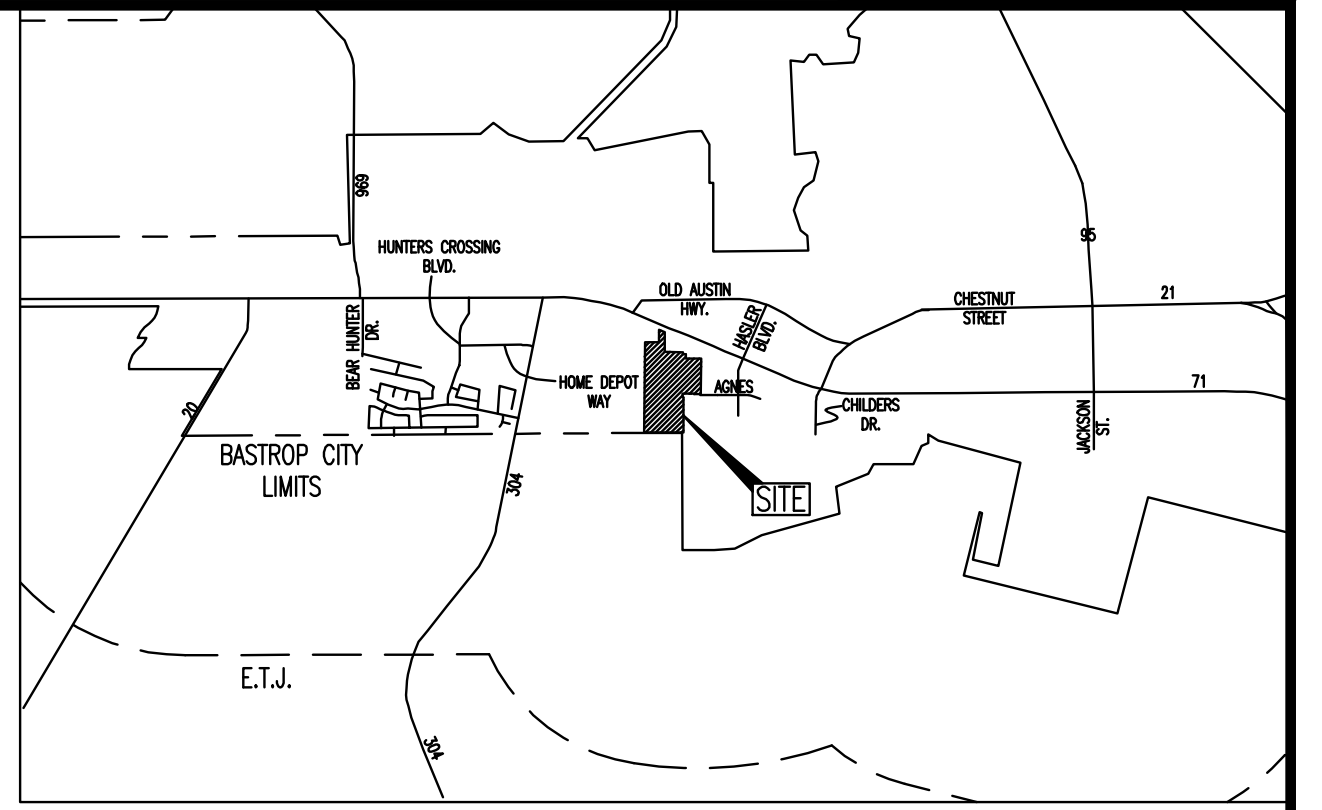
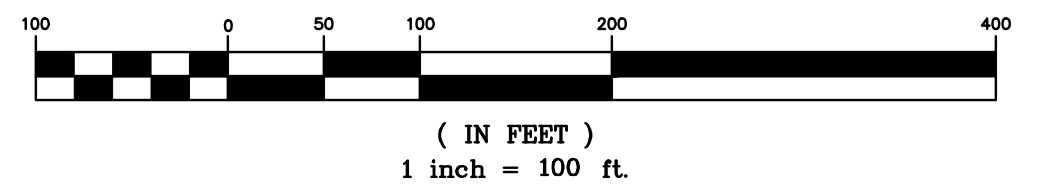


# PECAN PARK COMMERCIAL AMENDED PRELIMINARY PLAT



SCALE: 1" = 100'

GRAPHIC SCALE



**LEGEND**

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ✱ FOUND IN CONCRETE
- BASTROP CITY LIMITS
- LIMITS OF ORIGINAL PRELIM PLAT (STAULT SURVEYING, MARCH, 2014)

**FLOODPLAIN INFORMATION:**  
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4802100355E DATED JANUARY 19, 2006.

**LEGAL DESCRIPTION:**  
BEING A 55.355 ACRE TRACT OF LAND IN AND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY NO. 98, BASTROP COUNTY, TEXAS AS RECORDED IN VOLUME 1482 PAGE 70 OF THE BASTROP COUNTY OFFICIAL RECORDS.

**UTILITIES:**

WATER:	CITY OF BASTROP
WASTEWATER:	CITY OF BASTROP
GAS:	CENTERPOINT ENERGY
ELECTRIC:	BLUEBONNET ELECTRIC
TELEPHONE:	SOUTHWESTERN BELL TELEPHONE
CABLE:	TIME WARNER CABLE

TOTAL ACREAGE: 55.355 ACRES  
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98

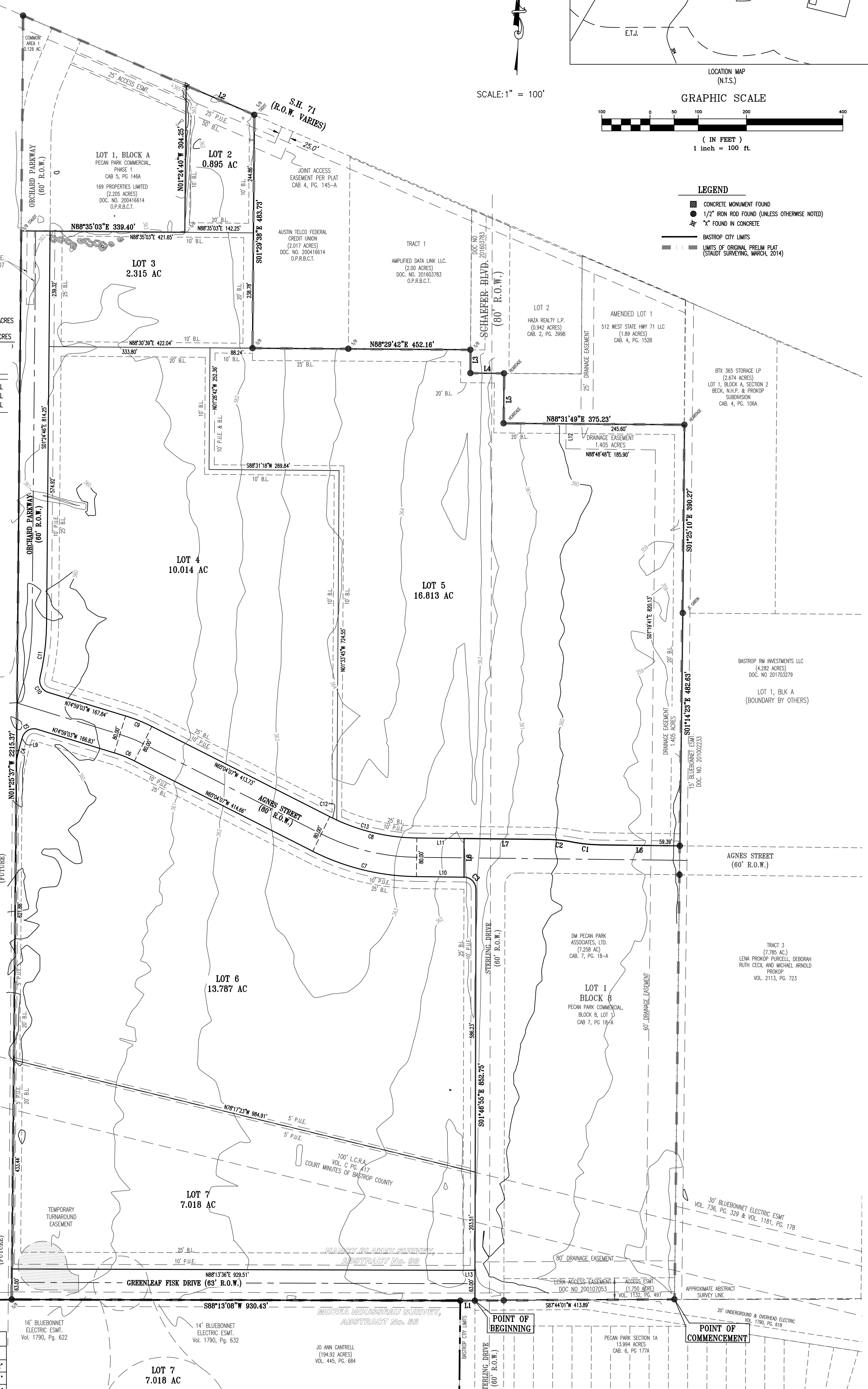
COMMERCIAL LOTS:	6	TOTAL: 50.842 ACRES
NO. OF BLOCKS:	1	TOTAL: 4.513 ACRES
R.O.W.'s:		TOTAL: 4.513 ACRES

LINEAR FOOTAGE OF RIGHT-OF-WAY		
AGNES STREET	80' R.O.W.	993 FT LOCAL
ORCHARD PKWY	60' R.O.W.	982 FT LOCAL
GREENLEAF FISK DRIVE	63' R.O.W.	961 FT LOCAL
<b>TOTAL</b>		<b>1,364 FT</b>

DATE: MAY 26, 2022

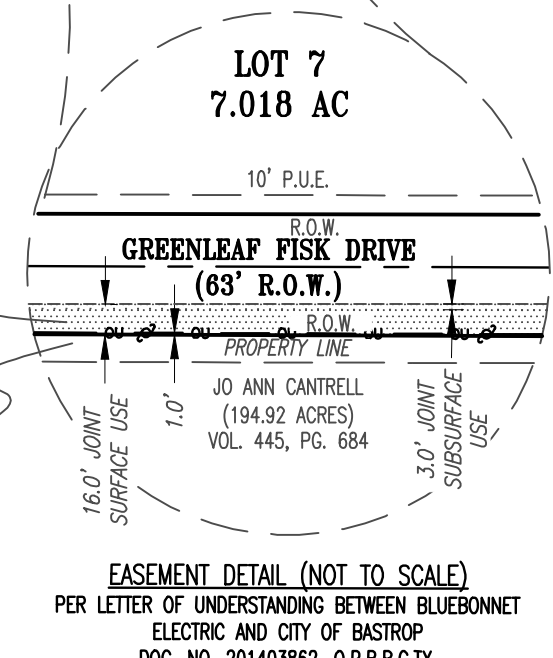
DM PECAN PARK ASSOCIATES, LTD  
3503 WILD CHERRY DRIVE, BLDG. 8 JOHN ALAN NIXON  
LAKEWAY, TEXAS 78738 (43,112 ACRES)  
PHONE: (512) 263-2214 VOL. 1908, PG. 825

ENGINEER & SURVEYOR:  
AARON V. THOMASON, R.P.L.S. AND  
DOUGLAS R. RUMMEL, JR., P.E., R.P.L.S.  
CARLSON, BRIGANCE & DOERING, Inc.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5160  
(512) 280-5165 fax



Line #	Length	Direction
L1	30.37	S87°44'01"W
L2	153.79	S88°43'47"E
L3	48.52	S01°43'53"E
L4	69.96	N88°19'51"E
L5	103.62	S01°18'50"E
L6	167.95	S88°43'03"W
L7	170.82	S88°43'03"W
L8	80.00	S01°46'55"E
L9	5.12	N14°44'07"E
L10	98.76	N88°43'04"E
L11	98.07	N88°43'03"E
L12	51.71	S01°32'41"E
L13	30.91	S87°44'01"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	54.86	300.00	N88°02'57"W	54.79	27.51	107°28'42"
C2	54.86	300.00	N88°02'37"W	54.79	27.51	107°28'41"
C3	39.27	25.00	S46°46'55"E	35.36	25.00	90°00'00"
C4	43.13	445.00	S12°14'21"W	43.11	21.58	5°33'12"
C5	39.39	25.00	S58°52'32"W	35.44	25.12	90°16'50"
C6	45.00	260.00	N70°01'35"W	44.94	22.55	9°54'57"
C7	223.26	490.00	S78°13'48"E	221.33	113.60	26°06'19"
C8	187.58	410.00	S78°10'32"E	185.95	95.46	28°12'50"
C9	58.84	340.00	N70°01'35"W	58.77	29.49	9°54'57"
C10	37.71	25.00	S31°46'31"E	34.23	23.48	86°25'03"
C11	113.23	505.00	N05°00'37"E	112.99	56.85	12°50'46"
C12	16.23	410.00	S66°12'10"E	16.23	8.12	7°16'07"
C13	171.35	410.00	S78°18'35"E	170.11	86.94	23°56'44"



REV.	DESCRIPTION	DATE
1.	REVISED PER COMMENTS	04/25/2022
2.	REVISED PER COMMENTS	05/26/2022

**SHEET NO. 1 OF 2**

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

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

# PECAN PARK COMMERCIAL AMENDED PRELIMINARY PLAT

## GENERAL NOTES:

1. THE BENCHMARKS USED ARE LORA CONTROL MONUMENTS A753, AZ79, J805, & SHD2
2. WATER SERVICE PROVIDED BY CITY OF BASTROP.
3. WASTEWATER SERVICE PROVIDED BY CITY OF BASTROP.
4. ELECTRIC SERVICE PROVIDED BY BLUEBONNET ELECTRIC.
5. ALL SUBDIVISION IMPROVEMENT 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 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.
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. 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.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
11. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
12. ALL NEW UTILITIES WILL BE UNDERGROUND.
13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
14. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 5, 10, 25, 50, AND 100-YEAR STORM EVENTS BY STRUCTURAL CONTAINMENT OR OTHER APPROVED METHODS. DISCHARGE OF FULLY DEVELOPED FLOWS SHALL REQUIRE OFF SITE CONVEYANCE AND APPROVAL BY THE CITY OF BASTROP.
15. 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.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
17. WATER AND WASTEWATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
18. THE IMPACT FEES FOR THIS SUBDIVISION SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
19. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP.
20. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
21. 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.
22. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
24. 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 THE 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 THE CITY OF BASTROP 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.
25. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS.
26. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
27. AS SHOWN HEREON A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
28. ALL CONSTRUCTION WORK MUST COMPLY WITH TCEQ GENERAL CONSTRUCTION STORMWATER PERMIT TXR150000.
29. ALL WORK INSIDE TxDOT RIGHT OF WAY SHALL BE APPROVED IN WRITING BY TxDOT.
30. LOT 2 SHALL HAVE NO DIRECT ACCESS TO SH 71 EASTBOUND ACCESS ROAD.
31. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND/OR APPROVALS AS REQUIRED BY OTHER REGULATORY AGENCIES FOR DEVELOPMENT OF THE PROJECT.
32. THIS AMENDED PRELIMINARY PLAT HAS BEEN ASSIGNED A ZONING DESIGNATION OF PD PER CITY OF BASTROP ORDINANCE 2015-14, APPROVED 25 AUGUST, 2015, AND ORDINANCE 2021-18, APPROVED 14 DECEMBER, 2021, AND AS AMENDED.

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

THAT, DM PECAN PARK ASSOCIATES, LTD., DUKE MCDOWELL ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 69.296 ACRE TRACT OF LAND AS CONVEYED TO DM PECAN PARK ASSOCIATES, LTD., IN VOLUME 1482, PAGE 70, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 55.356 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

### "THE AMENDED PRELIMINARY PLAT OF PECAN PARK COMMERCIAL"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND/OR 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.

DUKE MCDOWELL  
DM PECAN PARK ASSOCIATES, LTD.  
3503 WILD CHERRY DRIVE, BLDG. 8  
LAKEWAY, TEXAS 78738

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

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

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PLANNING & ZONING COMMISSION  
CHAIRPERSON

CITY SECRETARY

## FIELD NOTES

BEING ALL OF THAT CERTAIN 55.355 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 69.296 ACRE (EXHIBIT E) TRACT OF LAND CONVEYED TO DM PECAN PARK ASSOCIATES, LTD., IN VOLUME 1482, PAGE 70 THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, (O.P.R.B.C.TX.), SAID 55.355 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 69.296 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF A CALLED 7.785 ACRE TRACT OF LAND CONVEYED TO LENA PROKOP PURCELL, DEBORAH RUTH CECIL AND MICHAEL ARNOLD PROKOP IN VOLUME 2113, PAGE 723, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF PECAN PARK SUBDIVISION, SECTION 1A, RECORDED IN CABINET 6, PAGE 177-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS,

THENCE S87°44'01"W, WITH THE SOUTH LINE OF SAID 69.296 ACRE TRACT AND THE NORTH LINE OF SAID PECAN PARK SUBDIVISION, SECTION 1A, A DISTANCE OF 413.89 FEET, PASSING AT A DISTANCE OF 353.89 FEET A CAPPED 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF STERLING DRIVE (60' R.O.W.), TO A CAPPED 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF SAID STERLING DRIVE, STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE S87°44'01"W, WITH THE SOUTH LINE OF SAID 69.296 ACRE TRACT AND THE NORTH LINE OF SAID PECAN PARK SUBDIVISION, SECTION 1A, A DISTANCE OF 30.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR A CORNER IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND, ALSO BEING THE NORTHWEST CORNER OF SAID PECAN PARK SUBDIVISION, SECTION 1A, AND THE NORTHEAST CORNER OF A CALLED 194.92 ACRE TRACT OF LAND CONVEYED TO JO ANN CANTRELL IN VOLUME 445, PAGE 684, DEED RECORDS OF BASTROP COUNTY, TEXAS,

THENCE S88°13'08"W, WITH THE SOUTH LINE OF SAID 69.296 ACRE TRACT AND THE NORTH LINE OF SAID 194.92 ACRE TRACT, A DISTANCE OF 930.43 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, ALSO BEING IN THE NORTH LINE OF SAID 194.92 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 43.112 ACRE TRACT OF LAND CONVEYED TO JOHN ALAN NIXON IN VOLUME 1908, PAGE 825, DEED RECORDS OF BASTROP COUNTY, TEXAS,

THENCE N01°25'37"W, WITH THE WEST LINE OF SAID 69.296 ACRE TRACT AND THE EAST LINE OF SAID 43.112 ACRE TRACT, A DISTANCE OF 2215.37 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND, STAMPED "STAUDT SURVEYING" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, ALSO BEING THE SOUTHWEST CORNER OF THE ORCHARD PARKWAY RIGHT OF WAY (60' R.O.W.), DESCRIBED IN THE FINAL PLAT OF PECAN PARK COMMERCIAL, PHASE 1, RECORDED IN CABINET 5, PAGE 146-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 69.296 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 THROUGH 2,

- 1) N88°35'03"E, A DISTANCE OF 339.40 FEET TO A 5/8 INCH IRON ROD FOUND, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF SAID PECAN PARK COMMERCIAL, PHASE 1, FOR CORNER,
- 2) N01°24'40"W, A DISTANCE OF 304.25 FEET TO AN "X" MARKED IN CONCRETE, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF SAID PECAN PARK COMMERCIAL, PHASE 1, ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 71 (R.O.W. VARIES), FOR CORNER

THENCE S68°43'47"E, WITH THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 71, A DISTANCE OF 153.79 FEET TO A 5/8 INCH ALUMINUM CAPPED IRON ROD FOUND, STAMPED "TX DOT", ALSO BEING THE NORTHWEST CORNER OF A 2.017 ACRE TRACT CONVEYED TO AUSTIN TELCO FEDERAL CREDIT UNION, IN DOCUMENT NUMBER 200416614, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE S01°29'38"E, WITH THE WEST LINE OF SAID 2.017 ACRE TRACT, A DISTANCE OF 483.73 FEET TO A 5/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID 2.017 ACRE TRACT, FOR CORNER,

THENCE N88°29'42"E, WITH THE SOUTH LINE OF SAID 2.017 ACRE TRACT, PASSING A 5/8 INCH IRON ROD FOUND AT A DISTANCE OF 198.85 FEET, BEING THE SOUTHWEST CORNER OF SAID 2.017 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.00 ACRE TRACT CONVEYED TO AMPLIFIED DATA LINK, LLC IN DOCUMENT NUMBER 201603783, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A DISTANCE OF 452.16 FEET TO A 5/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT AND IN THE WEST LINE OF SCHAEFER BOULEVARD RIGHT OF WAY (80' R.O.W.), FOR CORNER,

THENCE S01°43'53"E, WITH THE WEST LINE OF SAID SCHAEFER BOULEVARD RIGHT OF WAY, A DISTANCE OF 48.52 FEET TO A 5/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID SCHAEFER BOULEVARD RIGHT OF WAY, FOR CORNER,

THENCE N88°19'51"E, WITH THE SOUTH LINE OF SAID SCHAEFER BOULEVARD RIGHT OF WAY, A DISTANCE OF 69.96 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "HERITAGE SURVEYING", BEING A WESTERN CORNER OF THE AMENDED PLAT OF LOT 1, SCHAEFER WEST SUBDIVISION, RECORDED IN CABINET 4, PAGE 152-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE S01°18'50"E, WITH THE WEST LINE OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, A DISTANCE OF 103.62 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "HERITAGE SURVEYING", BEING THE SOUTHWEST CORNER OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, FOR CORNER,

THENCE N88°31'49"E, WITH THE SOUTH LINE OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, A DISTANCE OF 375.23 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "HERITAGE SURVEYING", BEING THE SOUTHWEST CORNER OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, RECORDED IN CABINET 4, PAGE 106-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE S01°25'10"E, WITH THE WEST LINE OF SAID LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, A DISTANCE OF 390.27 FEET TO A 1/2" CAPPED IRON ROD FOUND, STAMPED "JE GARON RPLS", BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, ALSO BEING THE NORTHWEST CORNER OF A 4.282 ACRE TRACT CONVEYED TO BASTROP RM INVESTMENTS, LLC., IN DOCUMENT NUMBER 201703279, FOR CORNER,

THENCE S01°14'23"E, WITH THE WEST LINE OF SAID 4.282 ACRE TRACT A DISTANCE OF 482.63 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING THE SOUTHWEST CORNER OF SAID 4.282 ACRE TRACT, ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF AGNES STREET (60' R.O.W.), ALSO BEING THE NORTHEAST CORNER OF FINAL PLAT PECAN PARK COMMERCIAL, LOT 1, BLOCK 8, RECORDED IN CABINET 7, PAGE 18, PLAT RECORDS OF BASTROP COUNTY TEXAS, FOR CORNER,

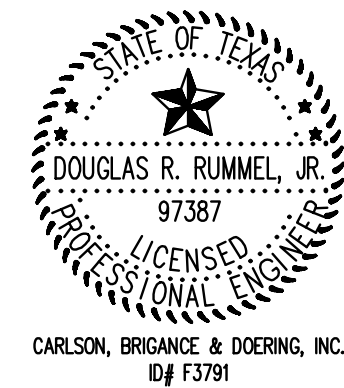
THENCE, OVER AND ACROSS SAID 69.296 ACRE TRACT OF LAND AND WITH SAID FINAL PLAT PECAN PARK COMMERCIAL, LOT 1, BLOCK 8, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) S88°43'03"W, A DISTANCE OF 167.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 54.86 FEET AND A CHORD THAT BEARS N86°02'57"W, A DISTANCE OF 54.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 54.86 FEET AND A CHORD THAT BEARS N86°02'37"W, A DISTANCE OF 54.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S88°43'03"W A DISTANCE OF 170.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S01°46'55"E A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD THAT BEARS S46°46'55"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 7) S01°46'55"E, A DISTANCE OF 852.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.355 ACRES OF LAND.

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

I, DOUGLAS R. RUMMEL, JR., 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 NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DOUGLAS R. RUMMEL, JR., P.E. NO. 97387  
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, AARON V. THOMASON, 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.

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AARON V. THOMASON ~ R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



SHEET NO. 2 OF 2

