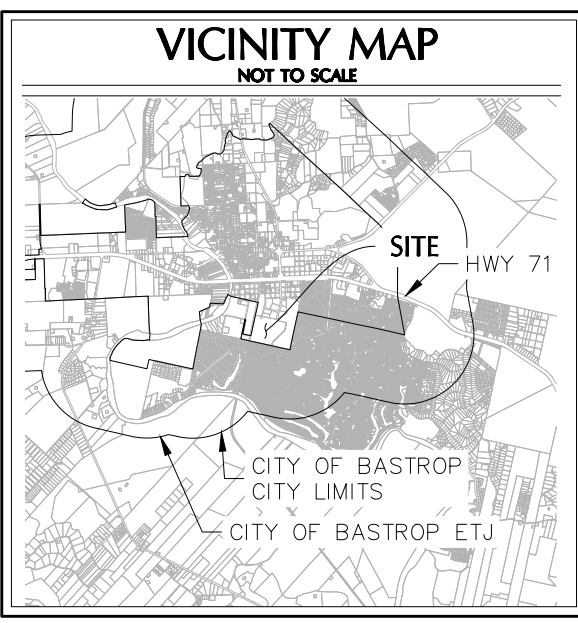




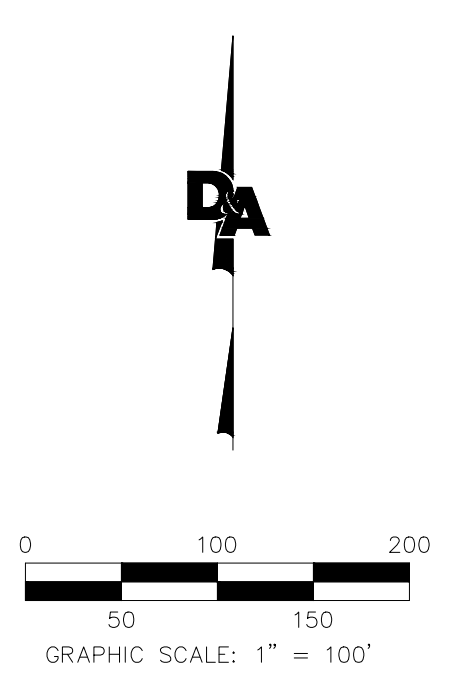
CURVE TABLE

CHORD	LENGTH	RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	11.36'	1144.00'	S70°11'N	N62°57'W	11.36'
C2	126.47'	1206.00'	S70°11'N	N62°57'W	126.47'
C3	22.84'	2340.00'	S70°11'N	N62°57'W	22.84'
C4	28.87'	2937.00'	S70°11'N	N62°57'W	28.87'
C5	2.54'	257.00'	S70°11'N	N62°57'W	2.54'
C6	80.49'	820.00'	S70°11'N	N62°57'W	80.49'
C7	139.92'	1420.00'	S70°11'N	N62°57'W	139.92'
C8	128.80'	1310.00'	S70°11'N	N62°57'W	128.80'
C9	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C10	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C11	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C12	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C13	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C14	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C15	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C16	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C17	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C18	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C19	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'
C20	20.37'	2070.00'	S70°11'N	N62°57'W	20.37'



REPLAT OF LOT 1 CONSERVATION AREA, AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	P.O.B. POINT OF BEGINNING
	P.O.R. POINT OF REFERENCE
	DOC. NO. DOCUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	R.O.W. RIGHT-OF-WAY
	P.U.E. PUBLIC UTILITY EASEMENT
	O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



NUMBER	REVISION	DATE

MATCHLINE SHEET 2

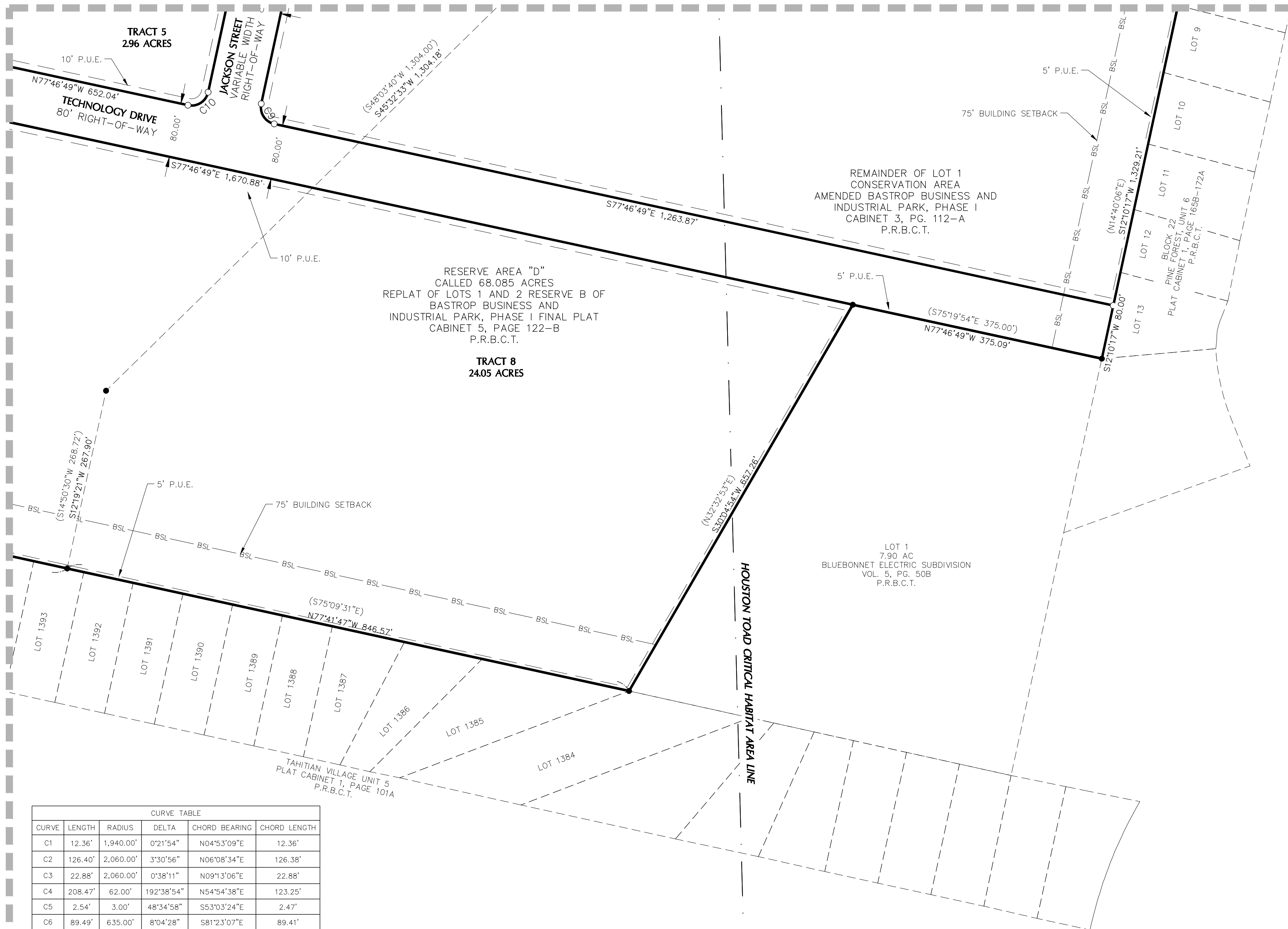
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 Austin, TX 78735, Tel: (512)-583-2600
 www.doucetengineers.com
 TBPELS Firm Number: 3937
 TBPELS Firm Number: 10194551

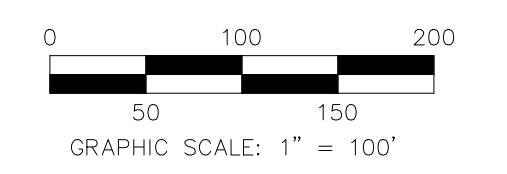
Date: 05/15/2023
 Scale: 1" = 100'
 Drawn by: PD
 Reviewed by: JB
 Project: 2014-004
 Sheet: 1 OF 6
 Field Book: TBD
 Party Chief: ADM
 Survey Date: TBD

MATCHLINE SHEET 2

MATCHLINE SHEET 5



LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	P.O.B. POINT OF BEGINNING
	P.O.R. POINT OF REFERENCE
	DOC. NO. DOCUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	R.O.W. RIGHT-OF-WAY
	P.U.E. PUBLIC UTILITY EASEMENT
	O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.36'	1,940.00'	0°21'54"	N04°53'09"E	12.36'
C2	126.40'	2,060.00'	3°30'56"	N06°08'34"E	126.38'
C3	22.88'	2,060.00'	0°38'11"	N09°13'06"E	22.88'
C4	208.47'	62.00'	192°38'54"	N54°54'38"E	123.25'
C5	2.54'	3.00'	48°34'58"	S53°03'24"E	2.47'
C6	89.49'	635.00'	8°04'28"	S81°23'07"E	89.41'
C7	138.72'	1,040.00'	7°38'32"	S08°23'55"W	138.61'
C8	128.05'	960.00'	7°38'32"	S08°23'55"W	127.95'
C9	39.27'	25.00'	90°00'00"	S32°46'49"E	35.36'
C10	39.27'	25.00'	90°00'00"	S57°13'11"W	35.36'
C11	33.66'	540.00'	3°34'17"	S75°59'41"E	33.65'
C12	36.39'	25.00'	83°23'38"	N64°05'39"E	33.26'
C13	36.39'	25.00'	83°23'38"	S19°17'59"E	33.26'
C14	311.41'	540.00'	33°02'28"	S44°28'33"E	307.11'
C15	68.42'	540.00'	7°15'33"	S24°19'32"E	68.37'
C16	49.69'	460.00'	6°11'21"	N23°47'26"W	49.67'
C17	408.61'	460.00'	50°53'42"	N52°19'58"W	395.31'

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

NUMBER	REVISION	DATE

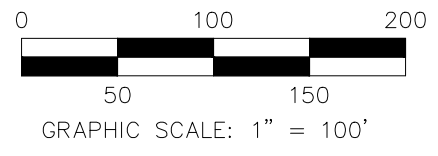
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TBPELS Firm Number: 3937
TBPELS Firm Number: 1019451

Date:	05/15/2023
Scale:	1" = 100'
Drawn by:	PD
Reviewer:	JB
Project:	2014-004
Sheet:	3 OF 6
Field Book:	TBD
Party Chief:	ADM
Survey Date:	TBD

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.36'	1,940.00'	0°21'54"	N04°53'09"E	12.36'
C2	126.40'	2,060.00'	3°30'56"	N06°08'34"E	126.38'
C3	22.88'	2,060.00'	0°38'11"	N09°13'06"E	22.88'
C4	208.47'	62.00'	192°38'54"	N54°54'38"E	123.25'
C5	2.54'	3.00'	48°34'58"	S53°03'24"E	2.47'
C6	89.49'	635.00'	8°04'28"	S81°23'07"E	89.41'
C7	138.72'	1,040.00'	7°38'32"	S08°23'55"W	138.61'
C8	128.05'	960.00'	7°38'32"	S08°23'55"W	127.95'
C9	39.27'	25.00'	90°00'00"	S32°46'49"E	35.36'
C10	39.27'	25.00'	90°00'00"	S57°13'11"W	35.36'
C11	33.66'	540.00'	3°34'17"	S75°59'41"E	33.65'
C12	36.39'	25.00'	83°23'38"	N64°05'39"E	33.26'
C13	36.39'	25.00'	83°23'38"	S19°17'59"E	33.26'
C14	311.41'	540.00'	33°02'28"	S44°28'33"E	307.11'
C15	68.42'	540.00'	7°15'33"	S24°19'32"E	68.37'
C16	49.69'	460.00'	6°11'21"	N23°47'26"W	49.67'
C17	408.61'	460.00'	50°53'42"	N52°19'58"W	395.31'

LEGEND

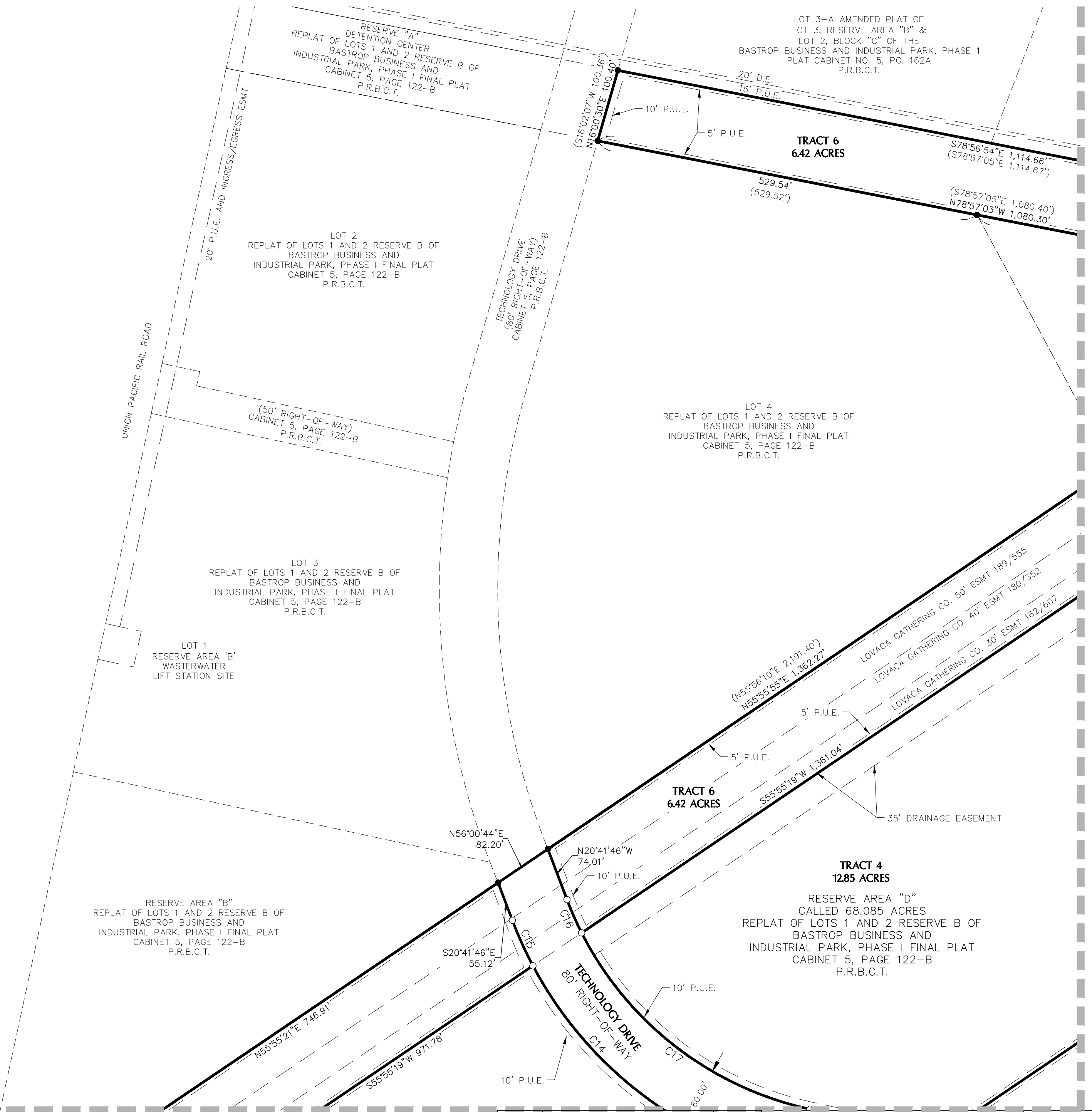
- PROPERTY LINE
- - - EXISTING EASEMENT
- - - ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- ⊕ BENCHMARK FOUND
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

MATCHLINE SHEET 5

MATCHLINE SHEET 2



NUMBER	REVISION	DATE

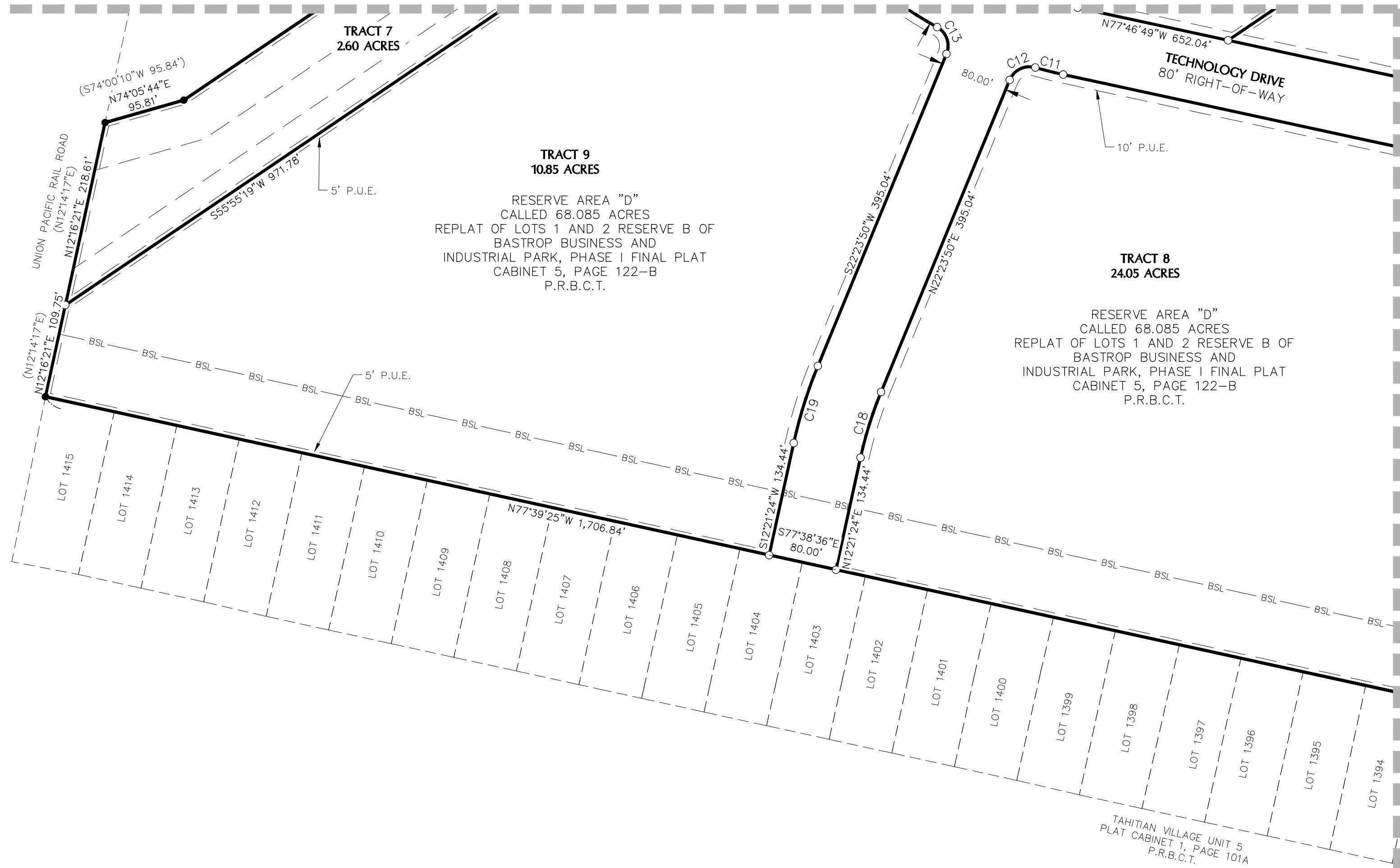
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 TBPELS Firm Number: 3937
 TBPELS Firm Number: 10194551

Date:	05/15/2023
Scale:	1" = 100'
Drawn by:	PD
Reviewer:	JB
Project:	2014-004
Sheet:	4 OF 6
Field Book:	TBD
Party Chief:	ADM
Survey Date:	TBD

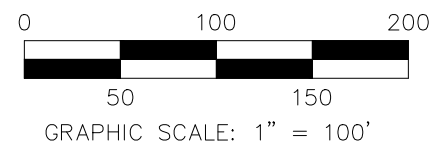
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MATCHLINE SHEET 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.36'	1,940.00'	0°21'54"	N04°53'09"E	12.36'
C2	126.40'	2,060.00'	3°30'56"	N06°08'34"E	126.38'
C3	22.88'	2,060.00'	0°38'11"	N09°13'06"E	22.88'
C4	208.47'	62.00'	192°38'54"	N54°54'38"E	123.25'
C5	2.54'	3.00'	48°34'58"	S53°03'24"E	2.47'
C6	89.49'	635.00'	8°04'28"	S81°23'07"E	89.41'
C7	138.72'	1,040.00'	7°38'32"	S08°23'55"W	138.61'
C8	128.05'	960.00'	7°38'32"	S08°23'55"W	127.95'
C9	39.27'	25.00'	90°00'00"	S32°46'49"E	35.36'
C10	39.27'	25.00'	90°00'00"	S57°13'11"W	35.36'
C11	33.66'	540.00'	3°34'17"	S75°59'41"E	33.65'
C12	36.39'	25.00'	83°23'38"	N64°05'39"E	33.26'
C13	36.39'	25.00'	83°23'38"	S19°17'59"E	33.26'
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C15	68.42'	540.00'	7°15'33"	S24°19'32"E	68.37'
C16	49.69'	460.00'	6°11'21"	N23°47'26"W	49.67'
C17	408.61'	460.00'	50°53'42"	N52°19'58"W	395.31'



MATCHLINE SHEET 3



LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	P.O.B. POINT OF BEGINNING
	P.O.R. POINT OF REFERENCE
	DOC. NO. DOCUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	R.O.W. RIGHT-OF-WAY
	P.U.E. PUBLIC UTILITY EASEMENT
	O.P.R.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

NUMBER	REVISION	DATE

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Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
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Date:	05/15/2023
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Drawn by:	PD
Reviewer:	JB
Project:	2014-004
Sheet:	5 OF 6
Field Book:	TBD
Party Chief:	ADM
Survey Date:	TBD

NOTES:

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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 OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DESCRIPTION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAYS ON ALL LOTS, A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
- ALL EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 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 (TABA).
- 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.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN SUBDIVISION BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BASTROP.
- ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- THIS PROJECT IS LOCATED WITHIN THE AREA OF "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD AS DETERMINED BY THE U. S. FISH AND WILDLIFE SERVICE AS AUTHORIZED UNDER BASTROP COUNTY'S FEDERAL FISH AND WILDLIFE- ISSUED ENDANGERED SPECIES - INCIDENTAL TAKE PERMIT NUMBER TE-113500-0. PROPERTY OWNERS SHOULD CONTACT THE LOST PINES HABITAT CONSERVATION PLAN (LPHCP) ADMINISTRATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY.
- SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF BASTROP**

KNOWN ALL MEN BY THESE PRESENTS, THAT BASTROP DEVELOPMENT CORP., BEING THE OWNER OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D", RECORDED IN CABINET 3, PAGE 112-A, AND CABINET 5, PAGE 122-B RESPECTIVLY OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN STEPEHN F. AUSTIN SURVEY, ABSTRACT NUMBER 2 AND THE BASTROP TOWN TRACT SURVEY, ABSTRACT NUMBER 11, OF BASTROP COUNTY.

DO HEREBY SUBDIVIDE SAID 12.39 ACRES (TRACT 1), 27.95 ACRES (TRACT 2), 36.30 ACRES (TRACT 3), 12.85 ACRES (TRACT 4), 2.96 ACRES (TRACT 5), 6.42 ACRES (TRACT 6), 2.60 ACRES (TRACT 7), 24.05 (TRACT 8), 10.85 (TRACT 9) AND 9.84 ACRES (PROPOSED RIGHT-OF-WAY) AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE 1

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDOR HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

IN WITNESS WHEREOF, BASTROP DEVELOPMENT CORP., HAVE CAUSED THESE PRESENTS TO BE

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

PRELIMINARY

BASTROP DEVELOPMENT CORP.
301 HWY 71 W SUITE 214
BASTROP, TEXAS 78602

**STATE OF TEXAS
COUNTY OF BASTROP**

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 AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__ A.D.

PRELIMINARY

NOTARY PUBLIC, STATE OF TEXAS _____ MY COMMISSION EXPIRES:

THE STATE OF TEXAS
COUNTY OF BASTROP

I, DAVID SPEICHER, PE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS

PRELIMINARY

DAVID SPEICHER, PE
TEXAS REGISTRATION NO. 94630
DOUCET & ASSOCIATES
DSPEICHER@DOUCETENGINEERS.COM

THE STATE OF TEXAS
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP

I, JOHN BARNARD, 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 SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS

PRELIMINARY

JOHN BARNARD _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES
JBARNARD@DOUCETENGINEERS.COM

**STATE OF TEXAS
COUNTY OF BASTROP**

I, ROSE PIETSCH, CLERK OF COUNTY COURT WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ OF 20__ A.D. AT _____ O'CLOCK __M AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____ 20__ A.D. AT _____ O'CLOCK __M. PLAT RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER _____ WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTIES, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE

PRELIMINARY

BY: _____
ROSE PIETSCH,
CLERK, COUNTY COURT
BASTROP COUNTY, TEXAS

PRELIMINARY

BY: _____
DEPUTY

SURVEYORS NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.000010 USING CP1 AS POINT OF ORIGIN.

BASE POINT INFORMATION (GRID)
POINT 1
N=10,012,098.6372
E=3,253,075.0916
ELEV.=404.7334
CP=IRSAC 1/2 DOUCET

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

BENCHMARK NOTE:

BENCHMARK #200
ELEVATION: 402.23'
DESCRIPTION: CHISELED "X" SET IN THE WEST RIGHT-OF-WAY LINE JACKSON STREET, ADJACENT TO THE SOUTHWEST CORNER (1/2-INCH IRON ROD FOUND) OF SAID JACKSON STREET. [SHOWN HEREON]

FLOODPLAIN NOTE:


THIS PROPERTY (AS SHOWN HEREON) ARE LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANEL NO. 48021C0360E, BASTROP COUNTY, TEXAS REVISED 01/19/2006.
SOURCE OF FLOODPLAIN LINES: FEMA WEBSITE.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

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REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

NUMBER	REVISION	DATE

 <p>Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPELS Firm Number: 3937 TBPELS Firm Number: 10194551</p>	Date: 05/15/2023
	Scale: 1" = 100'
	Drawn by: PD
	Reviewer: JB
	Project: 2014-004
	Sheet: 6 OF 6
	Field Book: TBD
Party Chief: ADM	
Survey Date: TBD	