

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. COMBINED SCALE FACTOR = 0.9999899509.

LEGEND

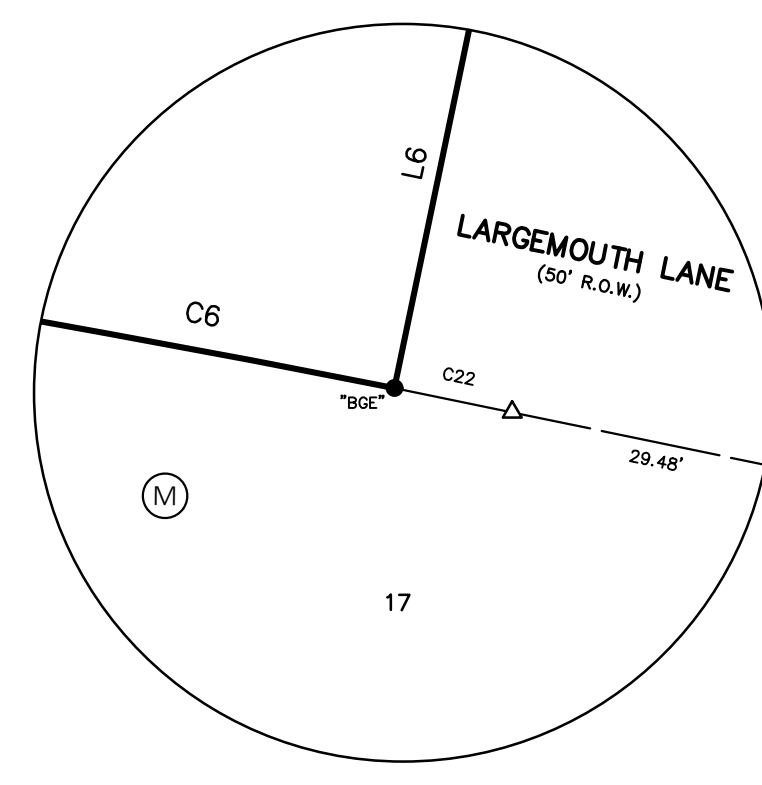
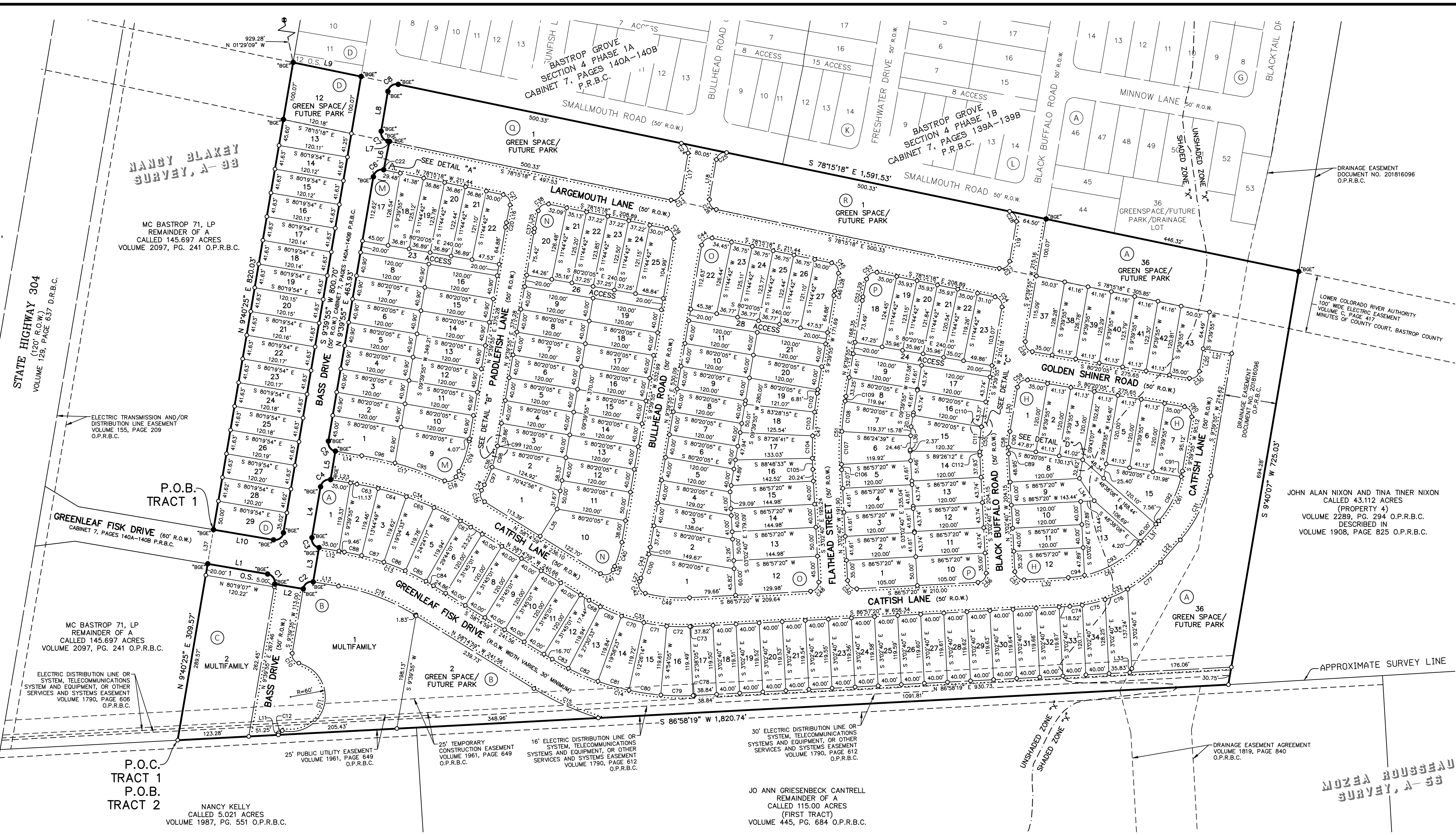
- DOC. DOCUMENT
- D.R.B.C. DEED RECORDS OF BASTROP COUNTY
- NO. NUMBER
- N.T.S. NOT TO SCALE
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- O.S. OPEN SPACE
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- △ CALCULATED POINT
- SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD W/CAP STAMPED "STAUDT SURVEYING"
- FOUND 1/2" IRON ROD W/CAP STAMPED "STANTEC"
- FOUND 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- TEMPORARY 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.

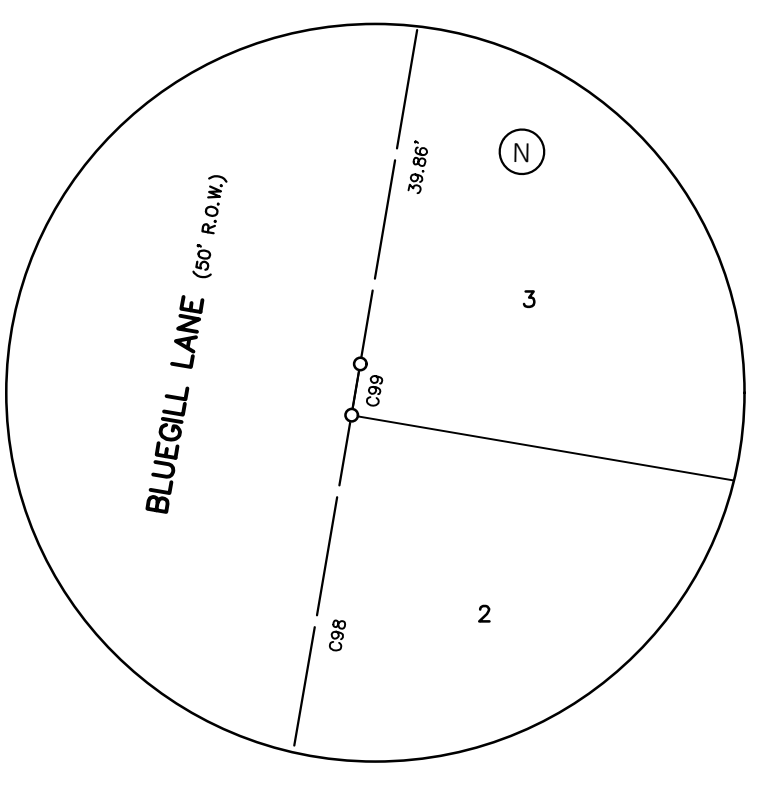
ELEVATION 365.45 FEET NAVD 88 DATUM
GRID N: 10015536.56
GRID E: 3239717.02

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.

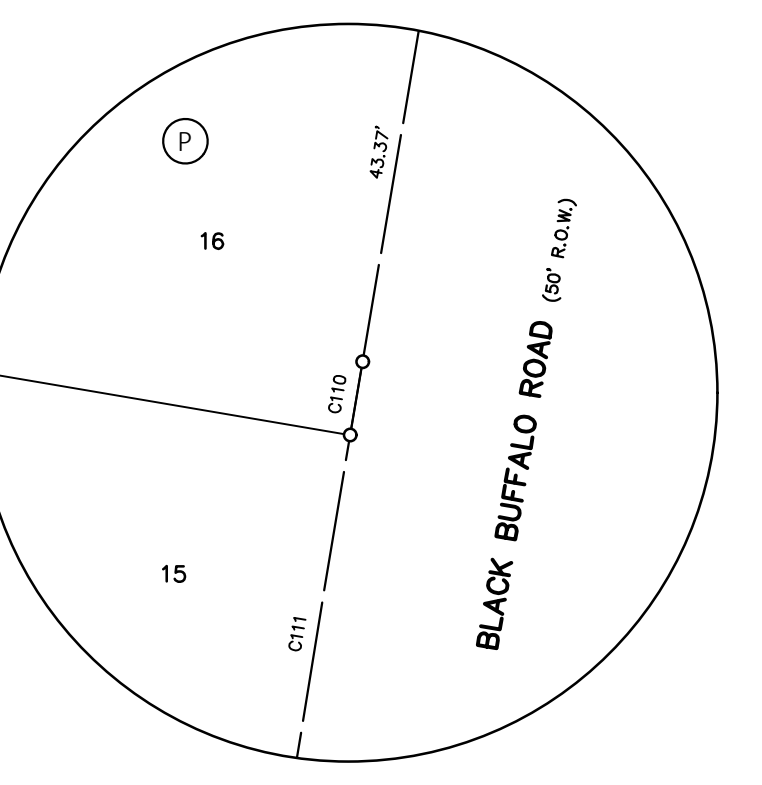
LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
ACCESS	4	0.441 AC.
GREEN SPACE/FUTURE PARK	5	6.248 AC.
MULTIFAMILY	2	1.716 AC.
OPEN SPACE	1	0.054 AC.
RESIDENTIAL	171	20.735 AC.
RIGHT-OF-WAY	-	8.587 AC.
TOTAL	81	37.781 AC.



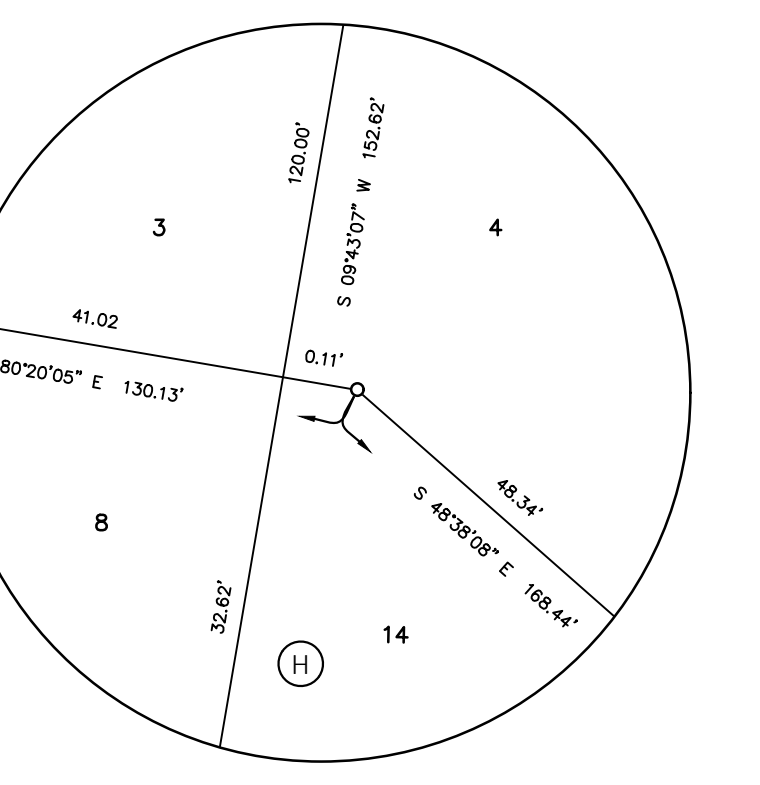
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.

**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

DATE: JANUARY 19, 2022

OWNER:
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
512-578-0400
BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216
210-581-3600

REVISIONS
05/11/2022



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 HEREON.

WITNESS MY HAND THIS 15th DAY OF July, 2022

KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13820 N FM 960
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 15th DAY OF July, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

12-27-2022

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

DATE 6/29/22



ENGINEER'S CERTIFICATION:

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE 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.

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744

DATE 6/27/22



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

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CITY SECRETARY
CHAIRPERSON

GENERAL NOTES:

1. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
2. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
3. 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, 2020.
6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. 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.
8. 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-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. 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.).
13. 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 ALONG EACH STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH REAR LOT LINE.
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.).
23. 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 CONSTRUCTION.
24. 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.
25. 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 FROM THE CITY OF BASTROP.
27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
28. 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
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: _____
DEPUTY

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,

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 Flak 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 78°15'18" 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 distance 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 145.697 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 Flak 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°18'52" 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°19'38" 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" found at the end of this curve, for a corner of the herein described tract;
- 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;
- 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 34°17'42" 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 31.710 acre tract, the remainder of the aforementioned 35.401 and said 43.112 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

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