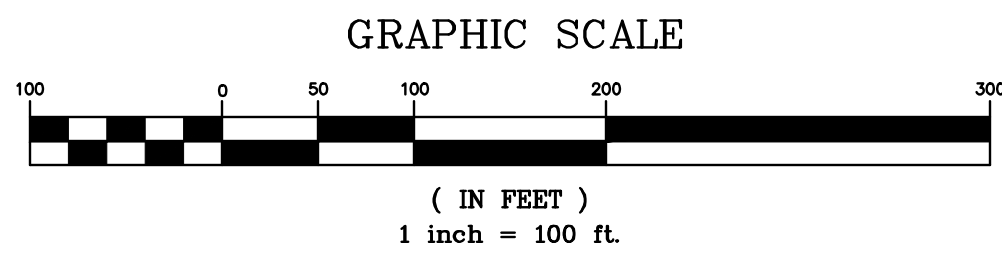
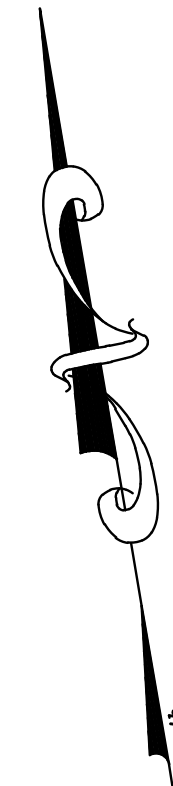
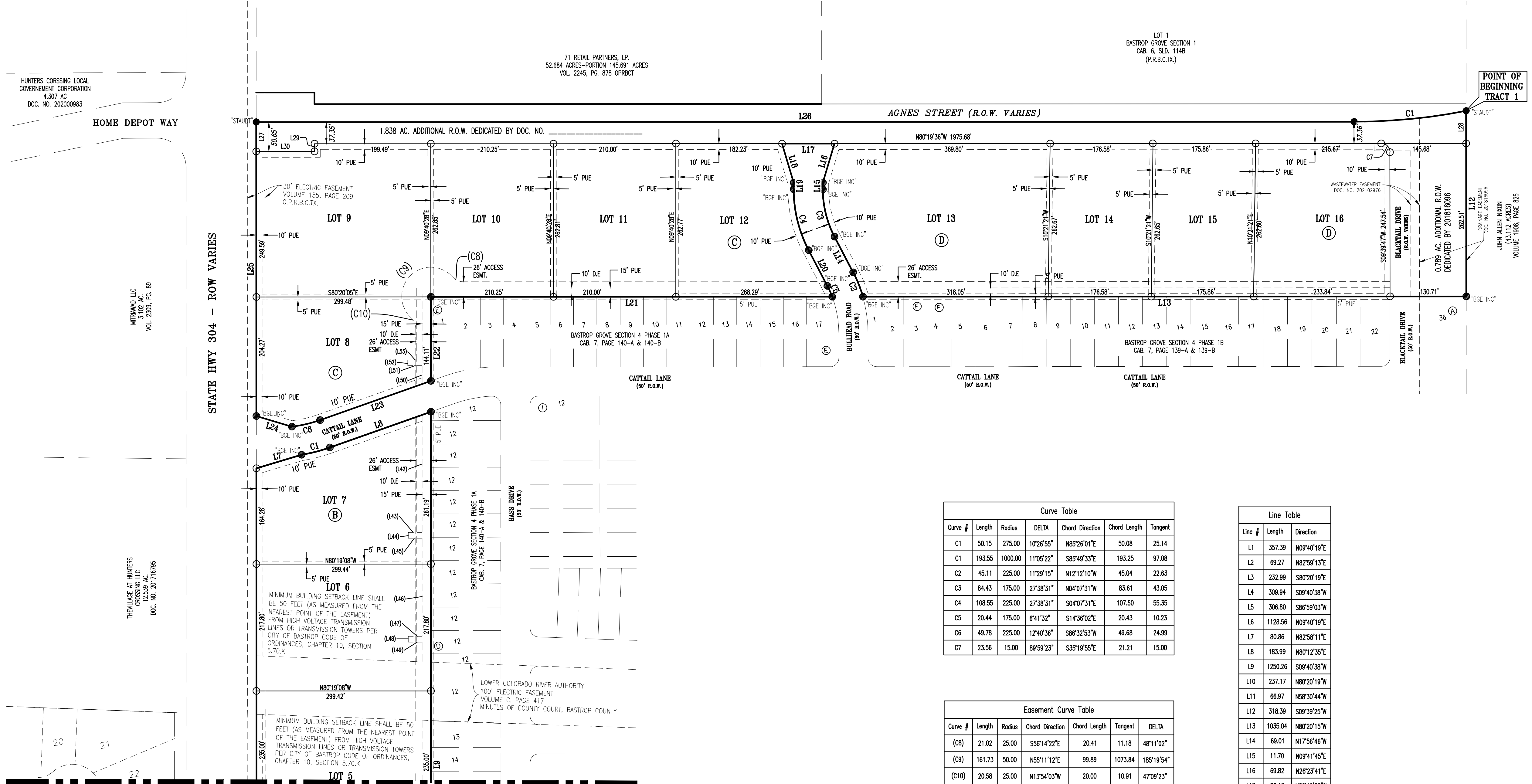
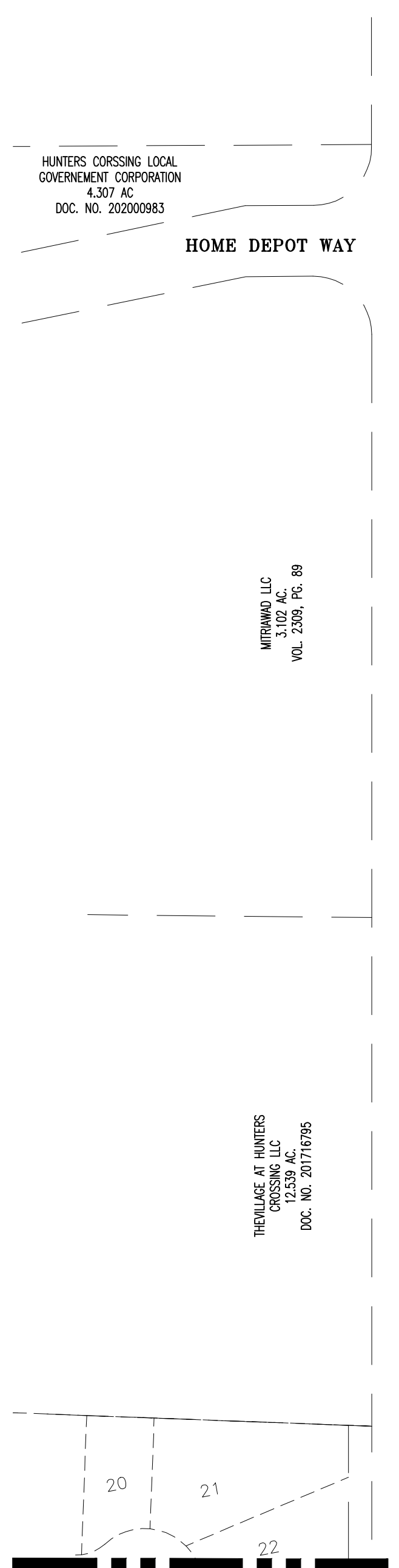


FINAL PLAT BASTROP GROVE, SECTION 5



- LEGEND**
- 1/2" IRON ROD FOUND - (AS NOTED)
 - 1/2" CAPPED IRON ROD SET
 - ▲ MAG NAIL FOUND



MATCH LINE SHEET 2

LINEAR FOOTAGE OF RIGHT-OF-WAY			
BLACKTAIL DRIVE	R.O.W. VARIES	263 FT	0.789 AC LOCAL
AGNES ADD. R.O.W.	R.O.W. VARIES	2,078 FT	1.838 AC
TOTAL		2,341 FT	2.627 AC.

BENCHMARK:
1) LCRA MONUMENT # A688 - 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304, BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304.
N: 10,014,712.67 E: 3,239,449.66 ELEV = 365.68'

TOTAL ACRES:	25.865 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98	
COMMERCIAL LOTS	16
R.O.W. DEDICATION	2
TOTAL:	23,238 ACRES
TOTAL:	2,627 ACRES

NO. OF BLOCKS: 5
TOTAL: 25.865 ACRES

REV.	DESCRIPTION	DATE

DATE: JANUARY 30, 2023
OWNER:
MC BASTROP 71, LP
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TEXAS 75225

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
12129 N. FM 620, STE. 600
AUSTIN, TEXAS 78750
(512) 280-5160
(512) 280-5165 fax

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

Curve Table

Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C1	50.15	275.00	10°26'55"	N89°26'01"E	50.08	25.14
C1	193.55	1000.00	11°05'22"	S85°49'33"E	193.25	97.08
C2	45.11	225.00	11°29'15"	N12°12'10"W	45.04	22.63
C3	84.43	175.00	27°38'31"	N04°07'31"W	83.61	43.05
C4	108.55	225.00	27°38'31"	S04°07'31"E	107.50	55.35
C5	20.44	175.00	6°41'32"	S14°36'02"E	20.43	10.23
C6	49.78	225.00	12°40'36"	S86°32'53"W	49.68	24.99
C7	23.56	15.00	89°59'23"	S35°19'55"E	21.21	15.00

Easement Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C8)	21.02	25.00	S56°14'22"E	20.41	11.18	48°11'02"
(C9)	161.73	50.00	N55°11'12"E	99.89	1073.84	185°19'54"
(C10)	20.58	25.00	N13°54'03"W	20.00	10.91	47°09'23"

Easement Line Table

Line #	Length	Direction
(L31)	23.75	N80°15'36"W
(L32)	10.00	N09°31'30"E
(L33)	23.77	S80°15'36"E
(L34)	214.88	N09°40'38"E
(L35)	23.74	N80°15'36"W
(L36)	10.00	N09°31'30"E
(L37)	23.77	S80°15'36"E
(L38)	290.00	N09°40'38"E
(L39)	23.74	N80°15'36"W
(L40)	10.00	N09°31'30"E
(L41)	23.76	S80°15'36"E
(L42)	201.67	N09°40'38"E
(L43)	23.76	S80°15'36"E

Easement Line Table

Line #	Length	Direction
(L44)	10.00	N09°31'30"E
(L45)	23.73	N80°15'36"W
(L46)	168.21	N09°40'38"E
(L47)	23.76	S80°15'36"E
(L48)	10.00	N09°31'30"E
(L49)	23.73	N80°15'36"W
(L50)	31.46	N09°40'38"E
(L51)	24.72	N80°15'36"W
(L52)	10.00	N09°31'30"E
(L53)	24.75	S80°15'36"E
(L54)	42.34	N09°40'38"E

Line Table

Line #	Length	Direction
L1	357.39	N09°40'19"E
L2	69.27	N82°59'13"E
L3	232.99	S80°20'19"E
L4	309.94	S09°40'38"W
L5	306.80	S86°59'03"W
L6	1128.56	N09°40'19"E
L7	80.86	N82°58'11"E
L8	183.99	N80°12'35"E
L9	1250.26	S09°40'38"W
L10	237.17	N80°20'19"W
L11	66.97	N58°30'44"W
L12	318.39	S09°39'25"W
L13	1035.04	N80°20'15"W
L14	69.01	N17°56'46"W
L15	11.70	N09°41'45"E
L16	69.82	N28°23'41"E
L17	90.12	N80°19'36"W
L18	69.79	S07°00'14"E
L19	11.70	S09°41'45"W
L20	69.01	S17°56'46"E

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
Civil Engineering ♦ Surveying

FIRM ID #F3791

5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160

♦ Main Office ♦ North Office

12129 RR 620 N., Ste. 600
Austin, Texas 78750
Fax No. (512) 280-5165

FINAL PLAT BASTROP GROVE, SECTION 5

MATCH LINE SHEET 1

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JANUARY 26, 2023 A.D.
3. 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.
4. 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 VIOLATION 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.
5. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
6. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES.
7. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
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. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE RESTORATION 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 (TAB).
10. WATER IS PROVIDED BY THE CITY OF BASTROP.
11. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
12. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
13. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
14. CABLE SERVICE IS PROVIDED BY SPECTRUM.
15. NO LOT OR STRUCTURE 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. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
18. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE 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 PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY 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 PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HERE UNDER.
19. 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 SIDE AND REAR LOT LINE.
20. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
22. 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.
23. ALL NEW UTILITIES WILL BE UNDERGROUND.
24. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
25. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
26. NO BUILDING, TENNIS, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITH DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
27. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
28. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
29. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
30. SETBACKS LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
31. EASEMENT REQUIRED 50 FEET (AS MEASURED FROM THE NEAREST POINT OF THE EASEMENT) FROM HIGH VOLTAGE TRANSMISSION LINES OR TRANSMISSION TOWERS.
32. OPEN STORAGE IS PROHIBITED IN ALL OR ZONING.
33. THE BENCHMARK USED IS LORA MONUMENT # A688 - 3" LORA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304. BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N. 10014712.67 E. 3239449.66 ELEV = 365.88'
34. ACCESS EASEMENTS SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT ALLOWING UNRESTRICTED ACCESS TO THE TRAVELING PUBLIC.

FIELD NOTES - TRACT 1

BEING ALL OF THAT CERTAIN 15.293 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71, LP, IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 15.293 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID 145.691 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF BASTROP GROVE, SECTION 1, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 1148, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF THAT 1.479 ACRE PORTION OF AGNES STREET (R.O.W. VARIES) DEDICATED IN SAID BASTROP GROVE, SECTION 1, ALSO BEING IN THE WEST LINE OF A CALLED 43.112 ACRE TRACT OF LAND CONVEYED TO JOHN ALLEN NIEMIN IN VOLUME 1908, PAGE 625, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S09°32'25"W, WITH THE EAST LINE OF SAID 145.691 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 43.112 ACRE TRACT OF LAND, A DISTANCE OF 316.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES, NUMBERED 1 THROUGH 17,

- 1) N80°20'05"W, A DISTANCE OF 1035.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 45.11 FEET, AND A CHORD THAT BEARS N12°12'10"W, A DISTANCE OF 45.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 3) N17°57'38"W, A DISTANCE OF 69.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 84.43 FEET, AND A CHORD THAT BEARS N04°07'31"W, A DISTANCE OF 83.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 5) N0°41'45"E, A DISTANCE OF 11.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 6) N0°23'41"E, A DISTANCE OF 69.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 7) N0°19'36"W, A DISTANCE OF 90.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 8) S07°00'14"E, A DISTANCE OF 69.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 9) S09°41'45"W, A DISTANCE OF 11.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 108.55 FEET, AND A CHORD THAT BEARS S04°07'31"E, A DISTANCE OF 107.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 11) S17°56'46"E, A DISTANCE OF 69.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 20.44 FEET, AND A CHORD THAT BEARS S14°36'02"E, A DISTANCE OF 20.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 13) N80°20'15"W, A DISTANCE OF 688.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 14) S09°40'38"W, A DISTANCE OF 144.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 15) S80°12'35"W, A DISTANCE OF 201.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 16) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 49.78 FEET, AND A CHORD THAT BEARS S88°32'53"W, A DISTANCE OF 49.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER, AND
- 17) N0°37'54"W, A DISTANCE OF 43.112 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE WEST LINE OF SAID 145.961 ACRE TRACT OF LAND, SAME BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.)

THENCE, N09°40'19"E, WITH THE EAST LINE OF SAID STATE HIGHWAY 304 AND THE WEST LINE OF SAID 145.961 ACRE TRACT OF LAND, A DISTANCE OF 504.51 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID BASTROP GROVE, SECTION 1,

THENCE, WITH THE SOUTH LINE OF SAID BASTROP GROVE, SECTION 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S80°19'37"E, A DISTANCE OF 1883.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 193.46 FEET, AND A CHORD THAT BEARS S85°51'51"E, A DISTANCE OF 193.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.293 ACRES OF LAND.

FIELD NOTES - TRACT 2

BEING ALL OF THAT CERTAIN 8.226 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71, LP, IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 8.226 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A MAG NAIL FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID 145.691 ACRE TRACT OF LAND, BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.), SAME BEING AT THE NORTHWEST CORNER OF A CALLED 5.021 ACRE TRACT OF LAND CONVEYED TO NANCY KELLY IN DOCUMENT NUMBER 201004563, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEARS, S09°40'19"W A DISTANCE OF 482.17 FEET,

THENCE, S09°40'19"E, CONTINUING WITH THE WEST LINE OF SAID 145.691 ACRE TRACT OF LAND AND THE EAST LINE OF SAID HIGHWAY 304, A DISTANCE OF 1128.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) N82°58'11"E, A DISTANCE OF 80.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 50.15 FEET, AND A CHORD THAT BEARS N85°20'01"E, A DISTANCE OF 50.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 3) N80°12'35"E, A DISTANCE OF 183.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 4) S09°40'38"W, A DISTANCE OF 1250.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 5) N80°20'19"W, A DISTANCE OF 237.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 6) N56°30'44"W, A DISTANCE OF 66.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.226 ACRES OF LAND.

FIELD NOTES - TRACT 3

BEING ALL OF THAT CERTAIN 2.346 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71, LP, IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 2.346 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

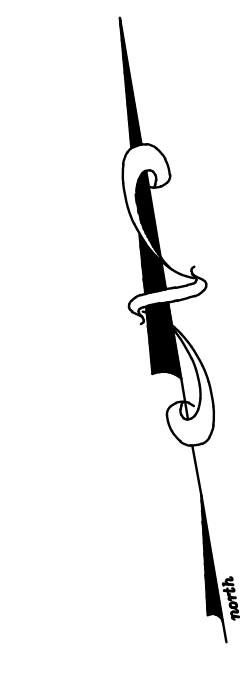
BEGINNING AT A MAG NAIL FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID 145.691 ACRE TRACT OF LAND, BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.), SAME BEING AT THE NORTHWEST CORNER OF A CALLED 5.021 ACRE TRACT OF LAND CONVEYED TO NANCY KELLY IN DOCUMENT NUMBER 201004563, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N09°40'19"E, WITH THE EAST LINE OF SAID HIGHWAY 304 AND THE WEST LINE OF SAID 145.691 ACRE TRACT OF LAND, A DISTANCE OF 357.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

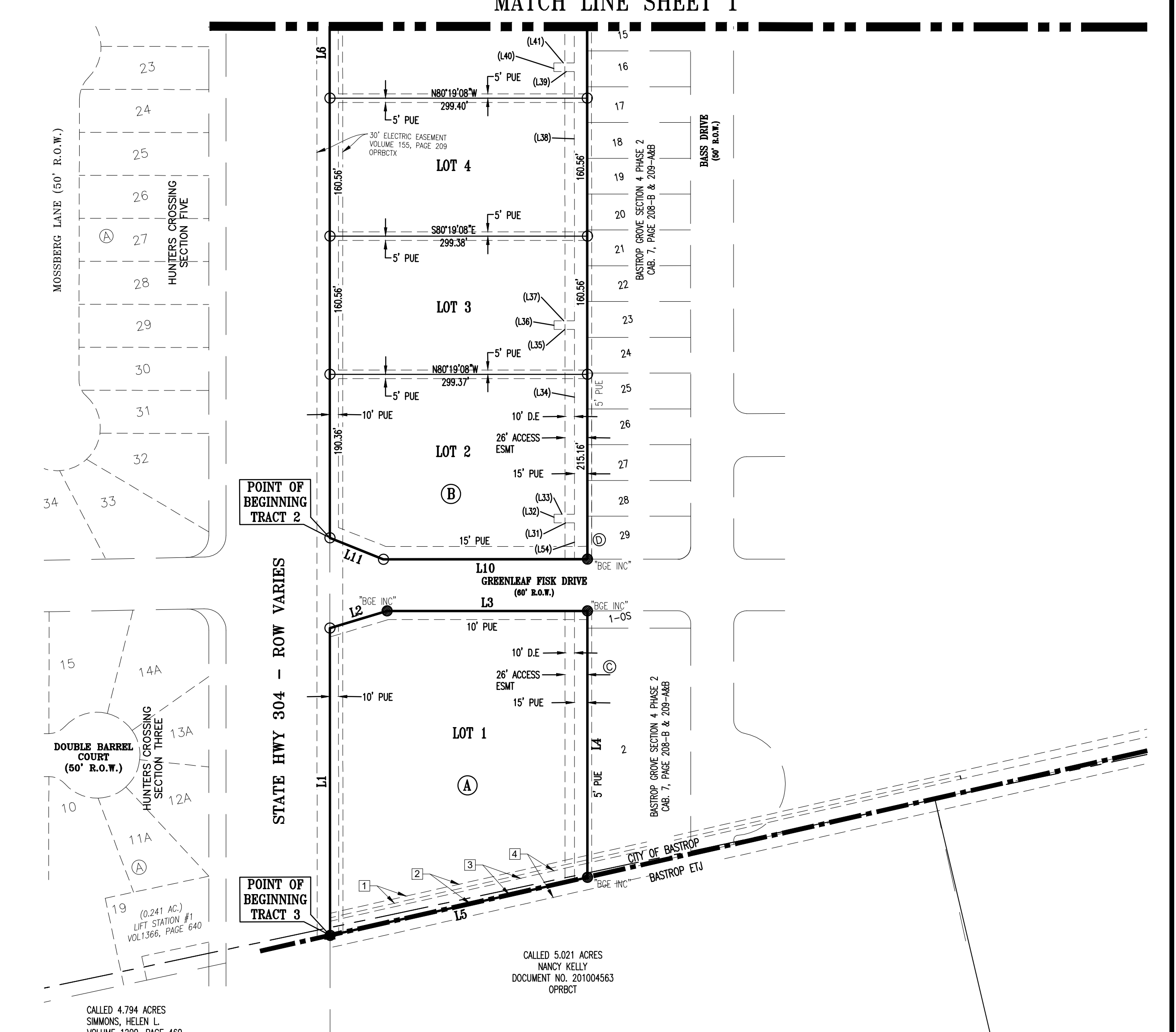
- 1) N82°59'13"E, A DISTANCE OF 69.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR CORNER,
- 2) S80°20'19"E, A DISTANCE OF 232.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 3) S09°40'38"W, A DISTANCE OF 309.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'C80 SETSTONE' FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE NORTH LINE OF SAID 5.021 ACRE TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF SAID 145.691 ACRE TRACT OF LAND,

THENCE, S88°59'03"W, WITH THE SOUTH LINE OF SAID 145.691 ACRE TRACT AND THE NORTH LINE OF SAID 5.021 ACRE TRACT OF LAND, A DISTANCE OF 306.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.346 ACRES OF LAND.



SCALE: 1" = 100'

- LEGEND**
- 1/2" IRON ROD FOUND - (AS NOTED)
 - 1/2" CAPPED IRON ROD SET
 - ▲ MAG NAIL FOUND



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

THAT WE, MC BASTROP 71, LP, BEING THE OWNER OF THE REMAINDER OF THAT CERTAIN 145.691 ACRE TRACT OF LAND AS CONVEYED TO MC BASTROP 71, LP BY DEED RECORDED IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.866 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"BASTROP GROVE SECTION 5"

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

MC BASTROP 71, LP
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TEXAS 75225

THE 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

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

I, KRISTA BARTSCH, COUNTY 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. AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE(S) _____.

FILED FOR RECORD THIS _____ DAY OF _____, 20____, A.D.,
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DEPUTY _____ KRISTA BARTSCH
COUNTY CLERK, BASTROP COUNTY, TEXAS

EASEMENT DETAILS

- 1 ELECTRIC DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS EASEMENT - VOLUME 1790, PAGE 606, O.P.R.B.C.T.X.
- 2 25' PUBLIC UTILITY EASEMENT - VOLUME 1876, PAGE 411 & VOLUME 1961, PAGE 649, O.P.R.B.C.T.X.
- 3 16' ELECTRIC DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS EASEMENT - VOLUME 1790, PAGE 612, O.P.R.B.C.T.X.
- 4 30' ELECTRIC DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS EASEMENT - VOLUME 1790, PAGE 612, O.P.R.B.C.T.X.

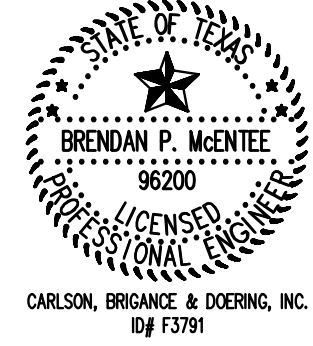
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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

I, BRENDAN P. MCENTEE, 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 THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: _____ DATE _____
BRENDAN P. MCENTEE, P.E. NO. 96200
CARLSON, BRIGANCE & DOERING, INC.
12129 RR 620 NORTH, SUITE 600
AUSTIN, TEXAS 78750



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

THAT I, STEPHEN R. LAWRENCE, 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 _____
STEPHEN R. LAWRENCE, R.P.L.S. NO. 6352
CARLSON, BRIGANCE & DOERING, INC.
12129 N. FM 620, STE. 600
AUSTIN, TEXAS 78750
stephen@cbdeing.com



APPROVED ON THIS _____ DAY OF _____, 20____, A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP.

APPROVED: _____ ATTEST: _____
PLANNING & ZONING COMMISSION CHAIRPERSON, CITY OF BASTROP, TEXAS
CITY SECRETARY, CITY OF BASTROP, TEXAS

SHEET NO. 2 OF 2

Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying

FORM ID #E3791

♦ Main Office ♦ North Office
3501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165