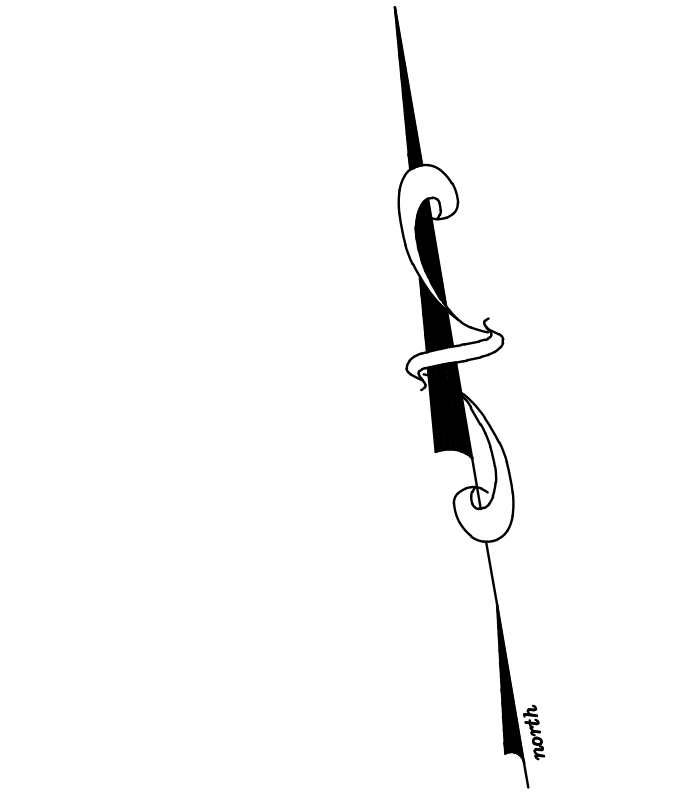


PRELIMINARY PLAT BASTROP GROVE, SECTION 3, LOTS 9-19

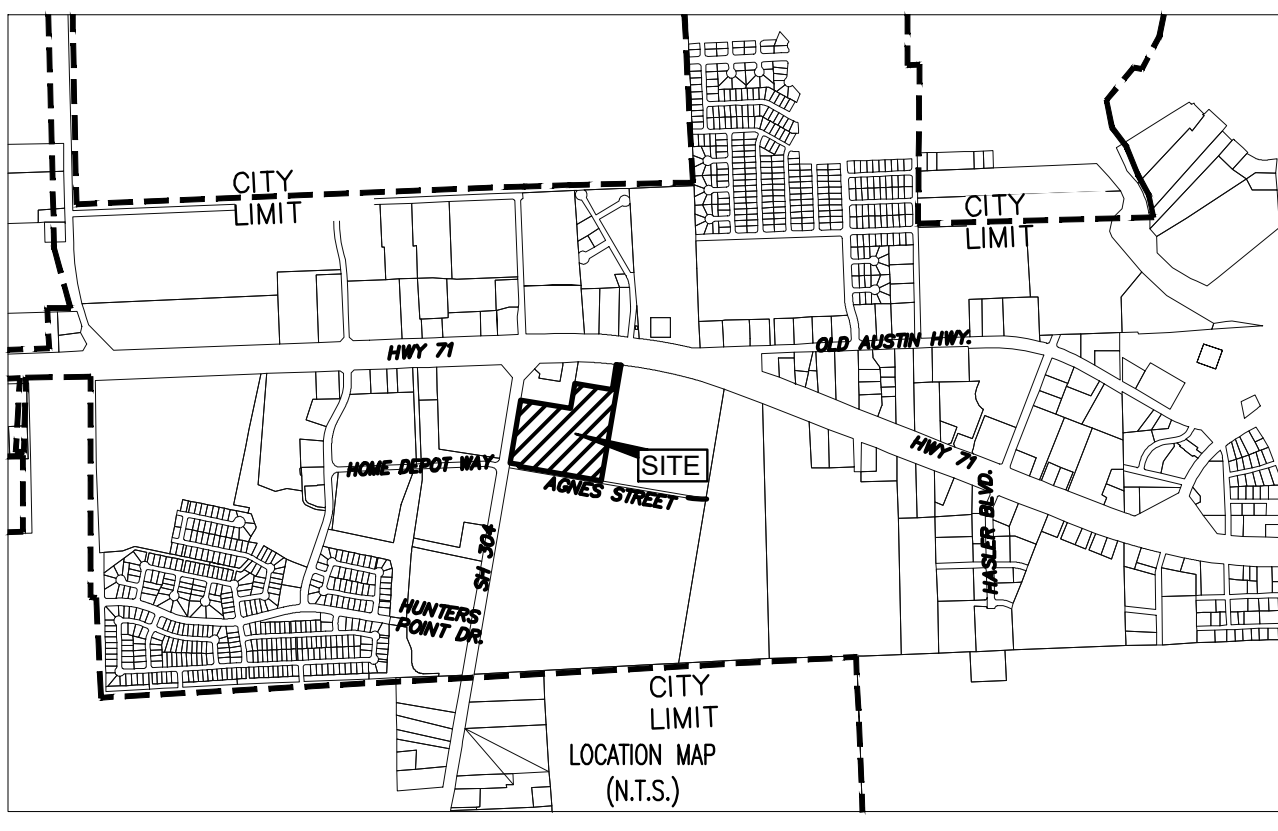


GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- 1/2" IRON ROD FOUND - (AS NOTED)
- 1/2" CAPPED IRON ROD SET
- ▲ MAG NAIL FOUND
- P.R.B.C.T.X. PLAT RECORDS OF BASTROP COUNTY, TEXAS
- O.P.R.B.C.T.X. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
- S.W.E. SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ⊕ BENCHMARK



LINEAR FOOTAGE OF RIGHT-OF-WAY

ORR DRIVE	50.00 R.O.W.	1,221 FT	1,400 AC	LOCAL
TOTAL		1,221 FT	1,400 AC	

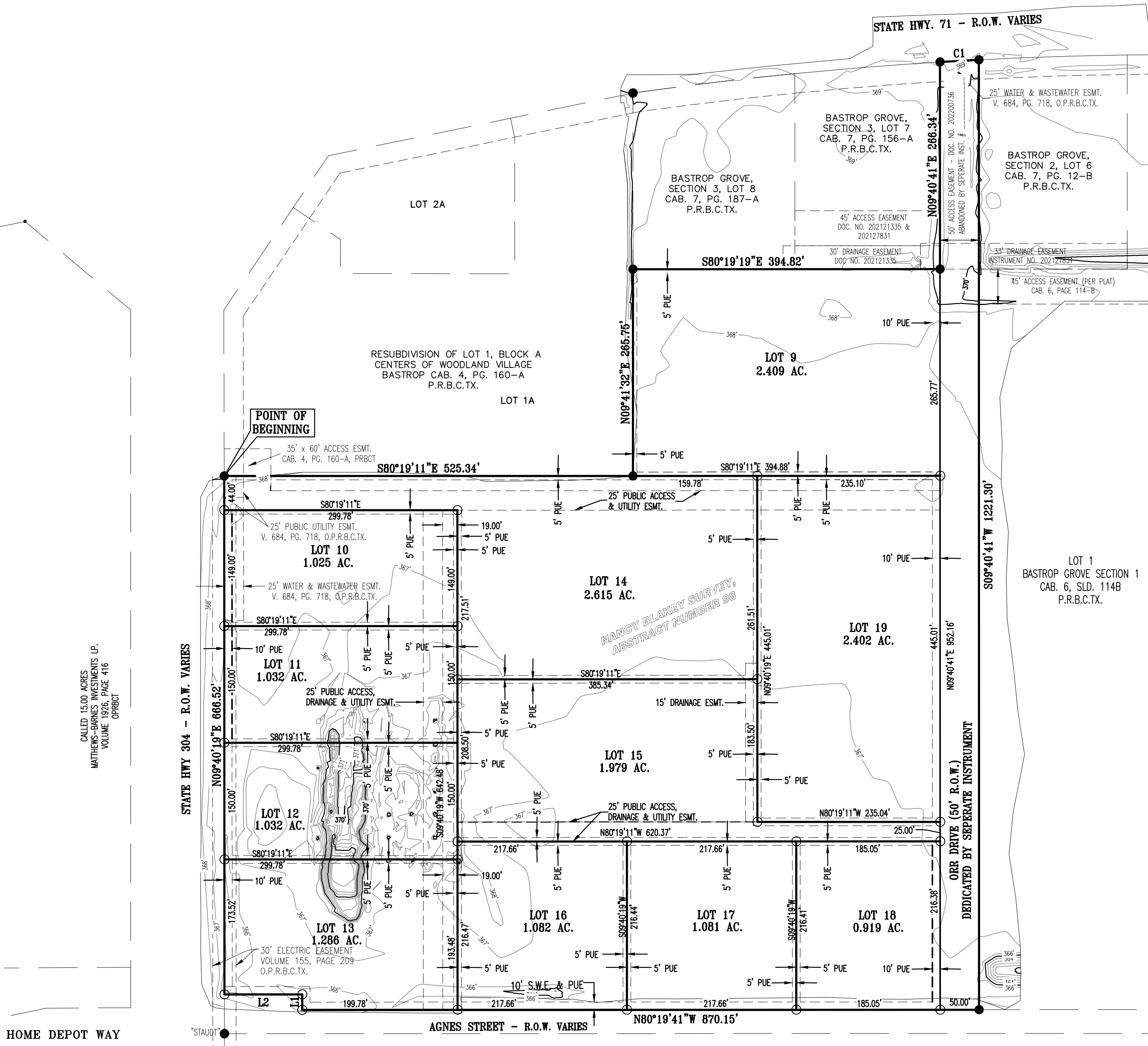
TOTAL ACREAGE: 18.265 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98
COMMERCIAL LOTS 11
TOTAL: 16.865 ACRES
NO. OF BLOCKS: 1
TOTAL: 18.265 ACRES

DATE: NOVEMBER 21, 2022
OWNER:
71 RETAIL PARTNERS, LP,
C/O DOUGLAS MACMAHON
8214 WESTCHESTER DR. SUITE 550
DALLAS, TX. 75225

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
12129 RR 620 NORTH, SUITE 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

REV.	DESCRIPTION	DATE



STATE HWY 304 - R.O.W. VARIES
HOME DEPOT WAY
AGNES STREET - R.O.W. VARIES
FIELD NOTES

Curve Table

Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C1	50.08	5058.89	0°34'02"	S83°32'12"E	50.08	25.04

Line Table

Line #	Direction	Length
L1	N09°40'19"E	20.00
L2	N87°19'41"W	100.00

ALL OF THAT 18.265 ACRE TRACT OR PARCEL OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING PART OF THE REMAINDER OF THAT CALLED 52.684 ACRE TRACT CONVEYED TO 71 RETAIL PARTNERS, LP, IN VOLUME 2245, PAGE 878, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.); MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 304 (R.O.W. VARIES) MONUMENTING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, RESUBDIVISION OF LOT 1, BLOCK A CENTERS OF WOODLAND VILLAGE ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 4, PAGE 160-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), SAME BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED REMAINDER OF A 52.684 ACRE TRACT, FOR THE WEST MOST NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF A 52.684 ACRE TRACT AND SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

1. S87°19'11"E A DISTANCE OF 525.34 FEET TO A 1/2" IRON ROD FOUND; AND,
2. N09°40'19"E A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' MONUMENTING THE SOUTHWEST CORNER OF BASTROP GROVE SECTION 3, LOT 9 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 7, PAGE 167-A, P.R.B.C.T.X. FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINE OF SAID LOT 8 AND BASTROP GROVE SECTION 3, LOT 7 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 7, PAGE 156-A, P.R.B.C.T.X., S87°19'19"E A DISTANCE OF 394.82 FEET TO A 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST LINE OF SAID LOT 7, N09°40'41"E A DISTANCE OF 286.34 FEET TO A 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE' ON THE CURVING SOUTH RIGHT-OF-WAY LINE TO THE RIGHT OF STATE HIGHWAY 71, SAME BEING THE NORTHEAST CORNER OF SAID LOT 7, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 50.08 FEET, HAVING A RADIUS OF 5058.89 FEET AND WHOSE CHORD BEARS S83°32'12"E A DISTANCE OF 50.08 FEET TO A 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE' MONUMENTING THE NORTHWEST CORNER OF LOT 6, BASTROP GROVE SECTION 2 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 7, PAGE 12-B, P.R.B.C.T.X., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WEST LINE OF SAID LOT 6 AND THE WEST LINE OF LOT 1, BASTROP GROVE SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 6, PAGE 114-B, P.R.B.C.T.X., S09°40'41"W A DISTANCE OF 1221.30 FEET TO A 1/2" IRON ROD FOUND MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF AGNES STREET (R.O.W. VARIES.), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH LINE OF SAID AGNES STREET, THE FOLLOWING THREE (3) COURSES:

1. N87°19'41"W A DISTANCE OF 870.15 FEET TO A 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
2. N09°40'19"E A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET STAMPED 'CBD SETSTONE'; AND,
3. N87°19'41"W A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 304 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 304, N09°40'19"E A DISTANCE OF 666.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.265 ACRES OF LAND.

- FLOOD PLAN 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. THE BENCHMARK USED IS LORA MONUMENT # 4888 - 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 10014712.67' E 3238449.66' ELEV = 365.68'
 2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 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 VARIATION 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 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).
 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 IN THIS SUBDIVISION 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 UNWITFULLY 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 DRAINAGEWAYS, 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. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
 26. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
 27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
 28. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
 29. SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
 30. WITH EACH FINAL PLAT, AN UPDATED TAX COUNT SHOWING COMPLIANCE WITH THE TAX DATED MAY 9, 2018 AND A WRITTEN DETERMINATION FROM THE TEXAS DEPARTMENT OF TRANSPORTATION OF WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED.
 31. ACCESS AND DRAINAGE EASEMENTS SHALL BE RECORDED BY SEPARATE INSTRUMENT AND SHOWN ON THE PLATS.

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 TEXAS) 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 PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: DATE: 01/23/2023
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 TEXAS) 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: 1/23/2023
STEPHEN R. LAWRENCE, R.P.L.S. NO. 6352
CARLSON, BRIGANCE & DOERING, INC.
12129 RR 620 NORTH, SUITE 600
AUSTIN, TEXAS 78750
stephen@cbdbg.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

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

THAT WE, 71 RETAIL PARTNERS, LP, ACTING HEREIN BY AND THROUGH DOUGLAS MACMAHON AND BEING THE OWNER OF THE REMAINDER OF THAT CERTAIN 52.684 ACRE TRACT OF LAND AS CONVEYED TO 71 RETAIL PARTNERS, LP BY DEED RECORDED IN VOLUME 2245, PAGE 878, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 18.265 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"BASTROP GROVE, SECTION 3, LOTS 9-19"

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 23rd DAY OF January, 2023, A.D.

DOUGLAS MACMAHON
71 RETAIL PARTNERS, LP
8214 WESTCHESTER DR. SUITE 550
DALLAS, TX. 75225

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83

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

FIRM ID #F3791

- Main Office: 5501 West William Cannon Dr., Austin, Texas 78749, Phone No. (512) 280-5160
- North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750, Fax No. (512) 280-5165