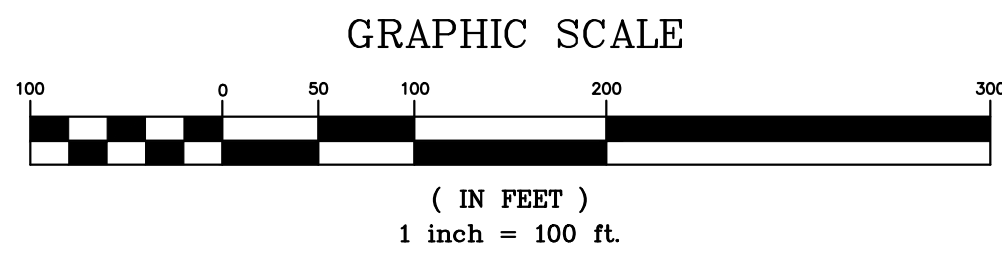
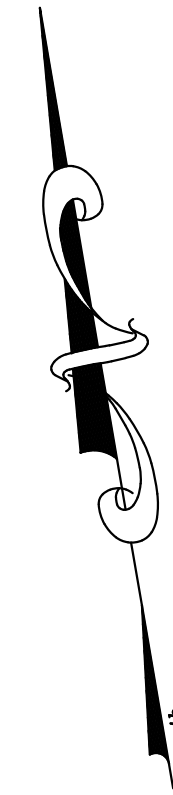
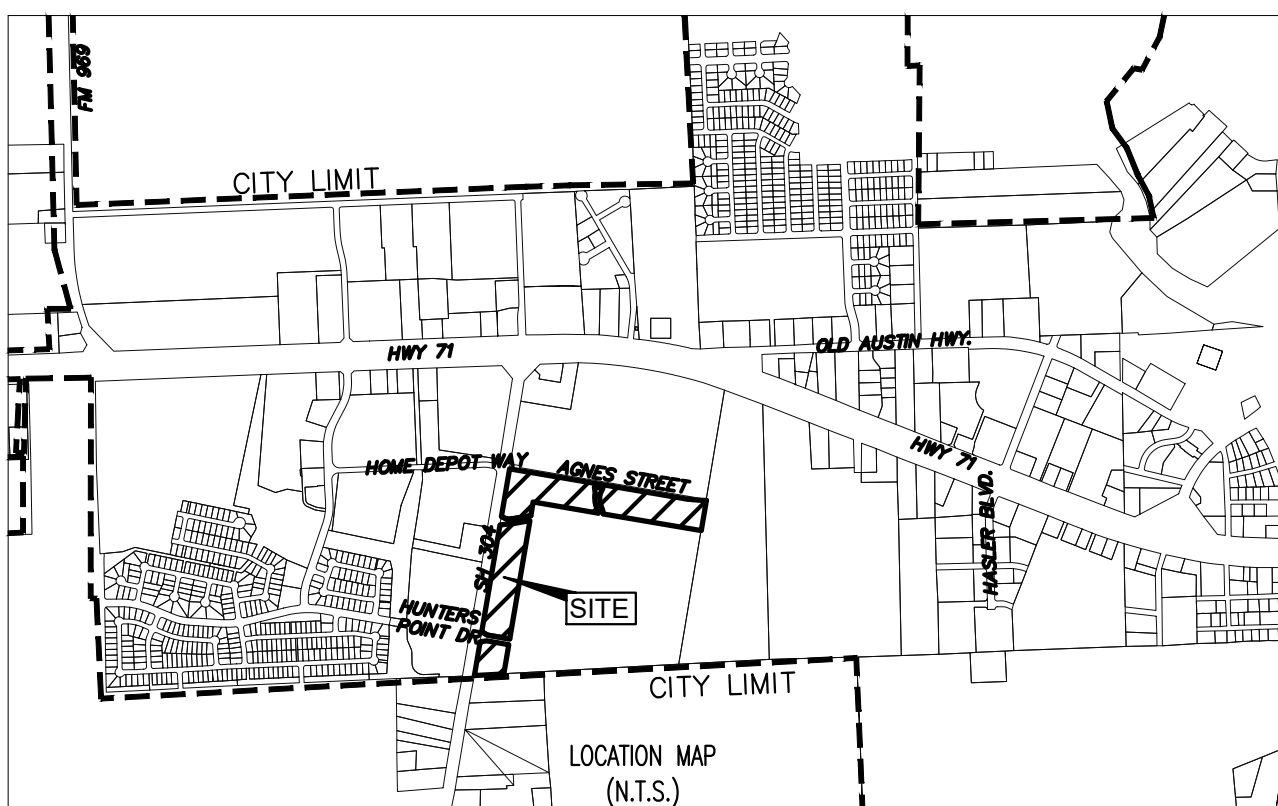
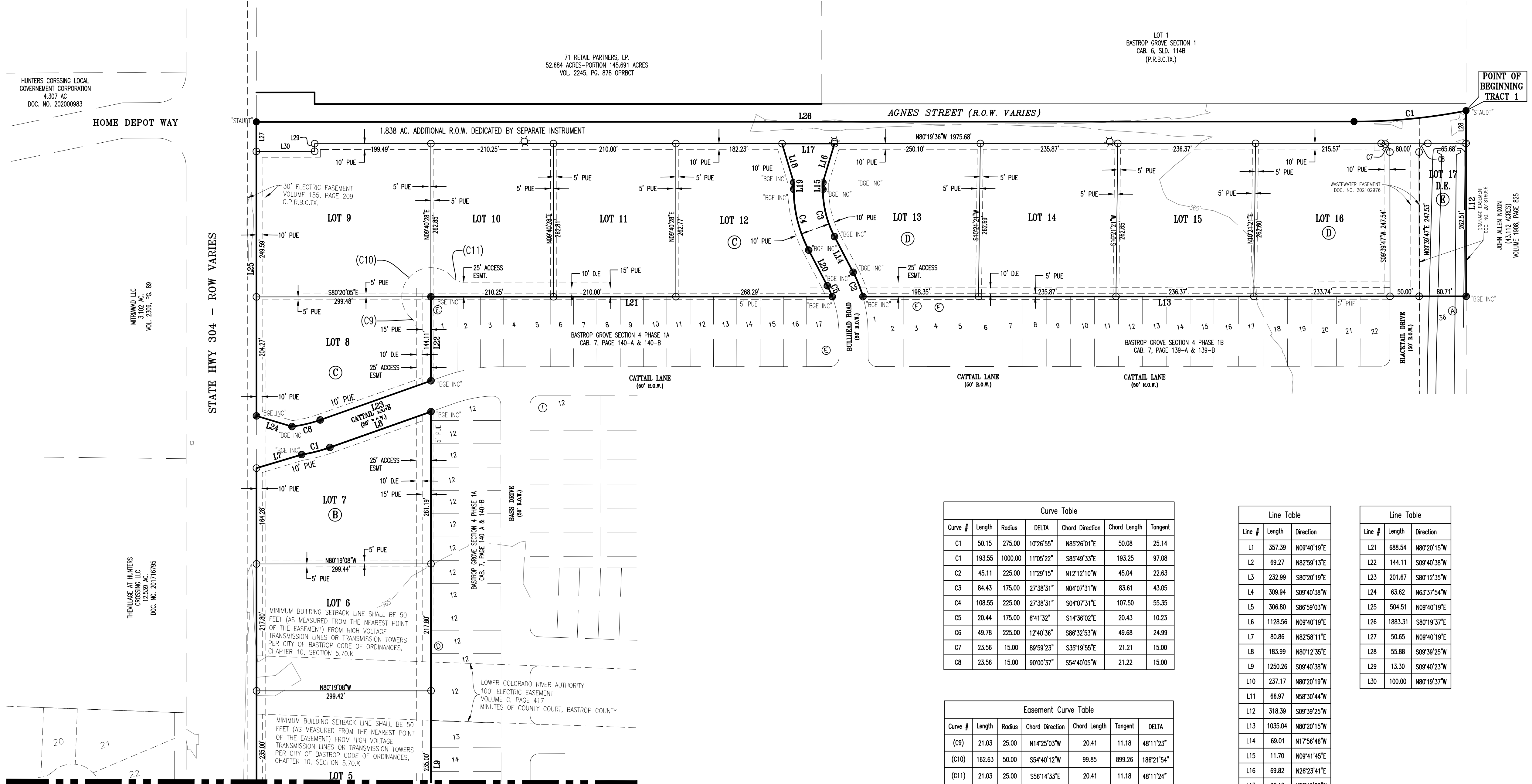


PRELIMINARY PLAT BASTROP GROVE, SECTION 5



- LEGEND**
- 1/2" IRON ROD FOUND - (AS NOTED)
 - 1/2" CAPPED IRON ROD SET
 - ▲ MAG NAIL FOUND
 - ☆ FUTURE STREET LIGHT LOCATION



Curve Table

Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C1	50.15	275.00	10°26'55"	N85°26'01"E	50.08	25.14
C11	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"	S38°19'55"E	21.21	15.00
C8	23.56	15.00	90°00'37"	S54°40'05"W	21.22	15.00

Easement Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C9)	21.03	25.00	N14°25'03"W	20.41	11.18	48°11'23"
(C10)	162.63	50.00	S54°40'12"W	99.85	899.26	186°21'54"
(C11)	21.03	25.00	S56°14'33"E	20.41	11.18	48°11'24"

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

Line Table

Line #	Length	Direction
L21	688.54	N80°20'15"W
L22	144.11	S09°40'38"W
L23	201.67	S80°12'35"W
L24	63.62	N63°57'54"W
L25	504.51	N09°40'19"E
L26	1883.31	S80°19'37"E
L27	50.65	N09°40'19"E
L28	55.88	S09°39'25"W
L29	13.30	S09°40'23"W
L30	100.00	N80°19'37"W

LINEAR FOOTAGE OF RIGHT-OF-WAY

BLACKTAIL DRIVE	50.00 R.O.W.	263 FT	0.304 AC	LOCAL
AGNES ADD. R.O.W.	R.O.W. VARIES	2,078 FT	1.838 AC	
TOTAL		2,341 FT	2.141 AC	

COMMERCIAL LOTS

16	TOTAL:	23,239 ACRES
1	TOTAL:	0.485 ACRES
2	TOTAL:	2.141 ACRES

R.O.W. DEDICATION

2	TOTAL:	2.141 ACRES
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NO. OF BLOCKS:

5	TOTAL:	25.865 ACRES
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REV.	DESCRIPTION	DATE

DATE: NOVEMBER 28, 2022
 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

SHEET NO. 1 OF 2

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

FIRM ID #F3791

♦ Main Office ♦ North Office
 5501 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

