

PROJECT DESCRIPTION:
 PROPOSED TYPE P5 DEVELOPMENT CONSISTING ON SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND LIVE WORK UNITS.

LAND USE:
 TRADITIONAL NEIGHBORHOOD DESIGN; P-1 NATURAL PARK W/TRAILS, CS-RECREATION CENTER & AMENITIES, OP-OPEN SPACE, P-3 SINGLE FAMILY LOTS, P-4 TOWN HOME LOTS ONLY, P-5 MIXED USE LIVE/WORK UNITS.

ADDRESS:
 151 FM 20, BASTROP, TEXAS

LEGAL DESCRIPTION:
 BEING A 42.697 ACRE TRACT OR PARCEL OF LAND OUT OF AND BEING A PART OF THE NANCY BLAKEY SURVEY, A-98, IN BASTROP COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OR PARCEL SAID TO CONTAIN 42.69 ACRES DESCRIBED IN A DEED FROM LLOYD KETHA TO KARMEN KETHA TOWNSEND, DATED MARCH 23, 1973, RECORDED IN VOL. 213, PAGE 403, BASTROP COUNTY DEED RECORDS, SAID TRACT BEING DESCRIBED AS TRACT NO. 3 AND SAID TO CONTAIN 40.63 ACRES AND SET ASIDE TO SAM EDITH HIGGINS KETHA, ET VIR, IN A PARTITION DEED RECORDED IN VOL. 161, PAGE 233, BASTROP COUNTY DEED RECORDS, HEREIN DESCRIBED 42.697 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT A FENCE CORNER IN THE EAST LINE OF FARM ROAD NO. 20, THE MOST WESTERLY NORTHWEST CORNER OF THAT CERTAIN 387.6 ACRE TRACT DESCRIBED AS FIRST TRACT IN A DEED FROM IVOR W. YOUNG TO JOHN DALE WEAVER, ET UX, RECORDED IN VOL. 153, PAGE 338, BASTROP COUNTY DEED RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF FARM ROAD NO. 20, N 30° 42' 58" E, 258.48 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST LINE OF FARM ROAD NO. 20 ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 2814.79 FEET, WHOSE CENTRAL ANGLE IS 15° 14' 06", WHOSE LONG CHORD BEARS N 38° 21' 32" E, 746.25 FEET, 746.45 FEET ALONG THE ARC TO AN IRON ROD FOUND AT A FENCE CORNER, THE SOUTHWEST CORNER OF THAT CERTAIN 24.609 ACRE TRACT DESCRIBED AS A 2.000 ACRE AND A 22.609 ACRE TRACT IN A DEED FROM CLYDE W. LIESMAN, ET AL, TO PAUL PAPE, ET UX, DATED MAY 15, 1984, RECORDED IN VOL. 333, PAGE 502, BASTROP COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;

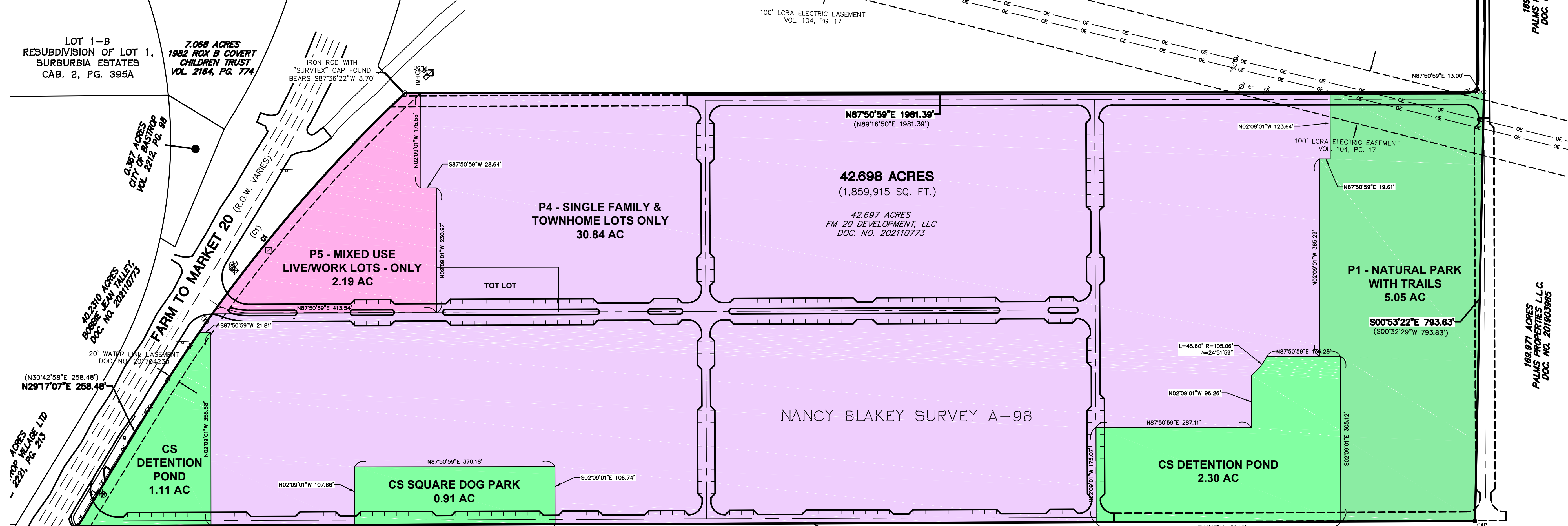
THENCE WITH THE SOUTH LINE, AS FENCED, OF THE SAID PAPE 24.609 ACRE TRACT, N 89° 16' 50" E, 1981.39 FEET TO THE SOUTHEAST CORNER OF SAME, AN IRON ROD FOUND AT A FENCE CORNER FOR AN INTERIOR CORNER OF THIS TRACT, SAID POINT BEING IN THE WEST LINE OF AN OLD LANE;

THENCE WITH THE EAST LINE OF THE PAPE TRACT, THE WEST LINE OF THE SAID LANE, N 0° 27' 36" W, 773.60 FEET TO AN IRON ROD FOUND WHERE SAME INTERSECTS THE SOUTH LINE OF STATE HIGHWAY NO. 71, THE NORTHEAST CORNER OF THE PAPE TRACT FOR AN ANGLE CORNER OF THIS TRACT;

THENCE WITH THE SOUTH LINE OF STATE HIGHWAY NO. 71, N 89° 13' 00" E, 20.00 FEET TO AN IRON ROD SET AT A FENCE CORNER WHERE SAME INTERSECTS THE EAST LINE OF THE BEFORE MENTIONED LANE FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE BEFORE MENTIONED WEAVER 387.6 ACRE TRACT;

THENCE WITH THE UPPER WEST LINE OF THE WEAVER 387.6 ACRE TRACT, THE EAST LINE OF THE SAID LANE, S 0° 03' 30" W, 773.68 FEET TO AN IRON ROD SET AT A FENCE CORNER AT END OF SAID LANE, CONTINUING S 0° 32' 29" W, 793.63 FEET WITH THE UPPER WEST LINE OF THE SAID WEAVER TRACT TO AN IRON ROD SET AT A FENCE CORNER, AN INTERIOR CORNER OF THE WEAVER 387.6 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

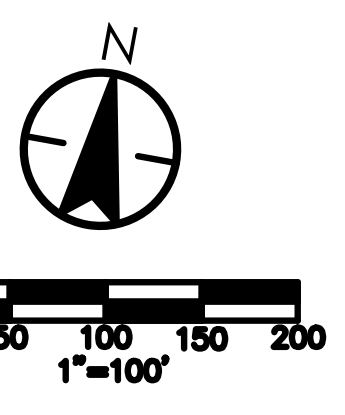
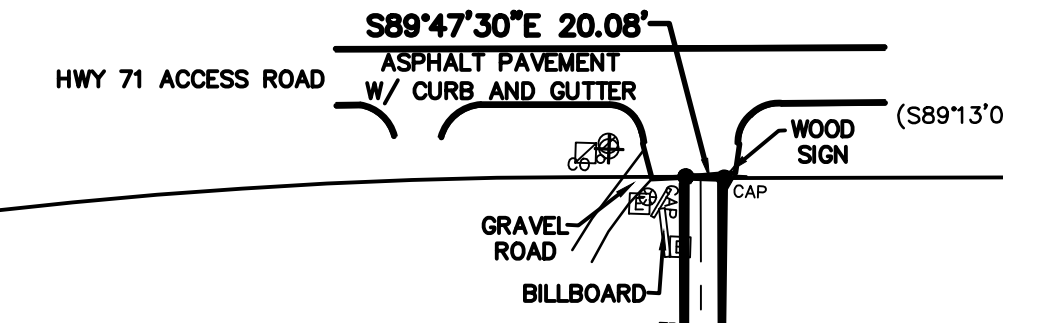
THENCE WITH THE LOWER NORTH LINE OF THE WEAVER 387.6 ACRE TRACT, AS FENCED, S 89° 08' 18" W, 2582.17 FEET TO THE POINT OF BEGINNING, CONTAINING 42.697 ACRES OF LAND.



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	748.45'	2814.79'	15°14'06"	N38°55'41"E	746.25'

RECORD CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	748.45'	2814.79'	15°14'06"	N38°21'32"E	746.25'

STATE HIGHWAY 71
 (R.O.W. VARIES)



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD WITH STANTEC CAP SET
 - ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - CONCRETE MONUMENT FOUND
 - ⊕ BENCHMARK
 - ⊗ UTILITY POLE
 - ⊖ DOWN GUY
 - ⊕ FIRE HYDRANT
 - ⊙ WATER VALVE
 - +— WIRE FENCE
 - S— STORM SEWER LINE
 - ⊖ CLEANOUT
 - ⊕ UNDERGROUND FIBER OPTIC MARKER
 - ▲— SIGN
 - (XXX) RECORD INFORMATION DOC. NO. 202110773
 - (XX) SCHEDULE B EXCEPTION
 - POB POINT OF BEGINNING

FLOODPLAIN NOTE:
 THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48021C0355E, REVISED JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK INFORMATION:
 ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12A.

TBM 1: PK NAIL SET WITH "STANTEC" WASHER SET IN SOUTHEAST CORNER OF DRAINAGE STRUCTURE ON EAST SIDE OF HWY 20, ±1800 SOUTH OF CENTERLINE HWY-71.

TBM 2: TXDOT BRASS DISC FOUND ON EAST SIDE OF HWY 20 ±950' SOUTH OF CENTERLINE HWY 71. ELEV= 467.89' (AS SHOWN)

LOT 1-B
 RESUBDIVISION OF LOT 1,
 SUBURBIA ESTATES
 CAB. 2, PG. 395A

7.088 ACRES
 1982 ROX B COVERT
 CHILDREN TRUST
 VOL. 2164, PG. 774

45.210 ACRES
 BOBBIE JEAN WALKLEY
 DOC. NO. 202110773

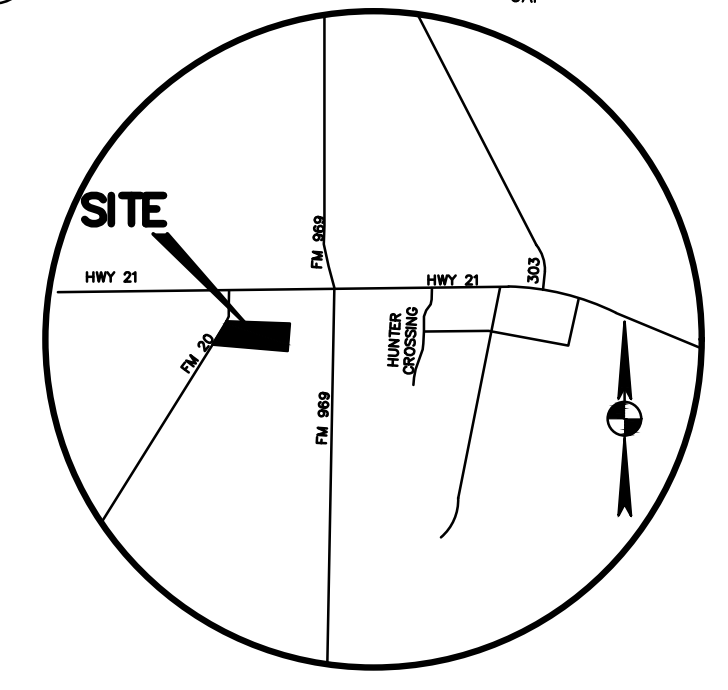
1.170 ACRES
 NANCY BLAKEY LTD
 VOL. 2221, PG. 213

169.971 ACRES
 PALMS PROPERTIES L.L.C.
 DOC. NO. 201903965

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 PALMS PROPERTIES L.L.C.
 DOC. NO. 201903965

S87°42'27"W 2582.16'
 (S89°08'18"W 2582.17')



ZONING CONCEPT SCHEME
PI 22-000189
BOUNDARY EXHIBIT

151 FM 20, BASTROP, TEXAS
 BEING A 42.697 AC TRACT
 NANCY BLAKEY SURVEY, A-98

CITY OF BASTROP
 BASTROP COUNTY, TEXAS
 July 2022

OWNER:
 FM 20 DEVELOPMENT, LLC
 5633 SOUTHWEST FREETWAY
 HOUSTON, TX 77057
 PH: (281) 713-5656
 CONTACT: ROMY SOLANJII
 EMAIL: ROMYSOLANJII@AOL.COM

DEVELOPER:
 BRIDGE TOWER HOME
 12801 N CENTRAL EXPRESSWAY, SUITE 1675
 DALLAS, TX 75243
 PH: (214) 440-5606
 CONTACT: ADAM GREEN
 EMAIL: AGREEN@BRIDGETOWERHOME.COM

ENGINEER:
 STANTEC CONSULTING SERVICES, INC.
 6080 TENNYSON PARKWAY SUITE 200
 PLANO, TX 75024
 PH: (214) 473-2400
 CONTACT: MAC MCWILLIAMS, P.E.
 EMAIL: MAC.MCWILLIAMS@STANTEC.COM
 TBPE # F-6324

LANDSCAPE ARCHITECT/PLANNER:
 LANDCREATIVE, INC.
 603 MUNGER AVENUE SUITE 100-1025
 DALLAS, TX 75202
 PH: (214) 794-1862
 CONTACT: TAL JACKSON, RLA ASLA
 EMAIL: TJACKSON@LANDCREATIVEINC.COM



Stantec Consulting Services Inc.
 6080 Tennyson Parkway, Suite 200
 Plano, Texas 75024
 Tel: +1 214.473.2400
 www.stantec.com