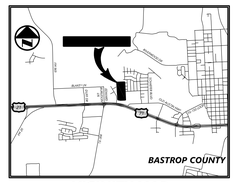
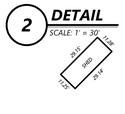
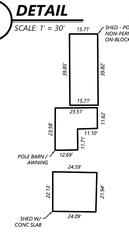


VICINITY MAP
(SCALE:1" = 5,000)

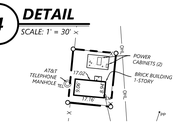
2 DETAIL
SCALE: 1' = 30'



3 DETAIL
SCALE: 1' = 30'



4 DETAIL
SCALE: 1' = 30'



NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS (GF. NO. 4712023439-A)

10. *Rights of tenants in possession, as tenants only, under unrecorded lease agreements.*
(Not survey related)

11. *Intentionally deleted.*

12. *All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.*

13. *The following matters as shown on plat recorded in Plat Cabinet 2, Page 259B, Plat Record of Bastrop County, Texas. : (Tract 2)*
a. 15 foot wide public utility easement, as shown on survey prepared by Westwood Professional Services, Inc., Michael Jack Needham, RPLS No. 5183, Job No. 0043796.00, dated May 2, 2023, last revised _____ , 2023 (the "Survey").
b. Area 1A to be reserved for the owner(s) of Lot 1 for sign purposes.
(As shown hereon. Affects the property surveyed, located along the east line of Tract 2.)

14. *Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document, as shown on the survey:*
Granted to: Lower Colorado River Authority
Purpose: electric lines and systems
Recording Date: September 23, 1961
Recording No: Volume 155, Page 232, Deed Records of Bastrop County, Texas.
(As shown hereon. Affects the property surveyed, located along the northwest corner of Tract 1.)

15. *Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document, as noted on the Survey:*
Granted to: Aqua Water Supply Corp.
Purpose: water pipe lines
Recording Date: January 28, 1970
Recording No: Volume 194, Page 656, Deed Records of Bastrop County, Texas.
(Unable to plot, blanket in nature, no visible evidence found.)

16. *Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document, as shown on the Survey:*
Granted to: Bluebonnet Electric Cooperative, Inc.
Purpose: electric distribution line or system and appurtenances
Recording Date: August 9, 1985
Recording No: Volume 385, Page 294, Official Records of Bastrop County, Texas.
(As shown hereon. Affects the property surveyed, located along the east line of Tract 2.)

17. *Intentionally deleted.*

18. *Granted to: City of Bastrop*
Purpose: water line
Recording Date: December 14, 1998
Recording No: Volume 952, Page 256, Official Records of Bastrop County, Texas.
(As shown hereon. Affects the property surveyed, located along the south line of Tract 1.)

19. *Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document, as shown on the Survey:*
Granted to: City of Bastrop
Purpose: Public Utility Easement and Temporary Access & Construction Easement
Recording Date: September 13, 2021
Recording No: 202119722; corrected by Instrument No. 202217429, Official Public Records of Bastrop County, Texas.
Affects: Tract 1
(As shown hereon. Affects the property surveyed, located in the area near the southwest corner of Tract 1.)

20. *Intentionally deleted.*

21. *Any rights, easements, interests or claims which may exist by reason of or reflected by overhead utility lines along and across Tract 1.*
(As shown on the Survey)

22. *Any rights, easements, interests or claims which may exist by reason of or reflected by gas and fiber optic lines across the south line of Tracts 1 & 2.*
(As shown on the Survey)

23. *Any rights, easements, interests or claims which may exist by reason of or reflected by encroachment/protrusion of fence along the east and west lines of Tract 1.*
(As shown on the Survey)

24. *Denial of Access along a portion of the south line of Tract 1 according to TXDOT Plat AUS026504AF.*
(As shown on the Survey)

25. *Section 14 of the Conditions of this policy is hereby deleted.*

TABLE A ITEMS:

2. *Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. -* ***As shown hereon (Tract 1). No address observed (Tract 2).***

3. *Flood zone classification depicted by scaled map location and graphic plotting only. -* ***As shown hereon.***

4. *Gross land area (and other areas if specified by the client). -* ***As shown hereon.***

7. *(a) Exterior dimensions of all buildings at ground level. -* ***As shown hereon.***

8. *Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). -* ***As shown hereon.***

14. *As specified by the client, distance to the nearest intersecting street. -* ***As shown hereon.***

16. *Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. -* ***None observed.***

NOTES

1. *Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203.*
Distances and areas reported have been scaled by applying the TxDOT surface adjustment factor of 1.00003.

2. *Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Bastrop County, Texas and Incorporated Areas,*
Map No. 48021C0335E, Community-Panel No. 481193 0355 E, Revised Date: January 19, 2006.
All of the subject property is shown to be located in Zone "X" on said map.
The location of the said floodzones is based on said map, is approximate and is not located on the ground.
Relevant zones are defined on said map as follows:

Zone "X" (Unshaded) - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.

Zone "X" (Shaded) - Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

3. *This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Chicago Title Insurance Company, GF No. 4712023439-A, effective date April 30, 2023, issued May 25, 2023.*

4. *All underground utility information depicted on the survey is based on available record information on file at the City of Bastrop and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTess) and depicted hereon the visible and apparent markings on the ground as a result of locate #2358693843.*

5. *This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.*

6. *Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.*

7. *The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.*

8. *Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.*

9. *Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.*

10. *Intrusions or protrusions are as shown. Whether the intrusion or protrusion rises to the level of being an encroachment is a matter of law which takes into consideration currently unknown conditions.*

SURVEYOR'S CERTIFICATE

To: HLC Communities LLC, a Texas limited liability company;
Charles Gordon Rosanky, Trustee of the Charles Gordon Rosanky Family Trust;
Chicago Title Insurance Company;
Hayden Lunsford: and
Wick Phillips Gould & Martin, LLP:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 14 and 16 of Table A thereof.
The field work was completed on May 1, 2023.

Date of Plat or Map: June 27, 2023.

Michael Jack Needham
Registered Professional Land Surveyor
No. 5183
Michael.Needham@westwoodps.com
www.westwoodps.com

LISTENING FOR YOU
6/27/2023, 12:26 PM
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BOUNDARY DESCRIPTION (AS SURVEYED)

TRACT 1:
23.885 ACRES *of land in the City of Bastrop, Bastrop County, Texas, being out of the Nancy Blakey Survey, Abstract 98, said 23.885 acres being all of that tract of land titled as Tract A in the deed from Charles Gordon Rosanky to Charles Gordon Rosanky, Trustee of the Charles Gordon Rosanky Family Trust dated August 10, 1998, and recorded in Volume 953, Page 533, Bastrop County Official Public Records, said Tract A being described as 44.04 acres save and except 20.00 acres leaving 24.04 acres.*

BEGINNING *at the northeast corner of said 44.04 acres also being the northeast corner of said 24.04 acres, said corner being marked by a found concrete marker.*

THENCE S 02°19'53" E 1604.33' *along the east line of said 44.04 acre tract also being the east line of said 24.04 acre tract, at 124.39' passing 0.40' to the right of a ½" iron rod with a plastic identifier cap marked "RPLS 4094" found marking the common corner between Lots 16 and 17, Block L, Riverside Grove Subdivision Phase 6 (Plat Cabinet 4, Slide 52-B), at 214.83' passing 0.42' to the right of a ½" iron rod with a plastic identifier cap marked "RPLS 4094" found marking the common corner between Lots 7 and 8, Block L, Riverside Grove Subdivision Phase 6, at 305.33' passing 0.29' to the right of a ½" iron rod with a plastic identifier cap marked "RPLS 4094" found marking the common corner between Lots 6 and 7, Block L, Riverside Grove Subdivision Phase 6, at 582.98' passing a ½" iron rod found marking the northwest corner of Lot 7, Block B of Riverside Grove Subdivision Phase 1 (Plat Cabinet 3, Page 118-B), at 1412.92' passing a ½" iron rod found marking the southwest corner of said Lot 7, continuing along the east lines of said 44.04 acre and 24.04 acre tracts and along the west line of said Riverside Grove Subdivision Phase 1 to the southeast corner of said 44.04 acre tract also being the southeast corner of said 24.04 acre tract, said corner being called the north line of State Highway 71 (no deed found);*

THENCE S 87°19'49" W 436.55' *along the south line of said 44.04 acre tract also being the south line of said 24.04 acre tract, said line being called the north line of State Highway 71 (no deed found) to the east corner of the 11.534 acre tract of land described in the right of way deed to the State of Texas recorded in Volume 148, Page 299, Bastrop County Deed Records, said corner being in the north line of Highway 71 and being marked with a 1/2" iron rod found with an aluminum disk marked "TxDOT";*

THENCE *along the north line of said 11.534 acre tract being the north line of said State Highway 71 with a curve turning to the left* ***with an arc length of 199.17', with a radius of 5358.89', with a chord bearing of N 80°33'20" W, and with a chord length of 199.16'****, to the southeast corner of said 20.00 acre tract save and excepted from said 44.04 acre tract, said corner being located 0.45' S03°42'44"E of the southeast corner of Lot 1A of the Settlement on the Colorado (Plat Cabinet 2, Slide 259-B), said corner of Lot 1A being reestablished from other monuments found marking the corners of said Lot 1A, said corner of 20.00 acre tract also being located 0.73' S71°33'20"E of an iron rod found with a red plastic identifier cap with illegible marking;*

THENCE N 03°42'44" W 1568.92' *along the east line of said 20.00 acre tract save and excepted from said 44.04 acre tract, said line now being the east line of said Settlement on the Colorado to the north line of said 44.04 acre tract, said point being located 0.45' N 03°42'44"W of a ½" iron rod found at the northeast corner of said Settlement on the Colorado, said point in the north line of said 44.04 acre tract also being located 573.58' N87°51'25"E of a concrete marker found at the northwest corner of said 44.04 acre tract;*

THENCE N 87°51'25" E 669.32' *along the north line of said 44.04 acre tract also being the north line of said 24.04 acre tract to the point of beginning, this tract having an area of 23.885 acres.*

BOUNDARY DESCRIPTION (AS SURVEYED)

TRACT 2:
0.158 ACRES *of land in the City of Bastrop, Bastrop County, Texas, being out of Lot 1A of the Settlement on the Colorado (Plat Cabinet 2, Slide 259B), said subdivision being out of the Nancy Blakey Survey, Abstract 98, said 0.158 acres being all of said Lot 1A save and except 0.017 acres described in the deed from Victoria Bank & Trust Company - Central to Mohammad Mike Mematpour dated May 12,1990, recorded in Volume 572, Page 263, Bastrop County Official Public Records, said Lot 1A being described in deed as Tract G in the deed from Charles Gordon Rosanky to Charles Gordon Rosanky, Trustee of the Charles Gordon Rosanky Family Trust dated August 10, 1998, and recorded in Volume 953, Page 533, Bastrop County Official Public Records.*

BEGINNING *at the southeast corner of said Lot 1A, said corner being marked by an iron rod found with a red plastic identifier cap with illegible marking.*

THENCE *along the south line of said Lot 1A with a curve turning to the left* ***with an arc length of 50.05', with a radius of 5208.71', with a chord bearing of N 81°40'19" W, with a chord length of 50.05'*** *to the southwest corner of said Lot 1A, said corner being marked with a found ½" iron rod;*

THENCE N 05°34'33" E 80.11' *along the west line of Lot 1A and the east line of Settlement Drive to the southwest corner of said 0.017 acre tract, said corner being located N 84°22'20" W 0.24' of a found ½" iron rod;*

THENCE *with the south, east, and north boundaries of said 0.017 acre tract as follows:*
- ***S 84°22'20" E 23.93'*** *to the southeast corner of said tract, said corner being marked with a found ½" iron rod;*
- ***N 05°39'34" E 30.04'*** *to the northeast corner of said tract, said corner being marked with a found ½" iron rod;*
- ***N 84°22'09" W 23.97'*** *to the west line of said Lot 1A and the east line of said Settlement Drive, said point being the northwest corner of said tract, said corner being marked with a found ½" iron rod;*

THENCE *along the west line of Lot 1A and the east line of Settlement Drive as follows:*
- ***N 05°34'33" E 166.43'*** *to the beginning of a curve to the left, said point being marked with a found ½" iron rod;*
- *with said curve turning to the left* ***with an arc length of 53.67', with a radius of 330.00', with a chord bearing of N 00°54'11" E, and with a chord length of 53.61',*** *to the north corner of said Lot 1A in the east line of said Settlement on the Colorado, said corner being marked with a found ½" iron rod;*

THENCE S 02°42'44" E 336.82' *with the east line of said Settlement on the Colorado and the east line of said Lot 1A to the point of beginning, this tract having an area of 0.158 acres (6884 square feet), as shown on the accompanying plat. Bearings are relative to State Plane Coordinates, NAD 83(2011), Texas Central Zone. Distances and areas reflect the application of a combined scale factor of 1.00003 and thus represent surface measurements. Set stakes are 1/2" rebar with Westwood plastic identifier caps.*

DESCRIPTION FROM TITLE COMMITMENT

TRACT 1:
23.885 ACRES OF LAND, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, BEING OUT OFF THE NANCY BLAKEY SURVEY, ABSTRACT 98:

SAID 23.885 ACRES BEING ALL OF THAT TRACT OF LAND TITLED AS TRACT A IN THE DEED FROM CHARLES GORDON ROSANKY TO CHARLES GORDON ROSANKY, TRUSTEE OF THE CHARLES GORDON ROSANKY FAMILY TRUST DATED AUGUST 10, 1998, AND RECORDED IN VOLUME 953, PAGE 533, OFFICIAL PUBLIC RECORDS, SAID TRACT A BEING DESCRIBED AS 44.04 ACRES SAVE AND EXCEPT 20.00 ACRES LEAVING 24.04 ACRES.

THENCE S 02°19'53" E 1604.33' ALONG THE EAST LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE EAST LINE OF SAID 24.04 ACRE TRACT, AT 124.39' PASSING 0.40' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 16 AND 17, BLOCK L, RIVERSIDE GROVE SUBDIVISION PHASE 6 (PLAT CABINET 4, SLIDE 52-B), AT 214.83' PASSING 0.42' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 7 AND 16, BLOCK L, RIVERSIDE GROVE SUBDIVISION PHASE 6, AT 582.98' PASSING A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 7, BLOCK B OF RIVERSIDE GROVE SUBDIVISION PHASE 1 (PLAT CABINET 3, PAGE 118-B), AT 1412.92' PASSING A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 7, CONTINUING ALONG THE EAST LINES OF SAID 44.04 ACRE AND 24.04 ACRE TRACTS AND ALONG THE WEST LINE OF SAID RIVERSIDE GROVE SUBDIVISION PHASE 1 TO THE SOUTHEAST CORNER OF SAID 44.04 ACRE TRACT ALSO BEING THE SOUTHEAST CORNER OF SAID 24.04 ACRE TRACT, SAID CORNER BEING CALLED THE NORTH LINE OF STATE HIGHWAY 71 (NO DEED FOUND);

THENCE S 87°19'49" W 436.55' ALONG THE SOUTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE SOUTH LINE OF SAID 24.04 ACRE TRACT, SAID LINE BEING CALLED THE NORTH LINE OF STATE HIGHWAY 71 (NO DEED FOUND) TO THE EAST CORNER OF THE 11.534 ACRE TRACT OF LAND DESCRIBED IN THE RIGHT OF WAY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 148, PAGE 299, BASTROP COUNTY DEED RECORDS, SAID CORNER BEING IN THE NORTH LINE OF HIGHWAY 71 AND BEING MARKED WITH A 1/2" IRON ROD FOUND WITH AN ALUMINUM DISK MARKED "TXDOT";

THENCE ALONG THE NORTH LINE OF SAID 11.534 ACRE TRACT BEING THE NORTH LINE OF SAID STATE HIGHWAY 71 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 199.17', WITH A RADIUS OF 5358.89', WITH A CHORD BEARING OF N 80°33'20" W, AND WITH A CHORD LENGTH OF 199.16', TO THE SOUTHEAST CORNER OF SAID 20.00 ACRE TRACT SAVE AND EXCEPTED FROM SAID 44.04 ACRE TRACT, SAID CORNER BEING LOCATED 0.45' S03°42'44"E OF THE SOUTHEAST CORNER OF LOT 1A OF THE SETTLEMENT ON THE COLORADO (PLAT CABINET 2, SLIDE 259-B), SAID CORNER OF LOT 1A BEING REESTABLISHED FROM OTHER MONUMENTS FOUND MARKING THE CORNERS OF SAID LOT 1A, SAID CORNER OF 20.00 ACRE TRACT ALSO BEING LOCATED 0.73' S71°33'20"E OF AN IRON ROD FOUND WITH A RED PLASTIC IDENTIFIER CAP WITH ILLEGIBLE MARKING;

THENCE N 03°42'44" W 1568.92' ALONG THE EAST LINE OF SAID 20.00 ACRE TRACT SAVE AND EXCEPTED FROM SAID 44.04 ACRE TRACT, SAID LINE NOW BEING THE EAST LINE OF SAID SETTLEMENT ON THE COLORADO TO THE NORTH LINE OF SAID 44.04 ACRE TRACT, SAID POINT BEING LOCATED 0.45' W 03°42'44"W OF A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SETTLEMENT ON THE COLORADO, SAID POINT IN THE NORTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING LOCATED 573.58' N87°51'25"E OF A CONCRETE MARKER FOUND AT THE NORTHWEST CORNER OF SAID 44.04 ACRE TRACT;

THENCE N 87°51'25" E 669.32' ALONG THE NORTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE NORTH LINE OF SAID 24.04 ACRE TRACT TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 23.885 ACRES.

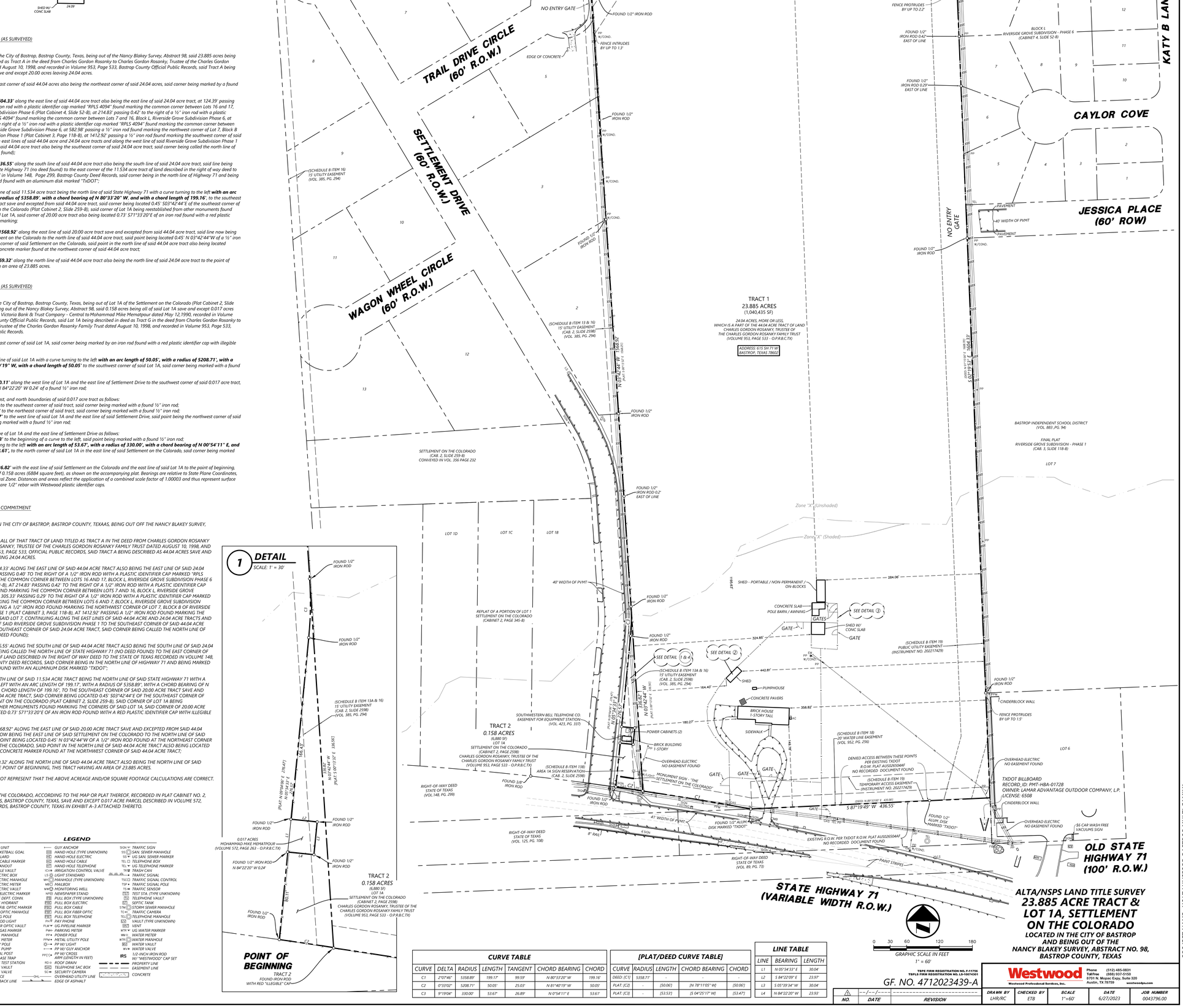
NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 2:
LOT 1A, SETTLEMENT ON THE COLORADO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 2, PAGE 259B, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAVE AND EXCEPT 0.017 ACRE PARCEL DESCRIBED IN VOLUME 572, PAGE 263, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS IN EXHIBIT A-3 ATTACHED THERETO.

LEGEND

AC	A/C UNIT	GA	GUY ANCHOR
	BASKETBALL GOAL	HH	HAND HOLE (TYPE UNKNOWN)
B	BOLLARD	HE	HAND HOLE ELECTRIC
CBL	UG CABLE MARKER	HC	HAND HOLE CABLE
CO	CLEANOUT	HT	HAND HOLE TELEPHONE
CV	CABLE VAULT	ICV	IRRIGATION CONTROL VALVE
ELEC	ELECTRIC BOX	LS	LIGHT STANDARD
ELEC	ELECTRIC MANHOLE	MH	MANHOLE (TYPE UNKNOWN)
EM	ELECTRIC METER	MBX	MAILBOX
EV	ELECTRIC VAULT	MW	MONITORING WELL
ELEC	UG ELECTRIC MARKER	NPD	NEWSPAPER STAND
FDC	FIRE DEPT. CONN.	PB	PULL BOX (TYPE UNKNOWN)
FH	FIRE HYDRANT	PBE	PULL BOX ELECTRIC
FIB	UG FIB. OPTIC MARKER	PBC	PULL BOX CABLE
FIB	FIB. OPTIC MANHOLE	PBF	PULL BOX FIBER OPTIC
FF	FLAG POLE	PBT	PULL BOX TELEPHONE
FL	FLOOD LIGHT	PP	PAY PHONE
FV	FIBER OPTIC VAULT	PLM	UG PIPELINE MARKER
GAS	UG GAS MARKER	PKM	PARKING METER
GAS	GAS MANHOLE	PP	POWER POLE
GMR	GAS METER	PPM	METAL UTILITY POLE
GP	GUY POLE	PP	PP W/ LIGHT
GPU	GAS PUMP		PP W/ GUY ANCHOR
GPST	GOAL POST	PPD	PP W/ CROSS ARM (LENGTH IN FEET)
GT	GREASE TRAP	RD	ROOF DRAIN
GV	GAS VALVE	SBX	TELEPHONE SAC BOX
GW	GAS VALVE	SC	SECURITY CAMERA
X	FENCE	OHL	OVERHEAD UTILITY LINE
	SETBACK LINE		EDGE OF ASPHALT
SIGN	TRAFFIC SIGN		
SS	SAN. SEWER MANHOLE		
SSV	UG SAN. SEWER MARKER		
TEL	TELEPHONE BOX		
TELV	UG TELEPHONE MARKER		
TRB	TRASH CAN		
TS	TRAFFIC SIGNAL		
TSCP	TRAFFIC SIGNAL CONTROL		
TSP	TRAFFIC SIGNAL POLE		
TSS	TRAFFIC SENSOR		
TSI	TEST SITE (TYPE UNKNOWN)		
TV	TELEPHONE VAULT		
ST	SEPTIC TANK		
STM	STORM SEWER MANHOLE		
TC	TRAFFIC CAMERA		
TC	TELEPHONE MANHOLE		
VT	VAULT (TYPE UNKNOWN)		
VENT	VENT		
WTR	UG WATER MARKER		
WM	WATER METER		
WTR	WATER MANHOLE		
WV	WATER VAULT		
WVR	WATER VALVE		
IRS	1/2-INCH IRON ROD W/ "WESTWOOD" CAP SET		
	PROPERTY LINE		
	EASEMENT LINE		
	CONCRETE		

1 DETAIL
SCALE: 1" = 30'


POINT OF BEGINNING
TRACT 1
FOUND CONCRETE MONUMENT
SMALL GAP BETWEEN NORTH LINE OF 44.04 ACRES AND NORTH LINE OF SETTLEMENT ON THE COLORADO AS MONUMENTED
N 87°51'25" E 573.58'
0.45' N 03°42'44" W OF A FOUND 1/2" IRON ROD
LLOYD KETHA
AFFIDAVIT
(VOL. 294 PG. 261) - 322.788 ACRES
DATED: JANUARY 22, 1987
(VOL. 161, PG. 233)
DEED CALCULATION: N 89°09'00" E 671.58'
N 87°51'25" E 669.32'
BASTROP CITY LIMITS PER CENTRAL APPRAISAL DISTRICT
POINT OF BEGINNING
TRACT 1
FOUND CONCRETE MONUMENT
BILLS CIRCLE
CAYLOR COVE
JESSICA PLACE
(60' ROW)
KATY B LANE
TRAIL DRIVE CIRCLE
(60' R.O.W.)
SETTLEMENT DRIVE
(60' R.O.W.)
WAGON WHEEL CIRCLE
(60' R.O.W.)
(SCHEDULE B ITEM 16)
15' UTILITY EASEMENT
(VOL. 385, PG. 294)
(SCHEDULE B ITEM 14)
30' LOWER COLORADO
RIVER AUTHORITY EASEMENT
(VOL. 155, PG. 232)
FENCE PROTRUDES BY UP TO 1.3'
FENCE PROTRUDES BY UP TO 2.2'
FENCE INTRUDES BY UP TO 1.3'
NO ENTRY GATE
EDGE OF CONCRETE
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD 0.42' EAST OF LINE
FOUND 1/2" IRON ROD 0.29' EAST OF LINE
BLOCK L
RIVERSIDE GROVE SUBDIVISION - PHASE 6
(CABINET 4, SLIDE 52-B)
PP W/COND.
TEL
PAVEMENT
40' WIDTH OF PVMT
FOUND 1/2" IRON ROD
TRACT 1
23.885 ACRES
(1,040,435 SF)
24.04 ACRES, MORE OR LESS,
WHICH IS A PART OF THE 44.04 ACRE TRACT OF LAND
CHARLES GORDON ROSANKY, TRUSTEE OF
THE CHARLES GORDON ROSANKY FAMILY TRUST
(VOLUME 953, PAGE 533 - O.P.R.B.C.TX)
ADDRESS: 615 SH 71 W
BASTROP, TEXAS 78602
S 02°19'53" E 1604.33'
(GRID AZIMUTH)
BASTROP INDEPENDENT SCHOOL DISTRICT
(VOL. 883 ,PG. 94)
FINAL PLAT
RIVERSIDE GROVE SUBDIVISION - PHASE 1
(CAB. 3, SLIDE 118-B)
LOT 7
Zone "X" (Unshaded)
Zone "X" (Shaded)
LOT 1D
LOT 1C
LOT 1B
SETTLEMENT ON THE COLORADO
(CAB. 2, SLIDE 259-B)
CONVEYED IN VOL. 356 PAGE 232
REPLAT OF A PORTION OF LOT 1
SETTLEMENT ON THE COLORADO
(CABINET 2, PAGE 345-B)
SHED - PORTABLE / NON-PERMANENT / ON-BLOCKS
CONCRETE SLAB
POLE BARN / AWNING
SHED W/ CONC SLAB
GATES
GATE
SEE DETAIL 1
SEE DETAIL 2
SEE DETAIL 3
SEE DETAIL 4
(SCHEDULE B ITEM 19)
PUBLIC UTILITY EASEMENT
(INSTRUMENT NO. 202217429)
(SCHEDULE B ITEM 13A & 16)
15' UTILITY EASEMENT
(CAB. 2, SLIDE 259B)
(VOL. 385, PG. 294)
SHED
PUMPHOUSE
CONCRETE PAVERS
BRICK HOUSE
1-STORY TALL
SOUTHWESTERN BELL TELEPHONE CO.
EASEMENT FOR EQUIPMENT STATION
(VOL. 423, PG. 337)
SIDEWALK
POWER CABINETS (2)
BRICK BUILDING
1 STORY
OVERHEAD ELECTRIC
NO EASEMENT FOUND
MONUMENT SIGN - "THE SETTLEMENT ON THE COLORADO"
(SCHEDULE B ITEM 13B)
AREA 1A SIGN RESERVATION
(CAB. 2, SLIDE 259B)
(SCHEDULE B ITEM 1B)
20' WATER LINE EASEMENT
(VOL. 952, PG. 256)
DENIED ACCESS BETWEEN THESE POINTS PER EXISTING TXDOT R.O.W. PLAT AUS026504AF
NO RECORDED DOCUMENT FOUND
(SCHEDULE B ITEM 19)
TEMPORARY ACCESS EASEMENT
(INSTRUMENT NO. 202217429)
(DEED: N 89°33'00" E 435.00')
S 87°19'49" W 436.55'
FOUND 1/2" ALUM. DISK MARKED "TXDOT"
RIGHT-OF-WAY DEED
STATE OF TEXAS
(VOL. 148, PG. 299)
RIGHT-OF-WAY DEED
STATE OF TEXAS
(VOL. 125, PG. 108)
RIGHT-OF-WAY DEED
STATE OF TEXAS
(VOL. 89, PG. 73)
EXISTING R.O.W. PER TXDOT R.O.W. PLAT AUS026504AF
NO RECORDED DOCUMENT FOUND
4' WIDTH OF PVMT
8" RAIL
4 SIGN
PAINT STRIPES
STATE HIGHWAY 71
(VARIABLE WIDTH R.O.W.)
CINDERBLOCK WALL
FENCE PROTRUDES BY UP TO 1.5'
OVERHEAD ELECTRIC
NO EASEMENT FOUND
$6 CAR WASH FREE VACUUMS SIGN
TXDOT BILLBOARD
RECORD_ID: PMT-HBA-01728
OWNER: LAMAR ADVANTAGE OUTDOOR COMPANY, L.P.
LICENSE: 6508
OLD STATE HIGHWAY 71
(100' R.O.W.)
LOT 6
N 03°42'44" W 1568.92'
(PLAT: N 03°33'00" E 1568.92')
S 71°33'20" E 336.82'
(PLAT: S 71°33'20" E 336.56')
N 84°22'20" W 0.24'
(PLAT: S 84°17'00" E 166.00')
N 05°34'33" E 80.11'
(PLAT: N 05°39'34" E 166.00')
S 84°22'20" E 23.93'
(PLAT: S 84°17'00" E 166.00')
N 05°39'34" E 30.04'
(PLAT: N 05°34'33" E 166.00')
N 84°22'09" W 23.97'
(PLAT: S 84°17'00" E 166.00')
S 05°34'33" W 166.43'
(PLAT: S 05°39'34" W 166.00')
S 84°22'20" E 23.93'
(PLAT: S 84°17'00" E 166.00')
S 05°39'34" W 30.04'
(PLAT: S 05°34'33" W 166.00')
N 84°22'20" W 23.93'
(PLAT: S 84°17'00" E 166.00')
S 05°34'33" W 80.11'
(PLAT: S 05°39'34" W 166.00')
S 84°22'20" E 0.24'
(PLAT: S 84°17'00" E 166.00')
S 03°42'44" E 1568.92'
(PLAT: S 03°33'00" E 1568.92')
S 87°51'25" W 669.32'
(DEED: S 87°51'25" W 669.32')
S 87°51'25" W 573.58'
(DEED: S 87°51'25" W 573.58')
N 87°51'25" E 573.58'
(DEED: N 87°51'25" E 573.58')
0.45' S 03°42'44" E OF A FOUND 1/2" IRON ROD
FOUND 1/2" ALUM DISK MARKED "TXDOT"
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD