

SCALE FACTOR = 0.9999899509.

<u>LEGEND</u>

DOCUMENT DEED RECORDS OF BASTROP COUNTY D.R.B.C. NUMBER

N.T.S. NOT TO SCALE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY O.P.R.B.C. 0.S. OPEN SPACE

POINT OF BEGINNING PUBLIC UTILITY EASEMENT P.U.E.

R.O.W. RIGHT-OF-WAY VOLUME CALCULATED POINT

SET 1/2" IRON ROD W/CAP STAMPED "BGE INC" FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED) FOUND 5/8" IRON ROD W/CAP STAMPED "STAUDT SURVEYING" ●"STAUDT" FOUND 1/2" IRON ROD W/CAP STAMPED "STANTEC" "STANTEC" FOUND 1/2" IRON ROD W/CAP STAMPED "BGE INC"

TEMPORÁRY BENCHMARK PROPOSED SIDEWALK

TEMPORARY BENCHMARK FOR THIS PROJECT IS A SQUARE CUT AT THE CENTER OF THE NORTH SIDE OF A CURB INLET LOCATED ON THE SOUTH SIDE OF THE EXTENSION OF HOME DEPOT WAY, ±930 FEET NORTHWEST OF THE SUBJECT TRACT, AS SHOWN HEREON.

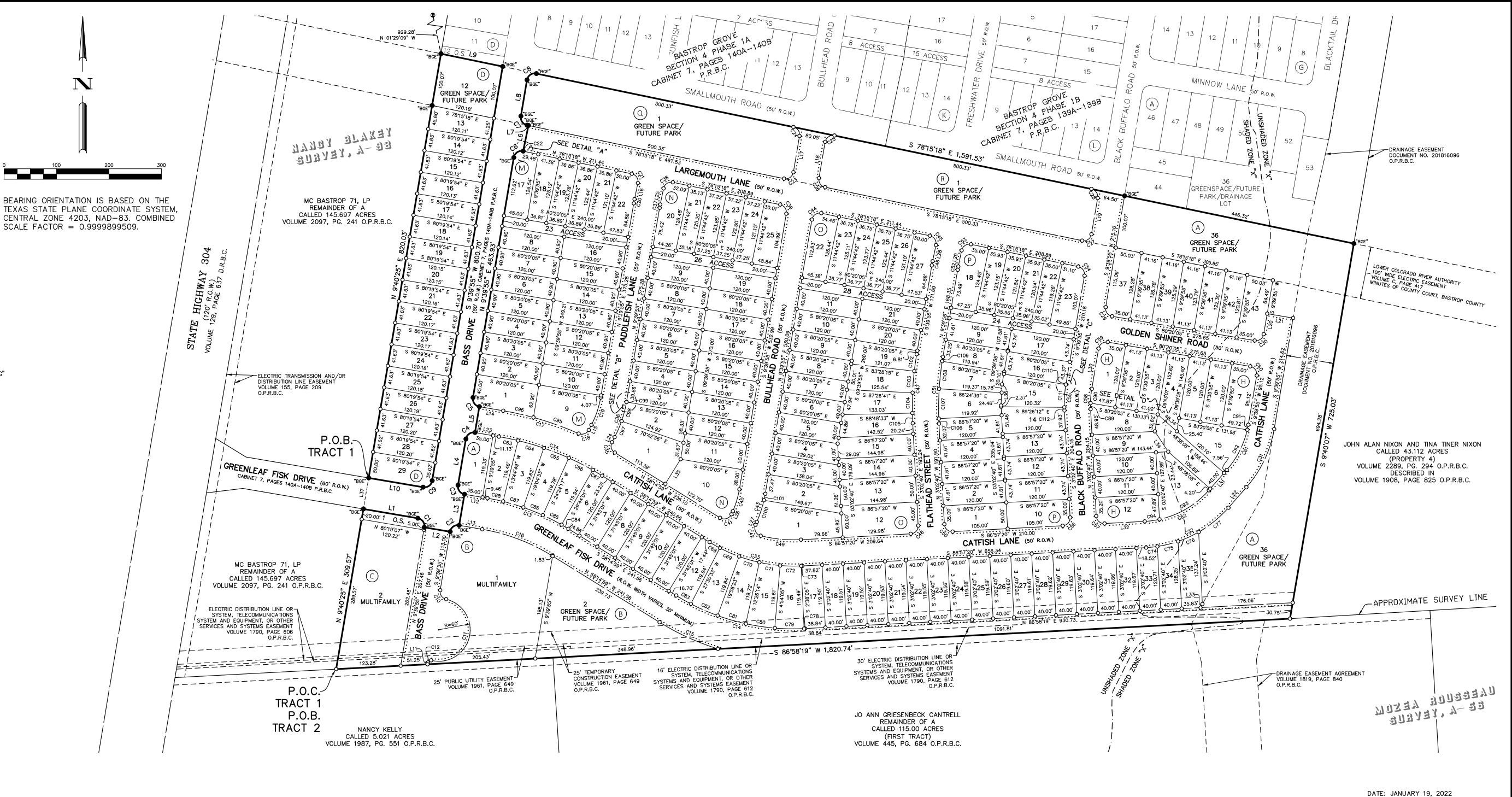
ELEVATION 365.45 FEET NAVD 88 DATUM GRID N: 10015536.56 GRID E: 3239717.02

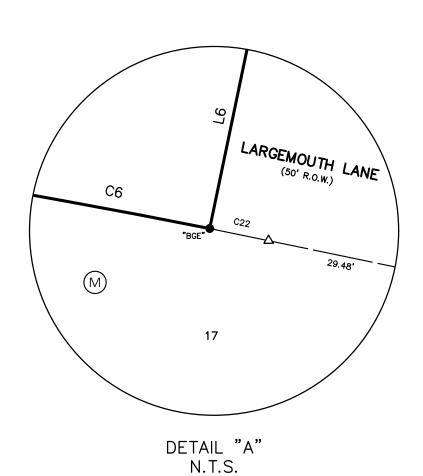
STREET NAMES										
STREET	R.O.W. WIDTH	CENTERLINE LENGTH								
BASS DRIVE	50 FT.	256 FT.								
BLACK BUFFALO ROAD	50 FT.	649 FT.								
PADDLEFISH LANE	50 FT.	567 FT.								
BULLHEAD ROAD	50 FT.	780 FT.								
CATFISH LANE	50 FT.	1,846 FT.								
FLATHEAD STREET	50 FT.	612 FT.								
GREENLEAF FISK DRIVE	VARIES 30' MINIMUM	716 FT.								
LARGEMOUTH LANE	50 FT.	1,119 FT.								
GOLDEN SHINER ROAD	50 FT.	356 FT.								
TOTAL LINEAR FEET		6,683 FT.								

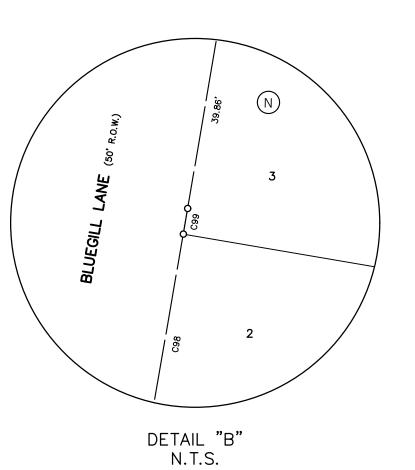
LAND USE SCHEDULE									
DESCRIPTION NO. ACREAGE									
ACCESS	4	0.441 AC.							
GREEN SPACE/FUTURE PARK	5	6.248 AC.							
MULTIFAMILY	2	1.716 AC.							
OPEN SPACE	1	0.054 AC.							
RESIDENTIAL	171	20.735 AC.							
RIGHT-OF-WAY	_	8.587 AC.							
TOTAL	81	37.781 AC.							

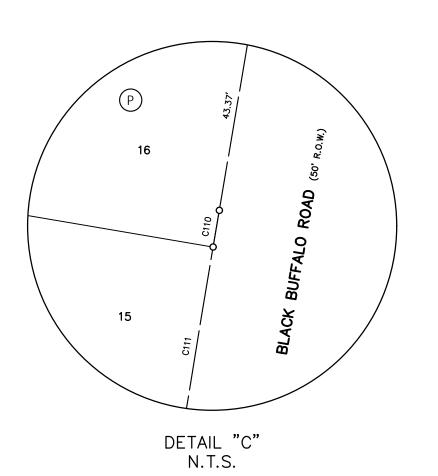
FINAL PLAT BASTROP GROVE SECTION 4 PHASE 2

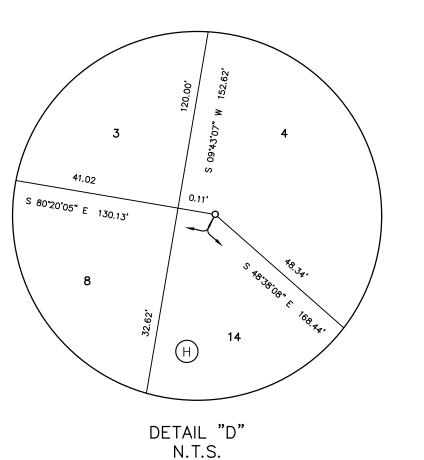
A SUBDIVISION OF 37.781 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS







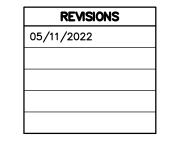




LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 13620 N. FM 620 BUILDING B, SUITE 150 AUSTIN, TEXAS 78717

ENGINEER & SURVEYOR: BGE, INC. 1701 DIRECTORS BLVD., SUITE 1000 AUSTIN, TEXAS, 78744 512-879-0400

BGE, INC. 7330 SAN PEDRO AVE., SUITE 202 SAN ANTONIO, TEXAS 78216 210-581-3600





BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, Texas 78216 Tel: 210-581-3600 ● www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

> **o** 3 SHEET |

	LINE TABLE	
NUMBER	BEARING	DISTANCE
L1	S 8019'07" E	105.22'
L2	S 80°20'05" E	50.00'
L3	N 09*39'26" E	60.00'
L4	N 09*39'55" E	89.32'
L5	N 09*39'55" E	50.00'
L6	N 11*44'42" E	50.00'
L7	N 78*15'18" W	2.80'
L8	N 09*39'55" E	70.05
L9	S 7815'18" E	120.17
L10	N 80°19'07" W	105.21
L11	S 09*39'55" W	3.53'
L12	S 80°19'07" E	44.47'
L13	N 80°19'07" W	44.44'
L14	S 80°20'05" E	46.13'
L15	N 27°45'22" E	11.00'
L16	N 11°44'42" E	31.37'
L17	N 09°39'55" E	70.05'
L18	S 09°39'55" W	70.05'
L19	N 09°39'55" E	70.05'

	LINE TABLE	
NUMBER	BEARING	DISTANCE
L20	N 09*39'55" E	39.50'
L21	S 80°20'05" E	50.00'
L22	S 41°21'52" W	51.76'
L23	N 80°20'05" W	46.13'
L24	N 27*45'22" E	11.00'
L25	N 11*44'42" E	31.37
L26	S 23*55'44" W	6.39'
L27	N 23*55'44" E	6.27
L28	S 11°44'42" W	31.37
L29	N 11*44'42" E	31.37'
L30	N 09*39'55" E	77.77
L31	S 41°21'52" W	51.76'
L32	S 86°57'20" W	76.70'
L33	N 29°02'50" E	7.84'
L34	N 33°24'45" W	46.36'
L35	S 31°45'01" W	55.44'
L36	S 02°35'23" W	40.24
L37	N 09°40'25" E	60.00'

	CURVE TABLE											
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE							
C1	23.58'	15.00'	90°04'30"	S 3516'52" E	21.23'							
C2	23.57	15.00'	90°01'17"	N 54*40'14" E	21.22'							
C3	23.56'	15.00'	89*59'02"	N 3519'36" W	21.21'							
C4	23.56'	15.00'	90°00'00"	N 54*39'55" E	21.21'							
C5	23.56'	15.00'	90°00'00"	N 35°20'05" W	21.21'							
C6	24.00'	15.00'	91°39'49"	N 55°29'49" E	21.52'							
C7	23.02'	15.00'	87 ° 55'13"	N 34°17'42" W	20.82'							
C8	24.11'	15.00'	92 ° 04'47"	N 55*42'18" E	21.59'							
C9	23.57	15.00'	90'00'58"	S 54°40'24" W	21.22'							
C10	22.56'	15.00'	8610'39"	S 33°24'54" E	20.49'							
C11	189.08'	60.00'	180°33'32"	N 13°47'12" E	120.00'							
C12	8.24'	5.00'	94*24'42"	S 56°52'16" W	7.34'							
C13	165.89'	430.70'	22*04'08"	N 6917'03" W	164.87'							
C14	257.67'	424.50'	34*46'42"	S 75°38'20" E	253.73'							
C15	122.70'	484.50'	14°30'36"	S 65°30'17" E	122.37'							
C16	142.78'	370.70'	22*04'08"	N 6917'03" W	141.90'							
C17	150.40'	600.00'	14°21'43"	N 73°09'14" W	150.00'							
C18	22.59'	15.00'	86"16'15"	N 70°53'30" E	20.51'							
C19	55.26'	175.00'	18 ° 05'28"	N 18*42'39" E	55.03'							
C20	8.17'	225.00'	2°04'47"	S 10°42'18" W	8.17'							
C21	23.56'	15.00'	90°00'00"	N 33°15'18" W	21.21'							
C22	0.11'	15.00'	0°24'58"	N 78°27'47" W	0.11'							
C23	24.11'	15.00'	92°04'47"	N 55°42'18" E	21.59'							

CURVE TABLE											
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE						
C24	23.02'	15.00'	87 ° 55'09"	N 34°17'40" W	20.82'						
C25	24.11'	15.00'	92°04'47"	S 55°42'18" W	21.59'						
C26	23.02'	15.00'	87 ° 55'13"	S 34°17'42" E	20.82'						
C27	24.11'	15.00'	92°04'47"	N 55°42'18" E	21.59'						
C28	23.02'	15.00'	87 ° 55'11"	N 34°17'41" W	20.82'						
C29	23.56'	15.00'	90°00'00"	S 35°20'05" E	21.21'						
C30	23.56'	15.00'	90°00'00"	N 54°39'55" E	21.21'						
C31	124.48'	225.00'	31°41'58"	N 25°30'54" E	122.90'						
C32	179.03'	225.00'	45 ° 35'27"	N 64°09'36" E	174.35'						
C33	185.22'	305.00'	34°47'41"	S 75°38'50" E	182.39'						
C34	212.00'	550.00'	22°05'06"	N 6917'32" W	210.69'						
C35	22.52'	15.00'	86°00'22"	S 15"14'49" E	20.46'						
C36	71.04'	225.00'	18 ° 05'28"	N 18*42'39" E	70.75'						
C37	6.35'	175.00'	2*04'47"	S 10°42'18" W	6.35'						
C38	23.56'	15.00'	90°00'00"	S 56°44'42" W	21.21'						
C39	23.02'	15.00'	87 ° 55'13"	N 34°17'42" W	20.82'						
C40	43.57'	175.00'	14*15'49"	N 16*47'49" E	43.45'						
C41	25.61'	15.00'	97°49'17"	N 72°50'22" E	22.61'						
C42	26.07	15.00'	99*35'39"	S 25°52'06" E	22.91'						
C43	56.01'	225.00'	14 ° 15'49"	N 16*47'49" E	55.87'						
C44	24.10'	15.00'	92°02'11"	S 55°43'37" W	21.59'						
C45	23.56'	15.00'	90°00'00"	N 33°15'18" W	21.21'						
C46	8.17'	225.00'	2*04'47"	S 10°42'18" W	8.17'						

LOT AREA TABLE

LOT AREA TABLE LOT BLOCK SQUARE FEET

CURVE TABLE											
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE						
C47	131.99'	595.00'	12*42'35"	S 0318'37" W	131.72'						
C48	23.56'	15.00'	90°00'00"	N 41°57'20" E	21.21'						
C49	77.35'	255.00'	17°22'46"	S 84°21'18" E	77.05'						
C50	23.56'	15.00'	90°00'00"	S 48°02'40" E	21.21'						
C51	127.55'	575.00'	12*42'35"	S 0318'37" W	127.29'						
C52	6.35'	175.00'	2°04'47"	S 10°42'18" W	6.35'						
C53	23.56'	15.00'	90°00'00"	S 56°44'42" W	21.21'						
C54	23.02'	15.00'	87*55'13"	N 3417'42" W	20.82'						
C55	49.91'	225.00'	12*42'35"	S 0318'37" W	49.81						
C56	23.56'	15.00'	90°00'00"	N 41°57'20" E	21.21'						
C57	23.56'	15.00'	90°00'00"	S 48°02'40" E	21.21'						
C58	38.82'	175.00'	12*42'35"	S 0318'37" W	38.74'						
C59	23.56'	15.00'	90°00'00"	S 54°39'55" W	21.21'						
C60	23.56'	15.00'	90°00'00"	N 35°20'05" W	21.21'						
C61	96.82'	175.00'	31°41′58″	N 25°30'54" E	95.59'						
C62	139.25'	175.00'	45°35'27"	N 64°09'36" E	135.60'						
C63	37.41'	550.00'	3*53'48"	N 78°23'11" W	37.40'						
C64	51.18'	550.00'	519'52"	N 73°46'21" W	51.16'						
C65	51.19'	550.00'	519'58"	N 68°26'26" W	51.17'						
C66	51.21'	550.00'	5*20'04"	N 63°06'25" W	51.19'						
C67	21.02'	550.00'	2°11'24"	N 59°20'41" W	21.02'						
C68	22.58'	305.00'	4°14'28"	S 60°22'13" E	22.57'						
C69	40.12'	305.00'	7*32'09"	S 66°15'32" E	40.09'						

	CURVE TABLE												
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE								
C70	40.12'	305.00'	7'32'09"	S 73°47'41" E	40.09'								
C71	40.12'	305.00'	7'32'09"	S 81"19'51" E	40.09'								
C72	40.12'	305.00'	7'32'09"	S 88*52'00" E	40.09'								
C73	2.18'	305.00'	0°24'36"	N 87°09'38" E	2.18'								
C74	21.51'	225.00'	5°28'41"	N 84°12'59" E	21.50'								
C75	40.76'	225.00'	10°22'45"	N 7617'16" E	40.70'								
C76	43.01'	225.00'	10 ° 57'07"	N 65°37'20" E	42.94'								
C77	73.76'	225.00'	18°46'54"	N 50°45'19" E	73.43'								
C78	2.02'	424.50'	016'20"	N 87°06'29" E	2.02'								
C79	55.84'	424.50'	7*32'12"	S 88*59'15" E	55.80'								
C80	55.85'	424.50'	7'32'20"	S 81°26'59" E	55.81'								
C81	55.87'	424.50'	7*32'27"	S 73°54'35" E	55.83'								
C82	55.88'	424.50'	7'32'34"	S 66°22'04" E	55.84'								
C83	32.20'	424.50'	4°20'48"	S 60°25'23" E	32.20'								
C84	15.16'	430.70'	2*01'00"	N 59°15'29" W	15.16'								
C85	40.06'	430.70'	519'44"	N 62°55'51" W	40.04'								
C86	40.06'	430.70'	519'44"	N 6815'35" W	40.04'								
C87	40.06'	430.70'	5*19'44"	N 73°35'19" W	40.04'								
C88	30.56'	430.70'	4°03'57"	N 7817'09" W	30.56'								
C89	11.48'	175.00'	3°45'27"	S 01°09'57" E	11.47'								
C90	27.34'	175.00'	8*57'08"	S 0511'20" W	27.32'								
C91	9.88'	175.00'	3°14'09"	N 11"16'59" E	9.88'								
C92	86.94	175.00'	28*27'49"	N 27°07'58" E	86.05'								

LOT AREA TABLE

LOT AREA TABLE

	CURVE TABLE											
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE							
C93	110.82'	175.00'	36°17'01"	N 59*30'23" E	108.98'							
C94	28.43'	175.00'	918'26"	N 8218'07" E	28.40'							
C95	91.43'	600.00'	8*43'50"	N 70°20'18" W	91.34'							
C96	58.97'	600.00'	5*37'52"	N 77*31'09" W	58.95'							
C97	33.27	225.00'	8*28'18"	N 23°31'13" E	33.24'							
C98	37.64'	225.00'	9*35'01"	N 14°29'34" E	37.59'							
C99	0.14'	225.00'	0*02'08"	N 09°40'59" E	0.14'							
C100	43.47	225.00'	11°04'14"	N 18°23'37" E	43.41'							
C101	12.54'	225.00'	3*11'35"	N 11*15'42" E	12.54'							
C102	32.57	595.00'	3*08'10"	S 08°05'50" W	32.56'							
C103	41.27'	595.00'	3*58'25"	S 04°32'32" W	41.26'							
C104	38.90'	595.00'	3*44'46"	S 00°40'56" W	38.90'							
C105	19.25'	595.00'	1°51'14"	S 02°07'04" E	19.25'							
C106	9.53'	575.00'	0*57'00"	S 02°34'11" E	9.53'							
C107	56.89'	575.00'	5*40'09"	S 00°44'24" W	56.87							
C108	52.77	575.00'	5"15'29"	S 0612'13" W	52.75'							
C109	8.36'	575.00'	0*49'57"	S 0914'56" W	8.36'							
C110	0.37'	225.00'	0*05'36"	S 09°37'06" W	0.37'							
C111	43.59'	225.00'	11°06'00"	S 04°01'18" W	43.52'							
C112	5.95'	225.00'	1°30'59"	S 0247'11" E	5.95'							

I	LOT AR	EA TABLE		(LOT AR	EA TABLE	LOT AREA			EA TABLE
LOT	BLOCK	SQUARE FEET		LOT	BLOCK	SQUARE FEET		LOT	BLOCK	SQUARE
1	Α	5,870	Ì	23	Α	4,782		1	В	41,577
2	Α	5,286		24	Α	4,783		2	В	31,557
3	Α	5,453		25	А	4,783			•	
4	Α	5,461		26	А	4,784				
5	Α	5,469		27	Α	4,784				
6	Α	5,055		28	Α	4,785				
7	Α	4,800		29	Α	4,785				
8	Α	4,800		30	Α	4,786				
9	Α	4,800		31	Α	4,786				
10	Α	4,800		32	Α	4,786				
11	Α	4,800		33	Α	4,794				
12	Α	5,335		34	А	4,954				
13	Α	5,755		35	А	5,400				
14	Α	5,749		36	А	122,892				
15	Α	5,742		37	A	6,411				
16	Α	5,736		38	A	5,245				
17	Α	4,831		39	A	5,184				
18	Α	4,780		40	Α	5,122				
19	Α	4,781		41	Α	5,061				
20	Α	4,781		42	A	4,999				
21	Α	4,781		43	Α	5,947				
22	Α	4,782			· ·		-			

L										
	LOT	BLOCK	SQUARE FEET		LOT	BLOCK	SQUARE FEET		LOT	BLOC
	1	С	2,356		12	D	12,018		1	Н
Ī	2	С	33,188		13	D	5,216		2	Н
				•	14	D	5,000		3	Н
					15	D	5,000		4	Н
					16	D	5,000		5	Н
					17	D	5,001		6	н
					18	D	5,001		7	н
					19	D	5,001		8	н
					20	D	5,001		9	Н
					21	D	5,002		10	Н
					22	D	5,002		11	Н
					23	D	5,002		12	Н
					24	D	5,002		13	Н
					25	D	5,003		14	Н
					26	D	5,003		15	Н
					27	D	5,003]		
					28	D	5,003			

1	OT AR	EA TABLE		LOT AR	EA TABLE	$\left \ \right $	l	OT AR	EA TABLE
LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	1 [LOT	BLOCK	SQUARE FEET
12	D	12,018	1	н	5,932	1 [1	М	7,208
13	D	5,216	2	н	4,936	1 [2	М	4,908
14	D	5,000	3	н	4,929	1 [3	М	4,908
15	D	5,000	4	н	5,465	1 [4	М	4,908
16	D	5,000	5	н	4,936	1 [5	М	4,908
17	D	5,001	6	н	4,936	1 [6	М	4,908
18	D	5,001	7	н	5,951	1 [7	М	4,908
19	D	5,001	8	н	5,755	1 [8	М	4,908
20	D	5,001	9	н	5,269	1 [9	М	8,217
:1	D	5,002	10	н	4,800	1 [10	М	4,908
22	D	5,002	11	н	4,800	1 [11	М	4,908
23	D	5,002	12	н	5,954	1 [12	М	4,908
24	D	5,002	13	Н	7,954] [13	М	4,908
25	D	5,003	14	Н	6,023] [14	М	4,908
26	D	5,003	15	Н	7,527] [15	М	4,908
27	D	5,003					16	М	4,908
28	D	5,003					17	М	5,678
29	D	5,963					18	М	4,917
		•					40		4 507

			ı			I I						
LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET		LOT	BLOCK	SQUARE FEET	LO	T BLOCK	SQUARE FEET
1	м	7,208	1	N	9,259		1	0	9,688	1	Р	5,952
2	М	4,908	2	N	5,820		2	0	7,186	2	Р	4,993
3	М	4,908	3	N	4,800		3	0	5,341	3	Р	4,993
4	М	4,908	4	N	4,800		4	0	4,980	4	Р	4,993
5	М	4,908	5	N	4,800		5	0	4,800	5	Р	4,993
6	М	4,908	6	N	4,800		6	0	4,800	6	Р	5,970
7	М	4,908	7	N	4,800		7	0	4,800	7	Р	5,543
8	М	4,908	8	N	4,800		8	0	4,800	8	Р	4,993
9	М	8,217	9	N	4,800		9	0	4,800	9	Р	4,993
10	М	4,908	10	N	10,367		10	0	4,800	10	Р	5,952
11	М	4,908	11	N	6,000		11	0	4,800	11	Р	5,249
12	М	4,908	12	N	4,800		12	0	8,651	12	Р	5,249
13	М	4,908	13	N	4,800		13	0	7,249	13	Р	5,249
14	М	4,908	14	N	4,800		14	0	5,799	14	Р	5,721
15	М	4,908	15	N	4,800		15	0	5,786	15	Р	6,383
16	М	4,908	16	N	4,800		16	0	5,742	16	Р	5,249
17	М	5,678	17	N	4,800		17	0	5,563	17	Р	5,249
18	М	4,917	18	N	4,800		18	0	5,601	18	Р	6,113
19	М	4,587	19	N	4,800		19	0	5,133	19	Р	4,448
20	М	4,538	20	N	5,835		20	0	4,800	20	Р	4,401
21	М	4,489	21	N	4,421		21	0	4,800	21	Р	4,355
22	М	5,451	22	N	4,635		22	0	6,017	22	Р	4,197
23	М	4,800	23	N	4,585		23	0	4,622	23	Р	5,603
			24	N	4,534		24	0	4,573	24	Р	4,800
			25	N	5,567		25	0	4,524		·	•
			26	N	4,800		26	0	4.475			

LOT AREA TABLE

ı	_OT ARI	EA TABLE	LOT AREA TABLE				
LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET		
1	Q	52,841	1	R	52,841		

FINAL PLAT
BASTROP GROVE SECTION 4 PHASE 2

A SUBDIVISION OF 37.781 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, Texas 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

STATE OF TEXAS § COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING BY AND THROUGH KEVIN PAPE, AUTHORIZED AGENT, BEING OWNER OF A 31.710 ACRE TRACT OF LAND DESCRIBED AS TRACT 1A AND A 35.401 ACRE TRACT OF LAND DESCRIBED AS TRACT 1B OUT OF THE NANCY BLAKEY SURVEY. ABSTRACT NO. 98, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 37.781 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS: BASTROP GROVE SECTION 4 PHASE 2 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN WITNESS MY HAND THIS TO DAY OF THE KEVIN PARE, AUTHORIZED AGENT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 13620 N. FM 620 BUILDING B, SUITE 150 AUSTIN, TEXAS 78717 STATE OF TEXAS: COUNTY OF BASTROP: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS TO DAY OF JULY Jamanil Harqua NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS tary Public, State of Year Comm. Expires 12-27-2022 12-27-2022 Notary ID 130023632 MY COMMISSION EXPIRES ON: SURVEYOR'S CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS: THAT I, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS. HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE INC. ON THE GROUND ON NOVEMBER 15. 2018. AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WILL BE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS UPON COMPLETION OF CONSTRUCTION. DION P. ALBERTSON, R.P.L.S. NO. 4963 BGE, INC. 7330 SAN PEDRO AVE, SUITE 202 SAN ANTONIO, TEXAS 78216 ENGINEER'S CERTIFICATION: I. TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE HE PROFESSION OF ENGINEERING. AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. 6/29/22 TIMOTHY M. HOLLAND, P.E. LICENSED PROFESSIONAL ENGINEER NO. 94848 BGE, INC. 1701 DIRECTORS BOULEVARD, SUITE 1000 94848 AUSTIN, TEXAS 78744 APPROVED THIS _____, DAY OF ____, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTEST:

TIMOTHY M. HOLLAND

PLANNING & ZONING COMMISSION CITY SECRETARY CHAIRPERSON

GENERAL NOTES:

- 1. 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 COOPERATIVE.
- 4 GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- 5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 30,
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND/OR ASSIGNS, ASSUME 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 REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH
- 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 CERTIFICATES OF OCCUPANCY.
- 10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.).
- ALL UTILITIES WILL BE UNDERGROUND.
- 14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATTING.
- 15. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 16. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA. THIS TRACT LIES IN UNSHADED ZONE "X", AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY, TEXAS, REVISED DATE JANUARY 19, 2006.
- 17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFFSITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 18. 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. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH
- 19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN,

EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.

- 21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 22. 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 T.D.L.R.) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (T.A.B.A.).
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX
- IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM THE STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 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.
- 26. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED
- 27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH THE BASTROP BUILDING BLOCK CODE AND PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59. (CITY LIMITS ONLY)
- 29. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.
- 30. THE PLAT WILL COMPLY WITH THE REQUIREMENTS OF THE PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59.
- 31. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION. (CITY LIMITS ONLY)

THE STATE OF TEXAS

COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

I, KRISTA BARTSCH, CLERK OF BASTROP COUNTY, 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 _____ 20___ A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____. FILED FOR RECORD AT _____ O'CLOCK ___M. THIS ____ DAY OF _____, 20___ AD. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF _____, 20___ AD. KRISTA BARTSCH DEPUTY COUNTY CLERK BASTROP COUNTY, TEXAS

DESCRIPTION OF A 37.781 ACRE TRACT OF LAND

FIELD NOTES FOR A 37.781 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY,

FINAL PLAT BASTROP GROVE SECTION 4 PHASE 2

A SUBDIVISION OF 37.781 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS

TEXAS: BEING THE REMAINING PORTION OF A CALLED 35.401 ACRE TRACT OF LAND (TRACT 1B) AND THE REMAINING PORTION OF A CALLED 31.710 ACRE TRACT OF LAND (TRACT 1A) AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 37.781 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 AND TRACT 2 BY METES AND BOUNDS AS FOLLOWS:

TRACT 1:

COMMENCING at a 1/2-inch iron rod with a cap stamped "BGE INC" found on the north line of a called 5.021 acre tract of land as conveyed unto Nancy Kelly in Volume 1987, Page 551 of the Official Public Records of Bastrop County, Texas, at the common corner of said 35.401 acre tract and a remainder of a called 145.697 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas; Thence, N 09'40'25" E, departing said north line, coincident with the common line of the remaining portion of the 35.401 acre tract and said remainder of the 145.697 acre tract, passing at a distance of 309.57 feet a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south line of Greenleaf Fisk Drive (R.O.W. ~ 60') as shown on the plat of Bastrop Grove Section 4, Phase 1A as recorded in Cabinet 7, Pages 140-A and 140-B of the Plat Records of Bastrop County, Texas, and continuing over and across said right-of-way a total distance of 369.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at another common corner of the remaining portion of the 35.401 acre tract and the remainder of the 145.697 acre tract, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 09°40'25" E, coincident with the common line of the remaining portion of the 35.401 acre tract, the aforementioned remaining portion of the 31.710 acre tract, and the remainder of the 145.697 acre tract, a distance of 820.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the southwest corner of Block "D" as shown on the aforementioned plat of Bastrop Grove Section 4, Phase 1A, for the northwest corner of the herein described tract;

THENCE, S 7875'18" E, coincident with the south line of said Block "D", a distance of 120.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the west right-of-way line of Bass Drive (R.O.W. ~ 50') as shown on said plat of Phase 1A, at the southeast corner of Block "D", for the northeast corner of the herein described tract;

THENCE, S 09°39'55" W, coincident with said right-of-way line, a distance of 800.70 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;

THENCE, curving to the right, continuing coincident with said line, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90°00'58", a chord bearing of S 54°40'24" W, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of tangency of the herein described tract;

THENCE, N 80°19'07" W, continuing coincident with said line, a distance of 105.21 feet to the POINT OF BEGINNING and containing 2.255 acres of land, more or less.

TRACT 2:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BGE INC" found on the north line of a called 5.021 acre tract of land as conveyed unto Nancy Kelly in Volume 1987, Page 551 of the Official Public Records of Bastrop County, Texas, at the common corner of the remaining portion of said 35.401 acre tract and a remainder of a called 145.697 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 09°40'25" E, coincident with the common line of the remaining portion of the 35.401 acre tract and the remainder of said 145.691 acre tract, a distance of 309.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south right-of-way line of Greenleaf Fisk Drive (R.O.W. ~ 60') as shown on the plat of Bastrop Grove Section 4, Phase 1A as recorded in Cabinet 7, Pages 140-A and 140-B of the Plat Records of Bastrop County, Texas, for a west corner of the herein described tract;

THENCE, coincident with said right-of-way line, over and across the remainder of the 35.401 acre tract and the aforementioned remainder of the 31.710 acre tract, the following seventeen (17) courses:

1) S 80"19'07" E, a distance of 105.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;

2) Curving to the right, with a radius of 15.00 feet, an arc length of 23.58 feet, a central angle of 90°04'30", a chord bearing of S 35"16'52" E, and a chord distance of 21.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the end of this curve for a corner of the herein described tract;

3) S 80°20'05" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the beginning of a non-tangent curve, for a corner of the herein described tract;

4) Curving to the right, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90°01'17", a chord bearing of N 54'40'14" E, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the end of this curve, for a corner of the herein described tract;

5) N 09*39'26" E, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the beginning of a non-tangent curve, for a corner of the herein described tract;

6) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89°59'02", a chord bearing of N 35*19'36" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of tangency of the herein described tract;

7) N 09°39'55" E, a distance of 89.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract:

8) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 54'39'55" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC"

9) N 09*39'55" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the beginning of a non-tangent curve, for a corner of the herein described tract;

found at the end of this curve, for a corner of the herein described tract;

10) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 35"20"05" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of tangency of the herein described tract;

11) N 09°39′55″ E, a distance of 463.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract:

12) Curving to the right, with a radius of 15.00 feet, an arc length of 24.00 feet, a central angle of 91°39'49", a chord bearing of N 55°29'49" E, and a chord distance of 21.52 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the end of this curve, for a corner of the herein described tract:

13) N 11°44'42" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a corner of the herein described tract;

14) N 78"15'18" W, a distance of 2.80 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;

15) Curving to the right, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of 87°55'13", a chord bearing of N 3417'42" W, and a chord distance of 20.82 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

16) N 09'39'55" E, a distance of 70.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;

17) Curving to the right, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of 92°04'47", a chord bearing of N 55*42'18" E, and a chord distance of 21.59 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south line of said Bastrop Grove Section 4, Phase 1A, for a point of tangency of the herein described tract;

THENCE, S 78"15'18" E, coincident with the south line of said Phase 1A and the south line of Bastrop Grove Section 4, Phase 1B as recorded in Cabinet 7, Pages 139-A and 139-B of the Plat Records of Bastrop County, Texas, a distance of 1,591.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the west line of a called 43.112 acre tract of land as conveyed unto John Alan Nixon and Tina Tiner Nixon in Volume 2289, Page 294 and described in Volume 1908, Page 825, both in the Official Public Records of Bastrop County, Texas, for the northeast corner of the herein described tract;

THENCE. S 09'40'07" W. coincident with the common line of the remainder of the aforementioned 31.170 acre tract, the remainder of the aforementioned 35.401 and said 43.122 acre tract, a distance of 725.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the north line of the remainder of a called 115.00 acre tract of land as conveyed unto Jo Ann Griesenbeck Cantrell in Volume 445, Page 684 of the Official Public Records of Bastrop County, Texas, at the southeast corner of the remainder of the 35.401 acre tract, for the southeast corner of the herein described tract:

THENCE, S 86'58'19" W, coincident with the common line of the remainder of the 35.401 acre tract, said remainder of the 115.00 acre tract and the aforementioned 5.021 acre tract, a distance of 1,820.74 feet to the POINT OF BEGINNING and containing 35.526 acres of land, more or less.

The resultant net acreage being 37.781 acres of land.



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, Texas 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490