdivision, recorded in Cabinet 4, Page 163-A of the Plat Records of Bastrop County, also being a portion of that certain 74.974 acre tract described in instrument to PRC 01 Bastrop, L.L.C. recorded in Document No. 202200112 of the Official Public Records of Bastrop County, and being more particularly described by metes and bounds as follows:

COMMENCING, at a "TXDOT" concrete monument found marking the southeast end of a cutback corner at the intersection northerly right-of-way line of State Highway 71 (300' right-of-way wide) and the easterly right-of-way line of Farm to Market Road 969 (80' right-of-way wide), and making the southern-most southwest corner of the herein described tract:

THENCE, in a northwesterly direction along a said Farm to Market Road 969 the following four (4) courses and distances:
1. North 43°37'41" West, 370.98 feet to a "TXDOT" concrete monument found for corner;
2. in a northerly direction along a non-tangent curve to the right, having a radius of 2824.79 feet, a chord North 11°36'52" West, 744.42 feet, a central angle of 15°08'35", and an arc length of 746.59 feet to a POINT OF BEGINNING and southwest corner of the herein described tract;
3. in a northerly direction continuing along a tangent curve to the right, having a radius of 2824.79 feet, a chord North 02°31'49" West, 149.11 feet, a central angle of 03°01'30", and an arc length of 149.13 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 02°28'48" West, 243.14 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner.

THENCE, North 87°41'49" East, 1235.00 feet departing the westerly right-of-way line of said Farm to Market Road 969 and along the southerly line of Blakey Lane "North Road Segment II" recorded in Volume 1799, Page 356 of the Official Public Records of Bastrop County, to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE, departing the southerly line of said Blakey Lane, and crossing aforesaid 74.974 acre tract the following two (2) courses and distances:
1. South 02°15'56" East, 393.06 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 87°44'04" West, 1233.54 feet to the POINT OF BEGINNING, and containing 11.129 acres of land in Bastrop County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 1.0000139976. This description was generated on 10/19/2022 at 2:15 PM, based on geometry in the drawing file K:\SNA_Survey\067780345-PEARL_RVR-BASTROP_75AC\DWG\Exhibits\11.129 AC - MF Lot 1 M&B.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

APPROVED THIS ___ DAY OF _____, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

ADMINISTRATIVELY APPROVED AND ACCEPTED BY THE CITY OF BASTROP THIS ___ DAY OF _____

APPROVED: _____ ATTEST: _____

CITY MANAGER _____ CITY SECRETARY _____

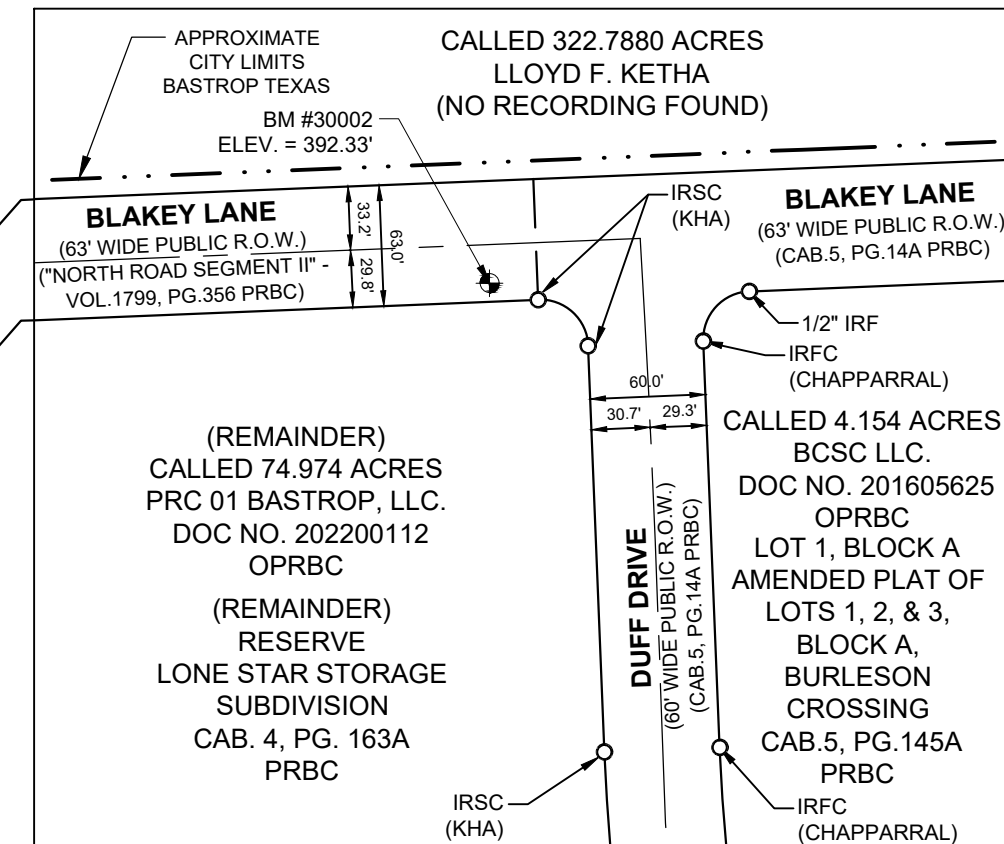
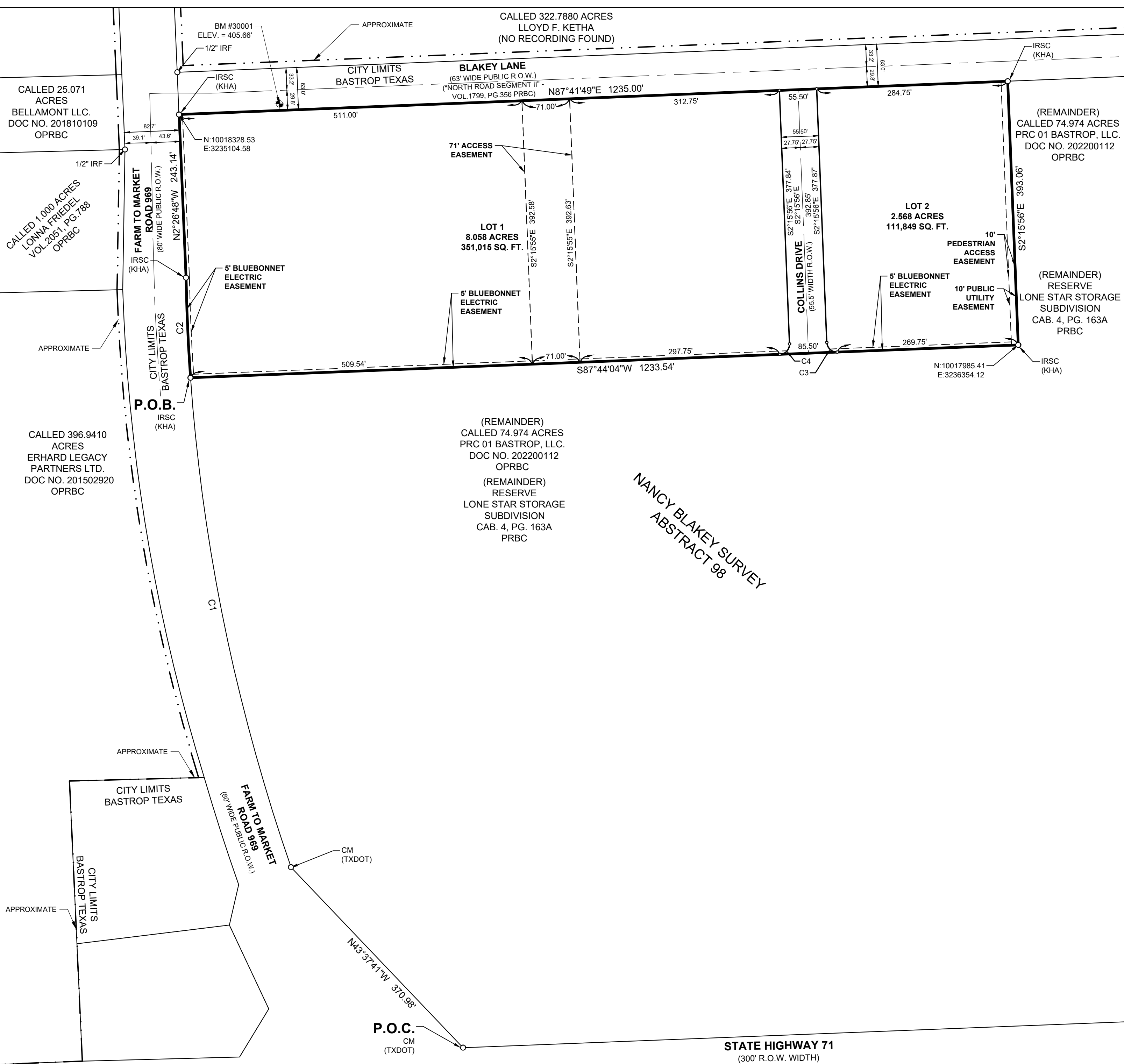
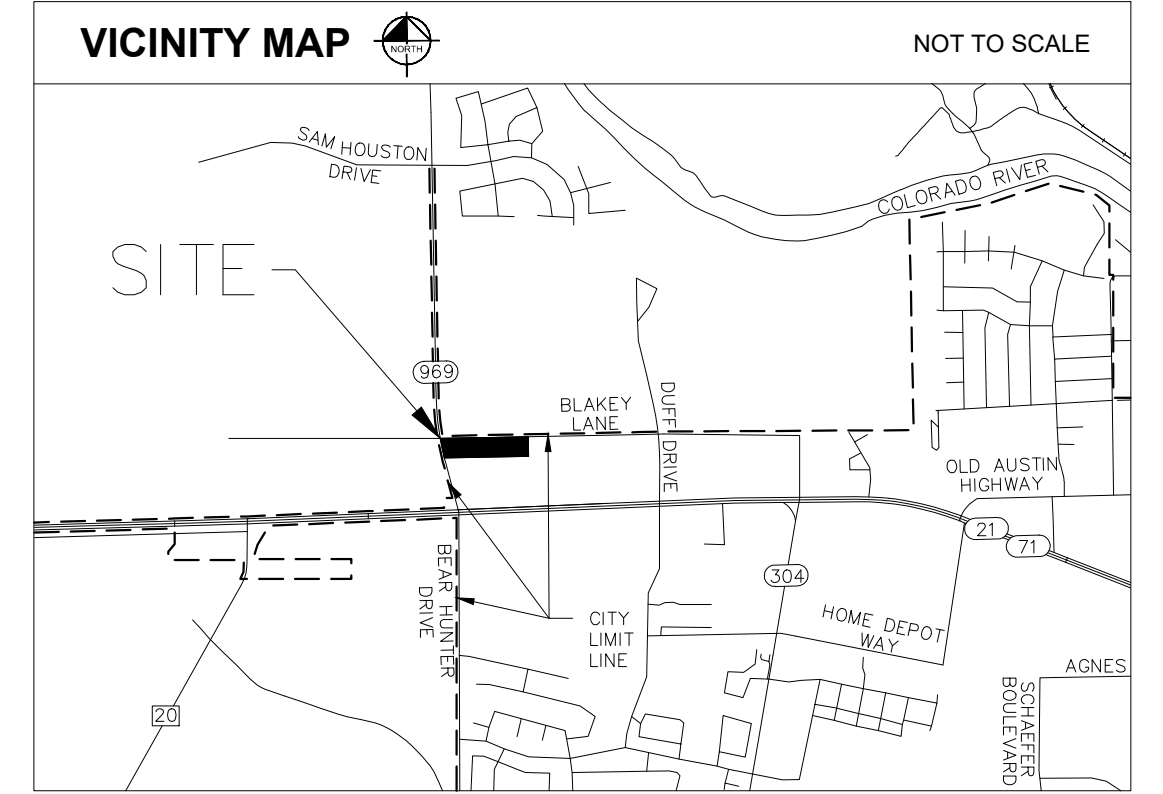
DIRECTOR OF PLANNING _____

COUNTY OF BASTROP:
KNOW ALL ME BY THESE PRESENTS:

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, TEXAS



GENERAL NOTES:

BENCH MARKS USED ARE:
BENCH MARK NO. 3001 DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS ELEVATION = 405.66'
BENCH MARK NO. 3002 DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS ELEVATION = 392.33'

WATER SERVICE IS PROVIDED BY: THE CITY OF BASTROP
WASTEWATER SERVICE IS PROVIDED BY: THE CITY OF BASTROP
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC

- 1. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JANUARY 26, 2023.
- 2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 3. 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.
- 4. 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. 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.
- 5. 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.
- 6. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- 8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- 9. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 10. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 11. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 12. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- 14. 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.
- 15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 16. 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).
- 17. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTION 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.
- 18. 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 CONDUITORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 19. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- 20. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- 21. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- 22. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, "RESERVE" ON THE PLAT OF LONE STAR STORAGE SUBDIVISION, RECORDED IN CABINET 4, PAGE 163-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973 Tel No. (210) 541-9166
www.kimley-horn.com
Scale 1" = 100' Drawn by DJG Checked by JGM Date 2/16/2023 Project No. 067780345 Sheet No. 1 OF 1