

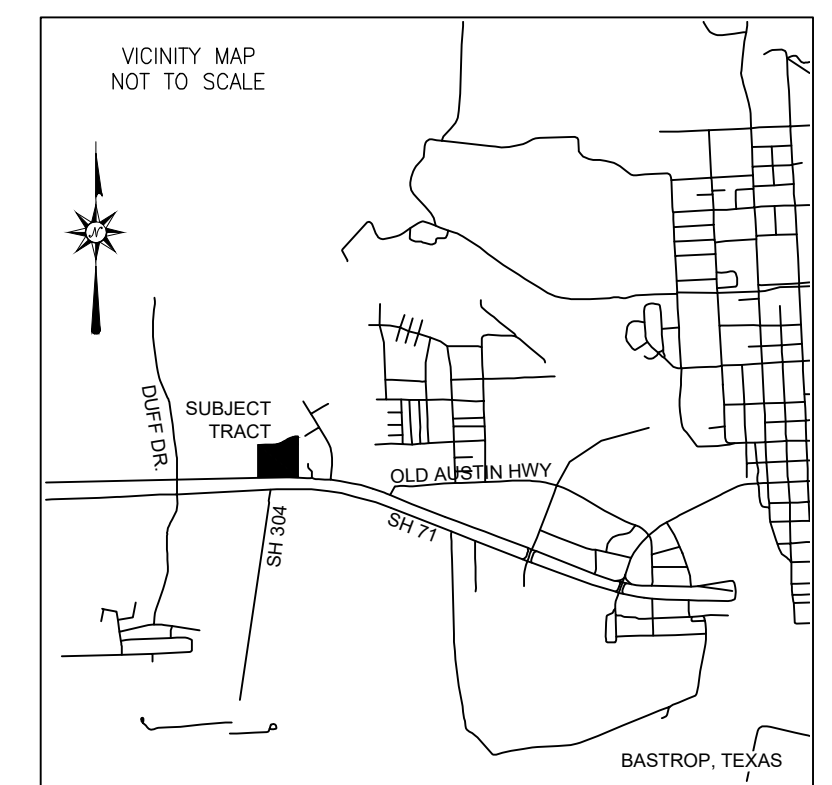
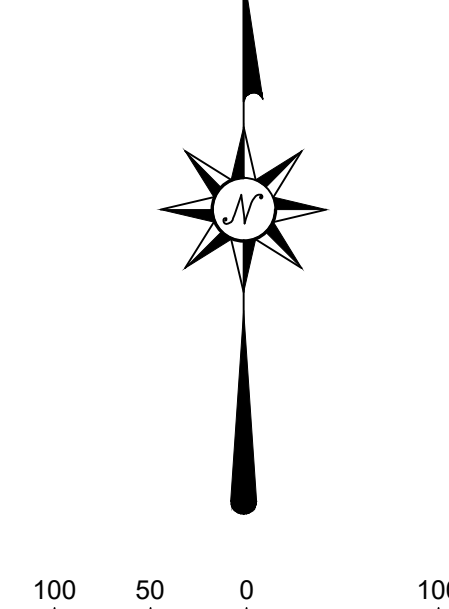
# FINAL PLAT OF BURLESON CROSSING EAST SUBDIVISION

- GENERAL NOTES:**
- 1) DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT SHALL BE SUBJECT TO CITY OF BASTROP ZONING ORD. NO. 2023-36, A PLANNED DEVELOPMENT DISTRICT, AS RECORDED IN DOCUMENT NO. 202316059 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
  - 2) NO OBSTRUCTIONS WILL BE LOCATED IN DRAINAGE EASEMENTS.
  - 3) A RECIPROCAL ACCESS EASEMENT BETWEEN ALL LOTS, FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN TRAFFIC, WILL BE IN EFFECT WITH THE FINAL PLAT APPROVAL AS PER DEVELOPMENT AGREEMENT. DRIVEWAY ACCESS FROM ADJACENT PUBLIC ROADWAYS SHALL BE VIA CONSOLIDATED ACCESS ROUTES AND NOT TO EACH INDIVIDUAL LOT, AS APPROVED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLANS.
  - 4) ALL UTILITIES SHALL BE LOCATED UNDERGROUND. NO OVERHEAD SERVICES ARE ALLOWED.
  - 5) ALL EASEMENTS OF RECORD SHOWN IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO.: 2113902JM ARE SHOWN OR NOTED ON THE PLAT AS APPLICABLE.
  - 6) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48021C0355F, DATED MAY 9, 2023, FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.
  - 7) PROPOSED UTILITY PROVIDERS: WATER AND WASTEWATER: CITY OF BASTROP; ELECTRIC: BLUEBONNET COOPERATIVE; GAS: CENTERPOINT ENERGY; CABLE: AT&T & SPECTRUM
  - 8) ALL LOTS WITHIN THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. HOTELS SHALL BE CONSIDERED A COMMERCIAL USE.
  - 9) SIDEWALK/TRAIL TO BE CONSTRUCTED AS FOLLOWS: STATE HIGHWAY NO. 71 EASTBOUND FRONTAGE - 6' SIDEWALK TO BE CONSTRUCTED UPON DEVELOPMENT OF RESPECTIVE LOT; EDWARD BURLESON LANE - 6' HIKE/BIKE TRAIL ALONG THE EAST SIDE OF LANE.
  - 10) PRIOR TO THE CONSTRUCTION OF ANY SITE OR BUILDING IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, PERMITS MUST BE OBTAINED FROM THE CITY OF BASTROP.
  - 11) EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT AND/OR PUBLIC CONSTRUCTION PLANS PRIOR TO ANY SITE DISTURBANCE.
  - 12) 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 ZONING ORDINANCE NO. 2023-36 AND OTHER APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS, ANY REQUIRED PLAT VACATION OR RE-PLATTING SHALL BE DONE AT THE OWNER'S SOLE EXPENSE.
  - 13) EXCEPT AS PROVIDED FOR IN CITY OF BASTROP ZONING ORD. NO. 2023-22 (BLAKEY LANE), 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 UNLESS OTHERWISE SPECIFICALLY ADDRESSED IN CITY OF BASTROP ZONING ORD. NO. 2023-22. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO TAKE APPLICABLE ACTIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
  - 14) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.
  - 15) NO LOT ON THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
  - 16) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
  - 17) THE IMPACT FEES FOR THIS SUBDIVISION SHALL BE BASED ON CITY OF BASTROP ORDINANCE 2022-18, WHICH IS APPLICABLE BASED ON THE PLAT SUBMITTAL DATE OF JUNE 3, 2024.
  - 18) DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
  - 19) FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE 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. NON-SHAPE ACCEPTANCE OF THIS PLAT CREATES LIABILITY ON THE PART OF THE CITY OF BASTROP AND/OR BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
  - 20) ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THEIR ASSIGNS.
  - 21) TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
  - 22) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
  - 23) NO DRIVEWAY ACCESS IS PERMITTED TO HIGHWAY 71 FRONTAGE ROAD EXCEPT AS PERMITTED BY T-007.
  - 24) BUILD-TO LINES SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE NO. 2023-36.
  - 25) PUBLIC UTILITY PROVIDERS MAINTAIN THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
  - 26) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
  - 27) 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.
  - 28) R.O.W. RESERVED FOR BLAKEY LANE SHALL BE LIMITED TO THE TERMS AND CONDITIONS SET FORTH IN PER CITY OF BASTROP ZONING ORDINANCE NO. 2023-36.
  - 29) TREES AND SCREENING ARE NOT REQUIRED TO BE SHOWN ON THIS PLAT, PER CITY OF BASTROP ZONING ORDINANCE NO. 2023-36.
  - 30) THIS PLAT CONFORMS TO THE BURLESON CROSSING EAST PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON SEPTEMBER 28, 2023.
  - 31) ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
  - 32) IN LIEU OF STANDARD FISCAL REQUIREMENTS, A FORM OF CONSTRUCTION COMPLETION AGREEMENT, AS REQUIRED PER ZONING ORDINANCE NO. 2023-36, EXHIBIT H, SHALL BE FULL APPROVED, EXECUTED, AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
  - 33) 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.
  - 34) 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 REGULATION (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
  - 35) 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.
  - 36) PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INCLUDE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGEWAYS INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
  - 37) PRIOR TO THE INSTALLATION OF ANY PUBLIC UTILITIES, THE REQUIRED AND NECESSARY EASEMENTS WILL BE DEDICATED TO THE CITY OF BASTROP.

BENCHMARK	NORTHING	EASTING	SURFACE NORTHING	SURFACE EASTING	ELEVATION	DESCRIPTION
1	10018362.20	3239651.88	10018662.76	3239749.07	377.21	MAGNAIL W/ SHINER STAMPED "LJA SURVEY"
2	10017268.44	3239695.50	10017668.97	3239792.69	376.29	MAGNAIL W/ SHINER STAMPED "LJA SURVEY"

LLOYD F. KETHA  
CALLED 322.78 ACRE TRACT OF LAND  
BASTROP PROPERTY ID NO. 47759  
P.O.B.  
N: 10,018464.87  
E: 3,240,280.48  
(GRID)

LOT TABLE		
LOT #	ACRES	SQUARE FEET
LOT 1	1.738	75,706
LOT 2	1.651	71,925
LOT 3	3.555	154,857
LOT 4	0.842	36,660
LOT 5	0.551	23,993
LOT 6	0.768	33,460
LOT 7	0.927	40,397
LOT 8	2.812	122,508
LOT 9	0.815	35,521
LOT 10	5.309	231,269
TOTAL	18.981	826,296



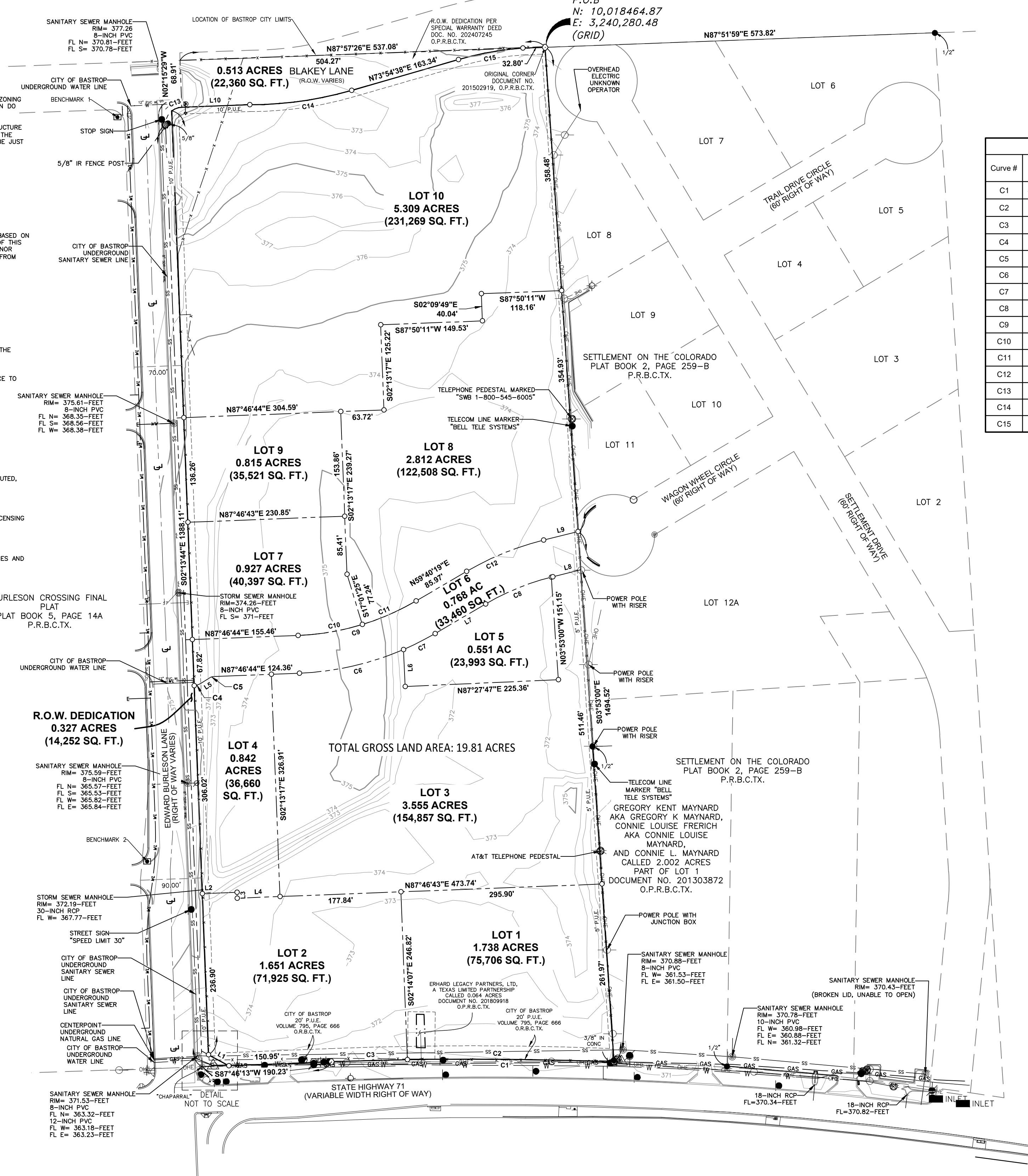
CURVE TABLE				
Curve #	Arc Length	Radius	Delta	Chord Bearing
C1	415.34'	5,358.71'	4°26'27"	S89°58'45"E
C2	303.66'	5,358.71'	3°14'48"	N89°22'56"W
C3	111.68'	5,358.71'	1°11'39"	S88°23'51"W
C4	11.30'	26.00'	24°54'28"	S70°01'57"W
C5	10.01'	19.00'	30°11'58"	S72°40'43"W
C6	157.71'	427.75'	21°07'29"	N77°12'59"E
C7	52.13'	427.75'	6°58'56"	N63°09'47"E
C8	106.84'	372.25'	16°28'41"	S67°53'40"W
C9	182.61'	372.25'	28°06'25"	N73°43'32"E
C10	96.17'	372.25'	14°48'09"	N80°22'39"E
C11	86.44'	372.25'	13°18'15"	N66°19'27"E
C12	122.77'	427.75'	16°28'41"	S67°53'40"W
C13	16.05'	25.00'	36°46'42"	S69°17'28"W
C14	151.64'	540.00'	16°05'22"	S81°57'19"W
C15	96.37'	460.00'	12°00'11"	S79°54'43"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	34.02'	S61°37'51"E
L2	51.03'	N87°46'42"E
L3	8.57'	S02°13'17"E
L4	83.00'	N87°46'43"E
L5	12.56'	S57°34'44"W
L6	54.34'	S02°32'13"E
L7	85.97'	N59°40'19"E
L8	42.15'	N76°07'00"E
L9	51.94'	N76°07'00"E
L10	100.00'	N87°57'26"E

RIGHT-OF-WAY DEDICATION TABLE		
ROAD NAME	ACRES	SQUARE FEET
SH 71	0.327	14,252

RIGHT-OF-WAY TABLE		
ROAD NAME	ACRES	SQUARE FEET
BLAKEY LANE	0.513	22,360

- LEGEND**
- BENCH MARK
  - IRON ROD FOUND (AS NOTED)
  - 5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
  - 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
  - 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND BOUNDARY LINE
  - EASEMENT LINE
  - LOT LINE
  - CENTER LINE
  - APPROXIMATE SURVEY LINE
  - POWER POLE
  - WATER VALVE
  - WATER METER
  - SIGN (AS NOTED)
  - QTY-WIRE
  - MAGNAIL (AS NOTED)
  - TELEPHONE PEDESTAL (AS NOTED)
  - STORM SEWER MANHOLE
  - WASTE WATER MANHOLE
  - WATER FAUCET
  - SANITARY SEWER CLEAN OUT
  - LIGHT POLE
  - PIPELINE MARKER (AS NOTED)
  - OVERHEAD ELECTRIC BARBED WIRE FENCE
  - WOOD FENCE
  - UNDERGROUND WATER
  - UNDERGROUND SANITARY SEWER
  - PROPOSED SIDEWALK
  - EDGE OF ASPHALT
  - CUTTER
  - TOP OF CURB
  - STRUCTURE
  - UNDERGROUND NATURAL GAS
  - UNDERGROUND TELECOM
  - OVERHEAD TELECOM
  - WATER LINE
  - WASTEWATER LINE
  - D.R.B.C.T.X.
  - DEED RECORDS BASTROP COUNTY, TEXAS
  - O.P.R.B.C.T.X.
  - OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS
  - P.R.B.C.T.X.
  - PLAT RECORDS BASTROP COUNTY, TEXAS
  - P.O.B.
  - POINT OF BEGINNING



**BEARING BASIS:**  
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00003001.

**UTILITY NOTES:**  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE ENLARGED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

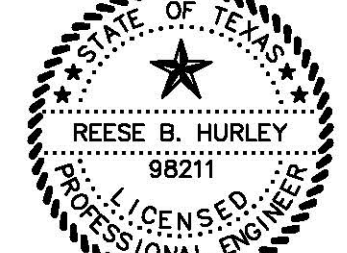
APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

APPROVED: PLANNING AND ZONING COMMISSION CHAIRPERSON \_\_\_\_\_ ATTEST: CITY SECRETARY, CITY OF BASTROP, TEXAS \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

ENGINEER'S CERTIFICATION:  
I, REESE B. HURLEY, 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 SHOWN AND NOTED WITHIN THE DRAINAGE EASEMENT AND/OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

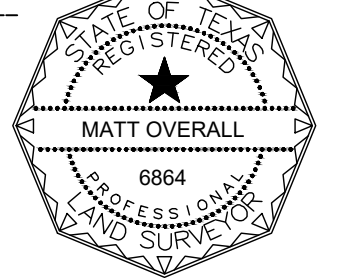
ENGINEERING BY: **Reese Hurley** 2024-07-03  
REESE B. HURLEY, P.E. NO. 98211  
LJA ENGINEERING, INC. FIRM #F-1386  
7500 RIALTO BLVD. BLD. 2, SUITE 100  
AUSTIN, TEXAS 78735



STATE OF TEXAS  
COUNTY OF BASTROP

KNOWN ALL BY THESE PRESENTS:  
SURVEYOR'S CERTIFICATION:  
I, MATT OVERALL, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS, AND THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF BASTROP, TEXAS.

SURVEYED BY: **Matt Overall** 2024-07-01  
MATT OVERALL R.P.L.S. NO. 6864  
LJA SURVEYING, INC. FIRM #F-1382  
7500 RIALTO BLVD. BLD. 2, SUITE 100  
AUSTIN, TEXAS 78735



STATE OF TEXAS  
COUNTY OF BASTROP

OWNERSHIP INFORMATION:  
BRP EAST, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 19.81 ACRE TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, OUT OF A PORTION OF A 102.177 NET ACRE TRACT CONVEYED TO ERHARD LEGACY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 201502919, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.) AND A PORTION OF A DESCRIBED 30.00 ACRES, IN VOLUME 640, PAGE 14, DEED RECORDS OF BASTROP COUNTY, TEXAS (D.R.B.C.T.X.), DO HEREBY SUBDIVIDE 19.81 ACRES OF LAND, TO BE KNOWN AS:  
**"BURLESON CROSSING EAST SUBDIVISION"**

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STRIPS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

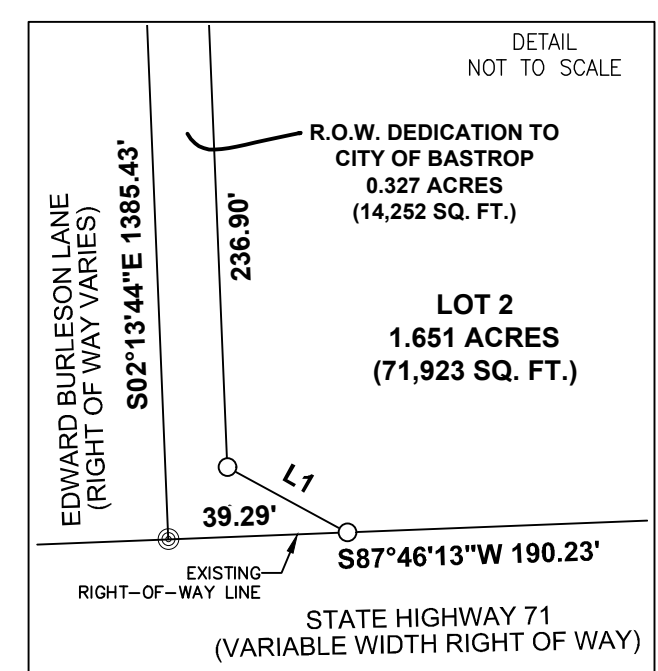
STEVE DURRMAN, GENERAL MANAGER  
BRP EAST, L.P.

STATE OF TEXAS  
COUNTY OF BASTROP

I, KRISTINA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN DOCUMENT NUMBER \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.

DEPUTY \_\_\_\_\_ COUNTY CLERK, BASTROP COUNTY, TEXAS



**A FINAL PLAT OF 19.81 ACRES**  
OUT OF THE  
**NANCY BLAKEY SURVEY, ABSTRACT NO. 98**  
BASTROP COUNTY, TEXAS

**LJA Surveying, Inc.**  
7500 Rialto Blvd., Bldg. II Phone 512.439.4700  
Suite 150  
Austin, Texas 78735 T.B.P.E.L.S. Firm No. 10194382

DRWN BY: DK	CHKD BY: CDC	SCALE: 1"=100'	DATE: 06/03/24	PROJ. NO.: A141-0407	SHEET: 1 OF 1
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