

## **LICENSE TO ENCROACH AGREEMENT**

THE STATE OF TEXAS       §  
  §  
COUNTY OF BASTROP       §

This is a license agreement for the use of certain rights-of-way (Exhibit A) located adjacent to Cattail Lane, Greenleaf Fisk Drive, Bullhead Road, Smallmouth Road, and Largemouth Lane, Black Buffalo Road, and Hunters Point Road also known as Bastrop Grove HOA Improvements, and encroachments of right-of-way (Exhibits B-N) between the City of Bastrop, acting by and through its City Manager (hereinafter "City") and Bastrop Grove Residential Community, Inc.(hereinafter "Licensee"). Collectively, City and Licensee will be referred to as the "Parties."

### **RECITALS**

The Parties acknowledge and agree on the following:

1. City is the owner of the public right-of-way as described on Exhibits B through N ("the Property).
2. The encroachment is located adjacent to the parcel on which Licensee conducts activities.
3. It is in the best interests of City to have access to the existing and future infrastructure while allowing for encroachment of private property into the right-of-way.
4. The City finds that this Agreement will have negligible negative impacts on the public's use of the right-of-way for the allowed encroachments.
5. This Agreement is supported by full and adequate consideration.

### **TERMS OF THE AGREEMENT**

In consideration of the recitals and mutual covenants and agreements contained in this Agreement, the Parties agree to the following terms:

#### **ARTICLE 1**

##### **PREMISES AND PRIVILEGES**

For and in consideration of the terms, conditions, and covenants of this Agreement to be performed by Licensee, all of which Licensee accepts, City authorizes and permits Licensee to have the non-exclusive use of the right-of-way for the encroachments as shown in Exhibit A. The herein described privileges are not transferable without written consent of the City and subject to the term of the agreement described in Article 2. Licensee accepts the condition of the Property as is, where is, in its condition as of the effective date of this Agreement with no expectation that City will incur any expense in connection with the Property.

#### **ARTICLE 2**

##### **TERM**

The term of this Agreement shall be for a period of one year, beginning on the effective date of this Agreement. Unless and until the Agreement is terminated, this Agreement will renew itself automatically on each anniversary of the Agreement for an additional one-year term.

- A. The City may terminate this agreement without cause.

### **ARTICLE 3**

#### **OBLIGATIONS OF LICENSEE**

In addition to any other obligations imposed by this Agreement, Licensee accepts and will perform the following obligations:

1. Licensee shall not deny access to utility or tele-communication providers.
2. Licensee shall neither construct nor permit any buildings, structures or improvements other than those listed in this agreement without approval of the City of Bastrop in writing.
3. Licensee shall maintain the encroachments allowed by this agreement. If not maintained the Licensee shall remove the encroachments.
4. Licensee agrees all future work within the right-of-way will require a request through the permit process, and approval by the Public Works Director or Building Official.
5. Licensee acknowledges that City may desire to repair, repave, or otherwise improve the right-of-way. In this event, Licensee shall allow the City access for such period of time as is necessary. The City also retains the right to access the property for all other rights incidental to and necessary in connection with any utility lines or facilities which may be located on or under the Property.
6. Signage, irrigation, mail kiosks, and landscaping in the right-of-way, as shown in Exhibit A will need to go through the permitting process prior to installation.
7. No fencing or other structures will be permitted to extend into the right-of-way.

### **ARTICLE 4**

#### **NOT A CONVEYANCE OF REAL PROPERTY INTEREST**

The Parties agree and acknowledge that this Agreement is not a conveyance or transfer of any tenancy, leasehold, or ownership interest of any kind in the Right-of-Way.

### **ARTICLE 5**

#### **NO LIABILITY FOR CITY**

The Parties agree that City shall have no liability for any losses or damages, direct or consequential, resulting from the loss of any things on the Property, real or personal, whether by theft, vandalism, negligence, act of God, or other event or occurrence.

### **ARTICLE 6**

#### **NO ASSIGNMENT**

Licensee shall not assign this Agreement without the prior written consent of the City.

## ARTICLE 7

### TERMINATION

This Agreement shall terminate upon the occurrence of any of the following:

1. Either the City or the Licensee may terminate this Agreement without cause by submitting thirty (30) days written notice of such to the other Party.
2. Licensee defaults in the performance of its obligations under this Agreement, if such default continues for a period of ten (10) days after written notice of the default to Licensee by City.

Upon termination of this Agreement, Licensee shall remove all things placed within the right-of-way by Licensee or its agents, servants, or employees. Licensee shall restore the rights-of-way as nearly as practical to its condition prior to the initial execution of this Agreement.

The failure of City to declare this Agreement in default shall not operate to bar or waive the right of City to terminate this Agreement because of any subsequent violation of the Agreement.

## ARTICLE 8

### MISCELLANEOUS GENERAL PROVISIONS

- A. Attorney's Fees. In any action brought for the enforcement of the obligations in this Agreement, the prevailing party shall be entitled to recover interest and reasonable attorney's fees.
- B. Misrepresentation. All terms and conditions with respect to this Agreement are expressly contained in this document. Licensee agrees that no representative or agent of the City has made any representation or promise with respect to this Agreement not expressly contained in the Agreement.
- C. Paragraph Headings. The paragraph headings are for convenience and reference and are not intended to define or limit the scope of any provision of this Agreement.
- D. Notices. Notices that are sent pursuant to any provision of this Agreement, at a minimum, shall be sent to the following:

City:

The City of Bastrop  
ATTN: City Secretary  
1311 Chestnut Street  
Bastrop, TX 78602

Licensee:

Bastrop Grove Residential Community, Inc.  
ATTN: Stacy Jackson  
11950 Jollyville Road  
Austin, Texas 78759

- E. Choice of Law and Venue. This Agreement is made and entered into by the Parties in Bastrop, Bastrop County, Texas, and is intended to be performed in Bastrop. This

Agreement shall be construed in accordance with the laws of the State of Texas and the venue of any suits arising from this Agreement shall be Bastrop County, Texas.

- F. Entire Agreement and Amendment: This Agreement including all exhibits constitutes the full and entire understanding and agreement between the Parties and supersedes any prior or contemporaneous written or oral agreements between the Parties. This Agreement may not be amended except by a written instrument signed by both Parties.
- G. Rights and Remedies Cumulative: The rights and remedies provided by this Agreement are cumulative; and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. The rights and remedies provided in this Agreement are given in addition to any other rights the Parties may have by law, statute, ordinance, or otherwise.
- H. Agreement Approval: Each Party represents and warrants that all necessary approvals for this Agreement have been obtained, and the persons whose signatures appear below have the authority necessary to execute this Agreement on behalf of the Parties indicated.
- I. Originals: This Agreement may be executed in multiple or duplicate originals. A duplicate original or copy of this Agreement is as fully enforceable as an Original, whether the document is "hard copy" or electronic. This Agreement may be signed and a PDF copy of the document transmitted electronically which shall then constitute an original signature on the document.
- J. Effective Date: The effective date of this Agreement shall be on the date of the last signature by a Party.

**[SIGNATURES ON FOLLOWING PAGE]**



**AGREED:**

City of Bastrop, Texas

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Sylvia Carrillo, ICMA-CM, CPM  
City Manager

THE STATE OF TEXAS                   §  
   §  
COUNTY OF BASTROP               §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by  
\_\_\_\_\_, the \_\_\_\_\_ and the duly authorized representative of the  
City of Bastrop.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**AGREED:**

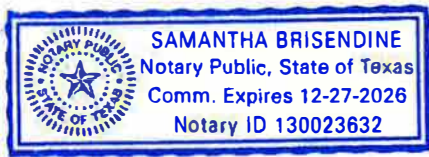
By: Chase Kohlhoff  
Chase Kohlhoff,  
Bastrop Grove Residential Community, Inc.  
Director

Date: 01.27.2023

THE STATE OF TEXAS                   §  
   §  
COUNTY OF BASTROP               §

This instrument was acknowledged before me on this the 27<sup>th</sup> day of January, 2023, by Chase Kohlhoff, the Director and the duly authorized representative of the City of Bastrop.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27<sup>th</sup> day of January, 2023.



Samantha Brisendine  
Notary Public, State of Texas

My Commission Expires: 12-27-2026

LANDSCAPE IMPROVEMENT PLAN FOR:

BASTROP GROVE

BASTROP, TEXAS 78602  
Bastrop County

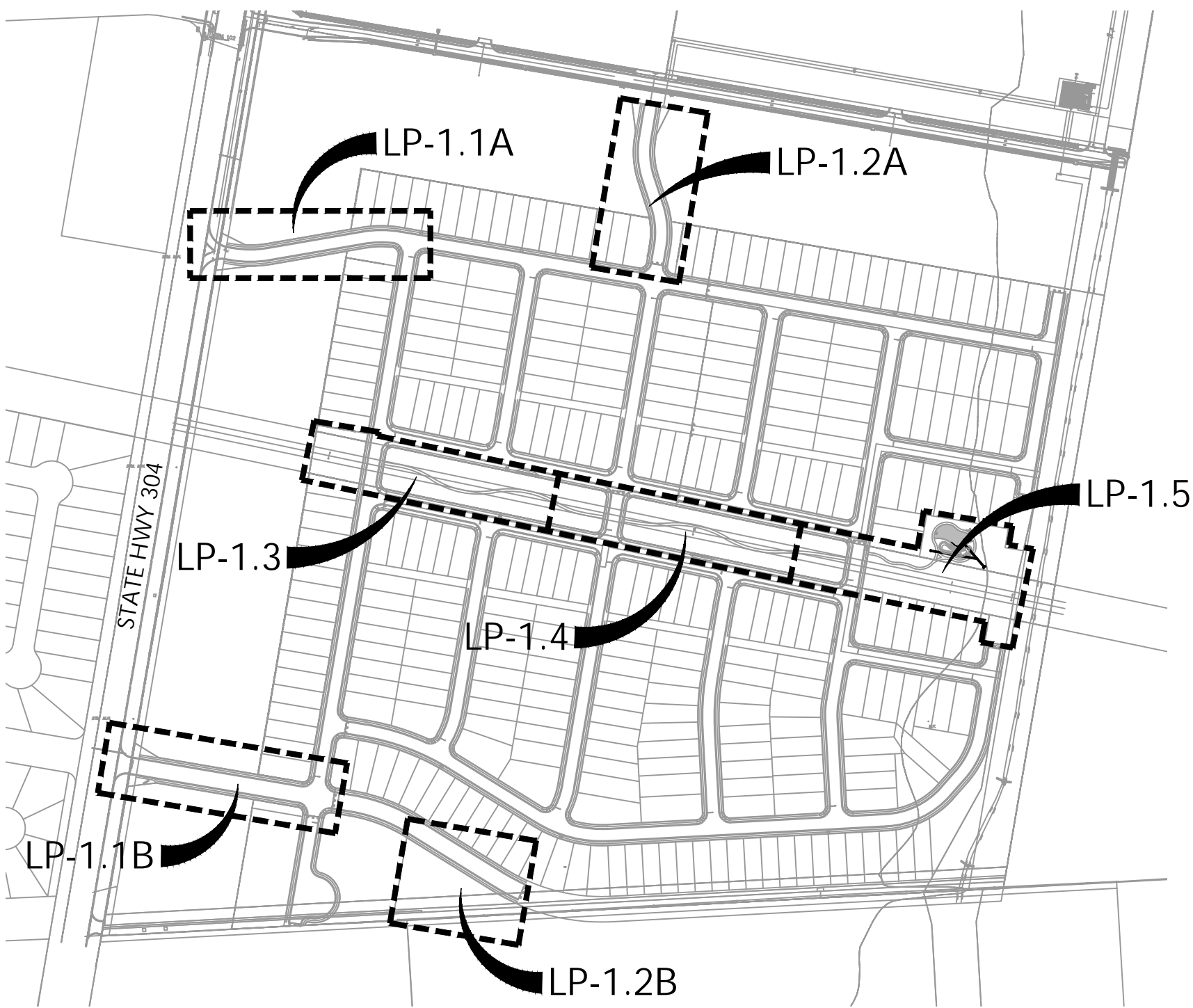
January 11, 2022

PREPARED FOR:

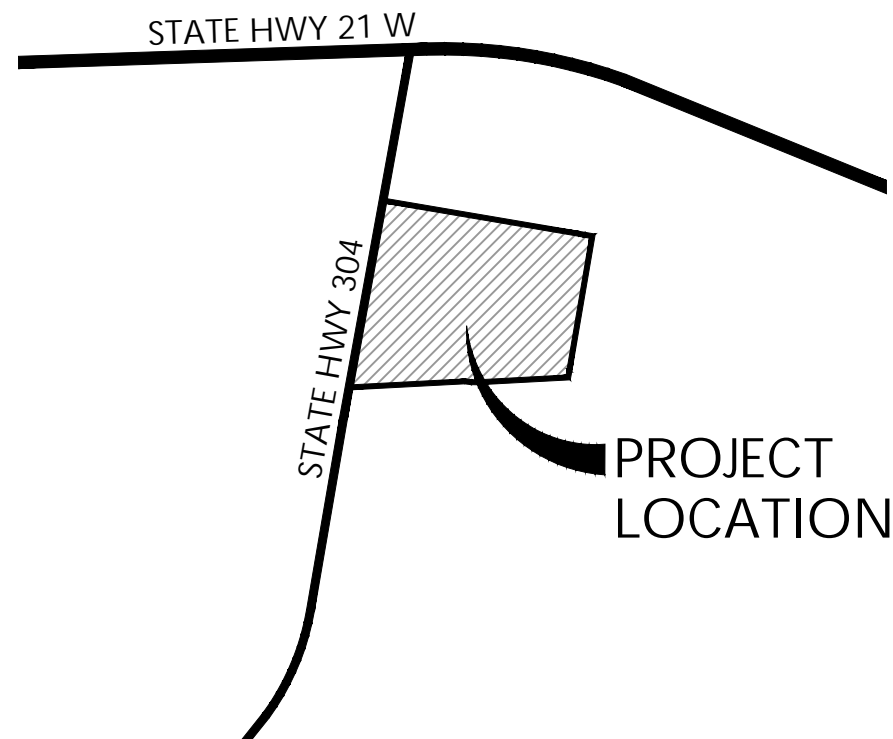


LENNAR HOMES  
13620 N. FM 620  
BUILDING B, SUITE 150  
AUSTIN, TX 78757

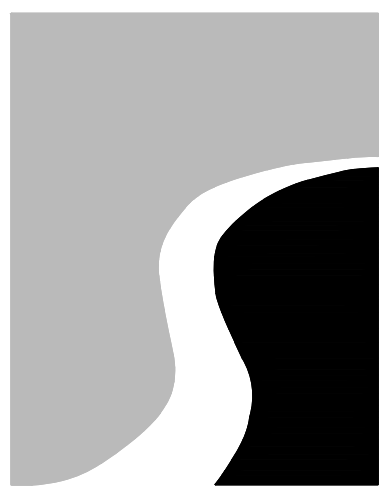
512.418.0258



SHEET KEY  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE



SEC Planning, LLC  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

4201 W. Parmer Lane Bldg A Suite 220  
Austin, TX 78727  
T 512.246.7003

www.secplanning.com  
Email : info@secplanning.com



01/11/2022



TEXAS LAW REQUIRE REPRODUCTION OF NOTICE PRIOR TO DIGGING. EXISTING UTILITIES, WETLANDS, AND FLOODING. ALL BEFORE TOLLING. WITH THE REQUIRED AMOUNT OF TIME, RESPECT THE MARKS. AND DIG WITH CARE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY A FAILURE TO EXACTLY LOCATE AND PROTECT ANY LAND AND UNDERGROUND UTILITIES.

Project No. : 210052-LETX

Issue
1 08/06/2021 - 75% REVIEW SET
2 10/08/2021 - BID SET
3
4
5
6
7
8
9
10
11
12

Drawn By: BE

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Revision
1 10/22/2021 - FENCE UPDATE
2 11/01/2021 - REVISION 2
3 01/11/2022 - SIGN LOCATION
4
5
6
7
8
9
10
11
12

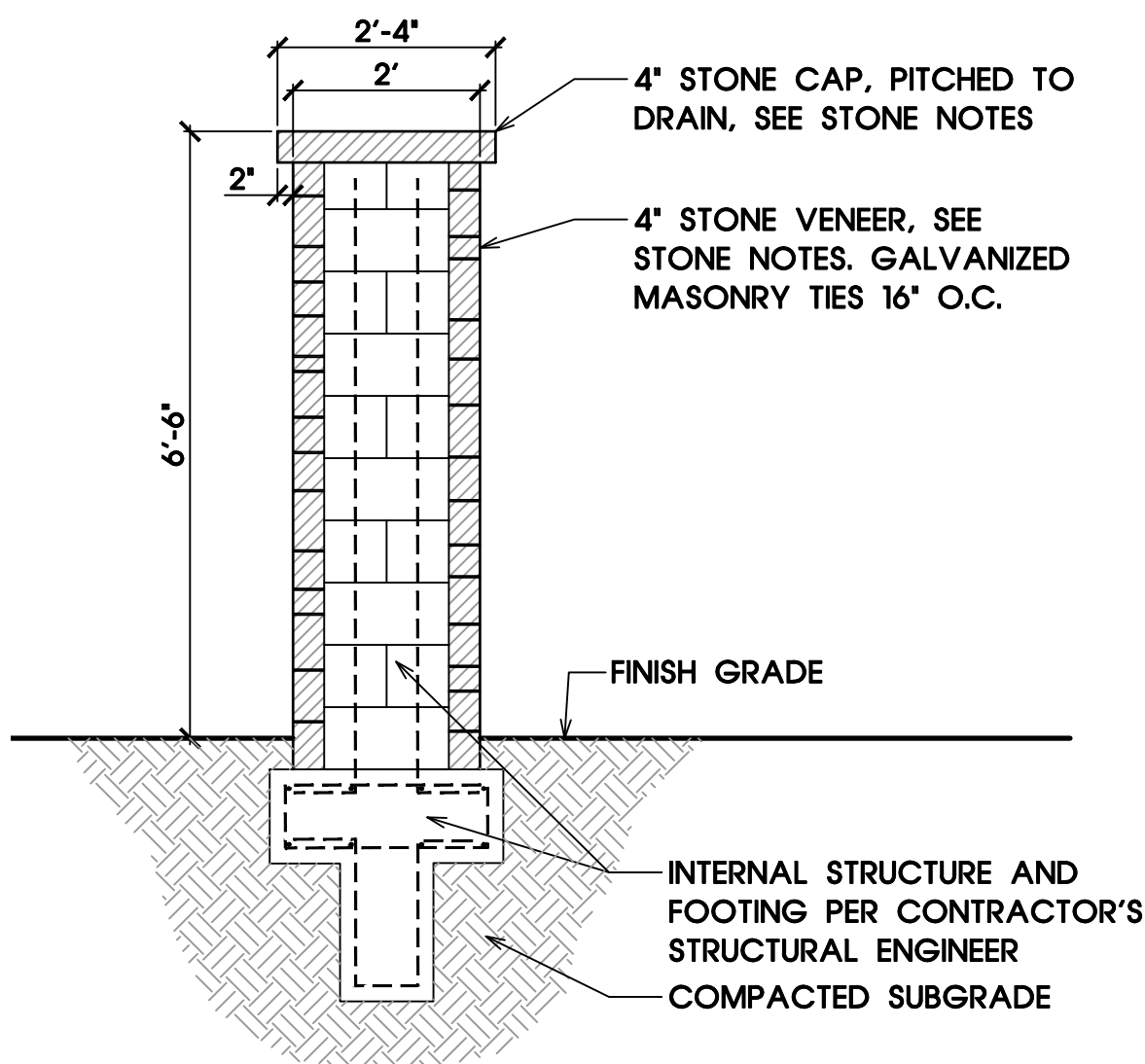
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Drawing Path  
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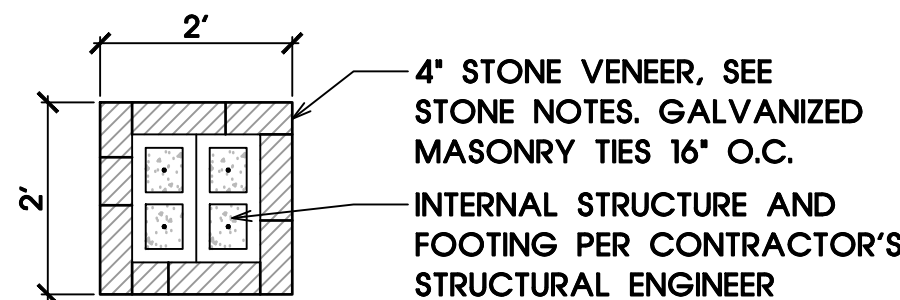
Statement of Jurisdiction

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The Texas Board of Architectural Examiners may be contacted by post at 333 Guadalupe, Suite 2-350, Austin, Texas 78701, by phone at (512) 305-9000 or fax (512) 305-8900.

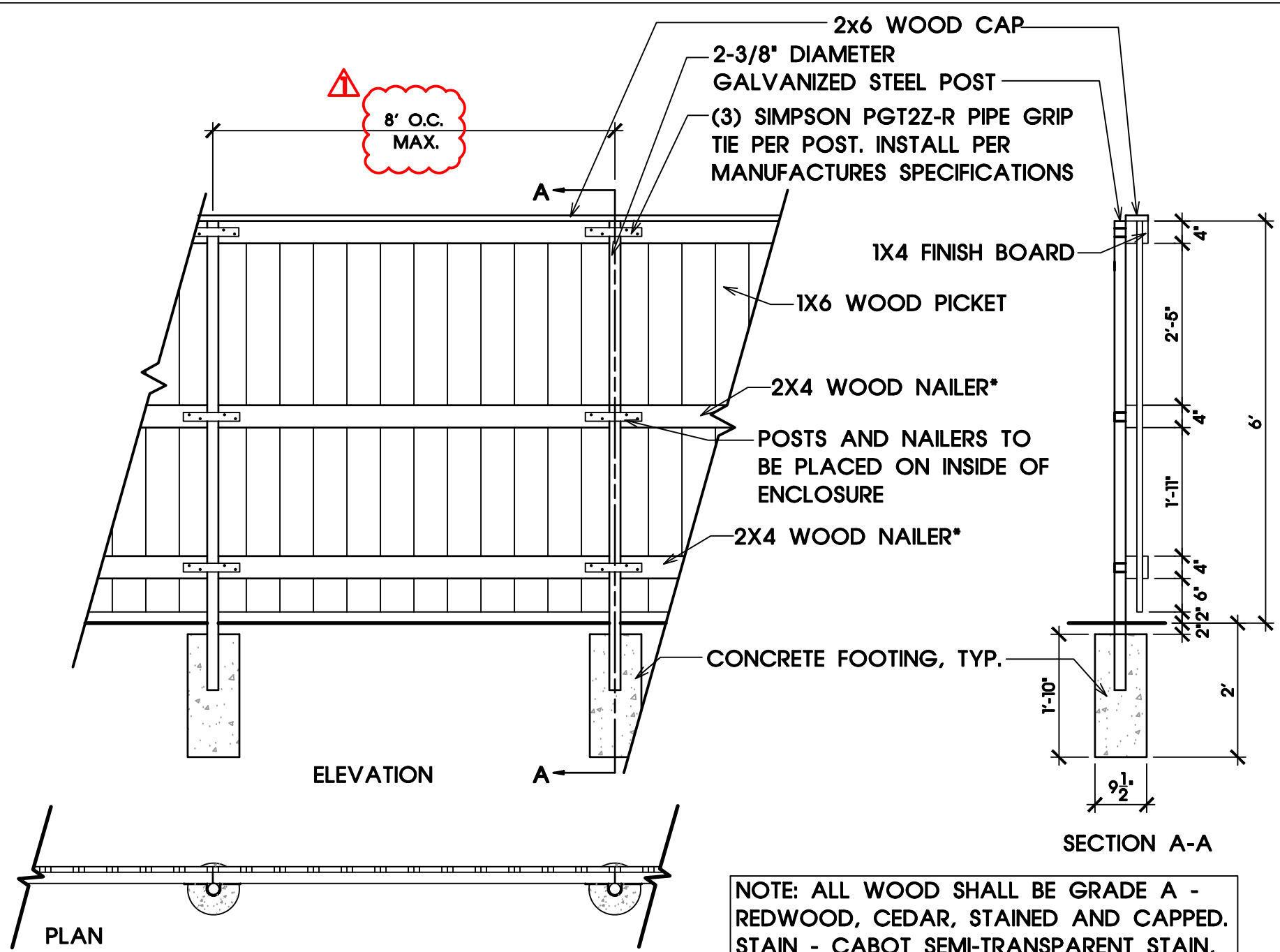




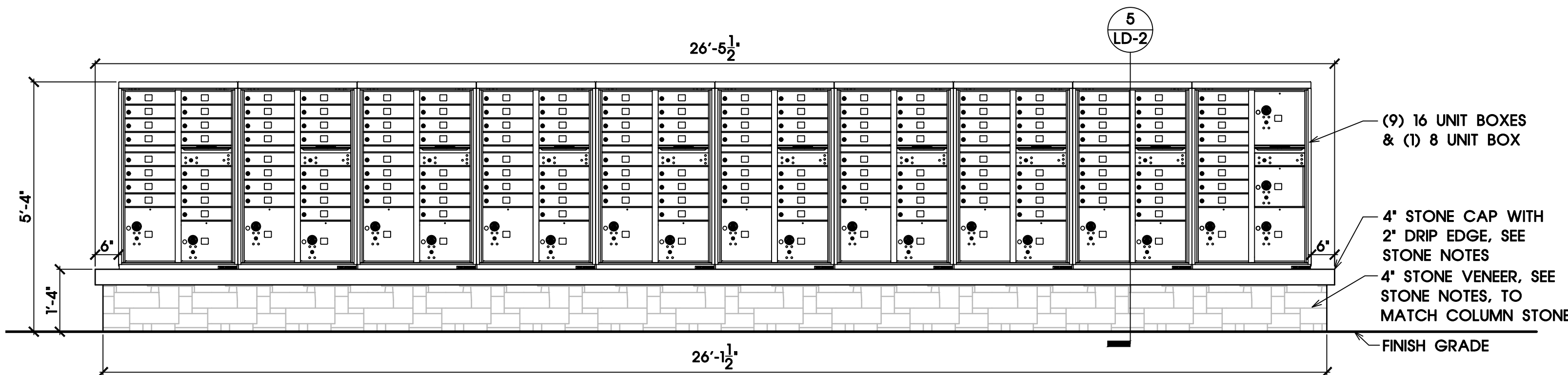
1 STONE COLUMN - SECTION ELEVATION  
SCALE: 1/2" = 1'-0"



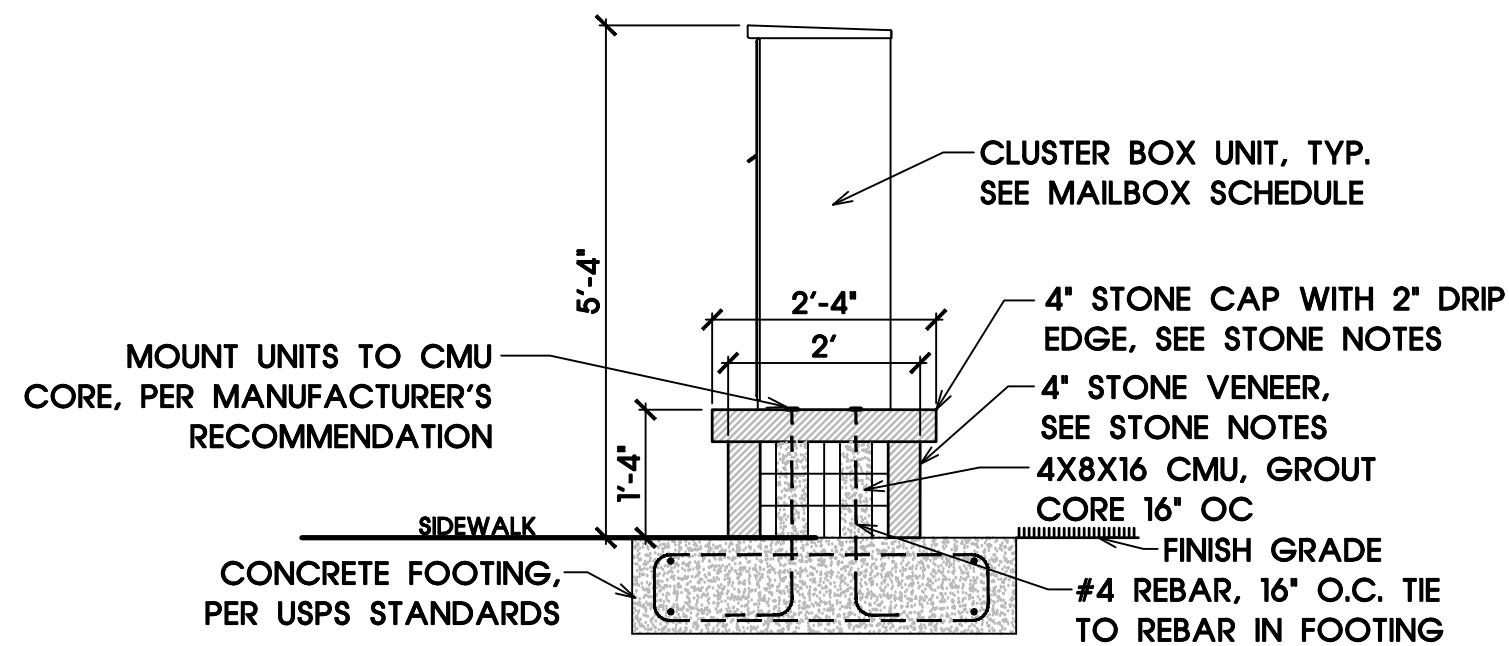
2 STONE COLUMN - PLAN SECTION  
SCALE: 1/2" = 1'-0"



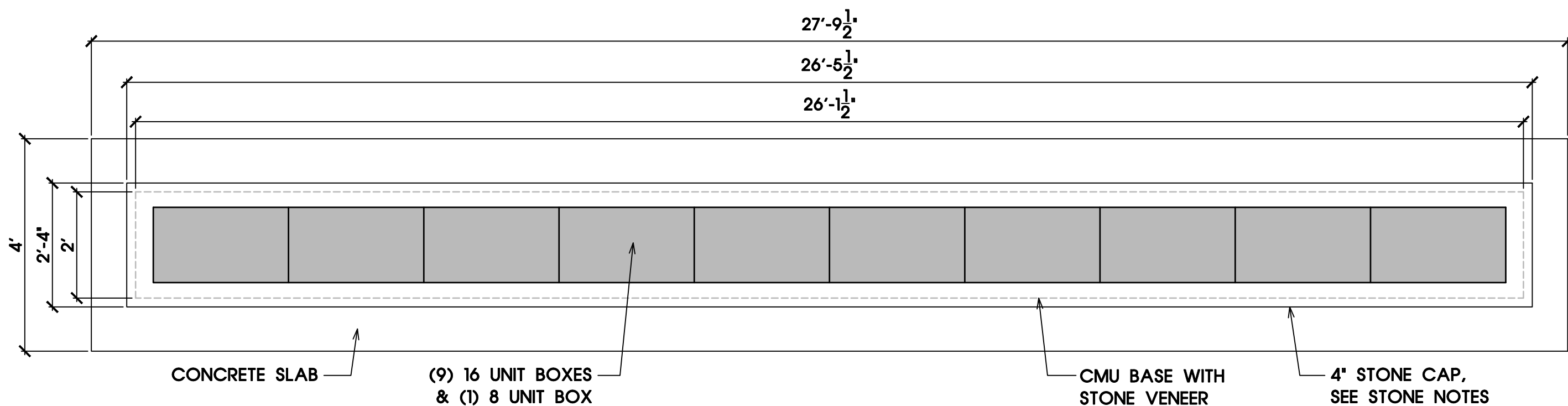
3 WOOD CAPPED FENCE  
SCALE: 1/2" = 1'-0"



4 MAIL KIOSK A ELEVATION  
SCALE: 1/2" = 1'-0"



5 MAIL KIOSK SECTION  
SCALE: 1/2" = 1'-0"

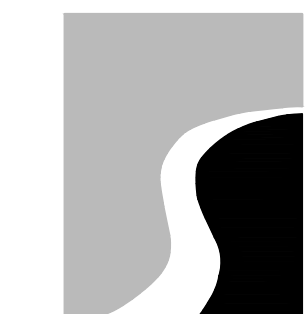


6 MAIL KIOSK A PLAN  
SCALE: 1/2" = 1'-0"

**STONE NOTES**  
**4" STONE VENEER**  
AVAILABLE AT ESPINOZA STONE, PH: 512-930-1398  
TYPE: BUFF LUEDERS CHOPPED  
CUT: SAWN TOP AND BOTTOM, CHOPPED FACE  
PATTERN: RANDOM ASHLAR  
MORTAR: TO MATCH LIGHTEST STONE COLOR

**4" STONE CAP**  
AVAILABLE AT ESPINOZA STONE, PH: 512-930-1398  
TYPE: LUEDERS LIMESTONE  
COLOR: CREAM

CONTRACTOR SHALL PROVIDE 4'X4' MOCK-UPS  
OF STONE VENEER AND CAPS. ALL MOCK-UPS  
AND SAMPLES SHALL BE APPROVED BY OWNER  
AND LANDSCAPE ARCHITECT PRIOR TO  
ORDERING/FABRICATION.



SEC Planning, LLC

Austin, Texas  
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4201 W. Parmer Lane, Bldg A Suite 220  
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www.secplanning.com  
Email: info@secplanning.com

**LENNAR**

13620 N. FM 620  
Building B Suite 150  
Austin, Texas 78757  
T: 512.418.0258



10/22/2021

BASTROP GROVE  
LANDSCAPE IMPROVEMENT PLANS  
BASTROP, TEXAS 78602

Drawing File Name	
I:\210052-LETX\Cadfiles\LA\Sheets\LD-2.dwg	
Issued:	
1 75% REVIEW SET	08/06/2021
2 BID SET	10/08/2021
3	
4	
5	
Revisions:	
1 FENCE UPDATE	10/22/2021
2	
3	
4	
5	
Issue Date: 10/22/2021	

Drawn By: BE

Reviewed By: CM

Project No.

210052-LETX

HARDSCAPE DETAILS

Sheet No.

LD-2 \_\_\_\_ of \_\_\_\_

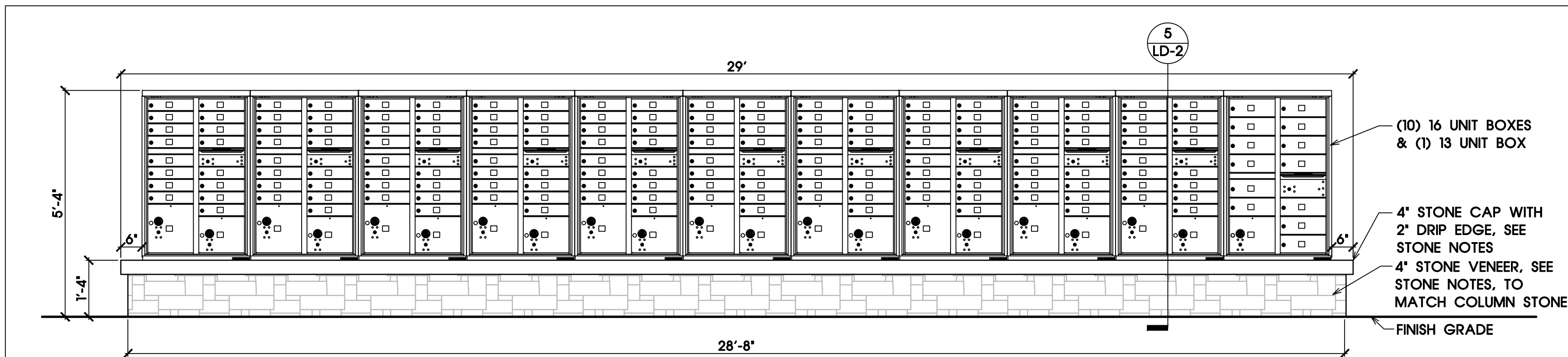
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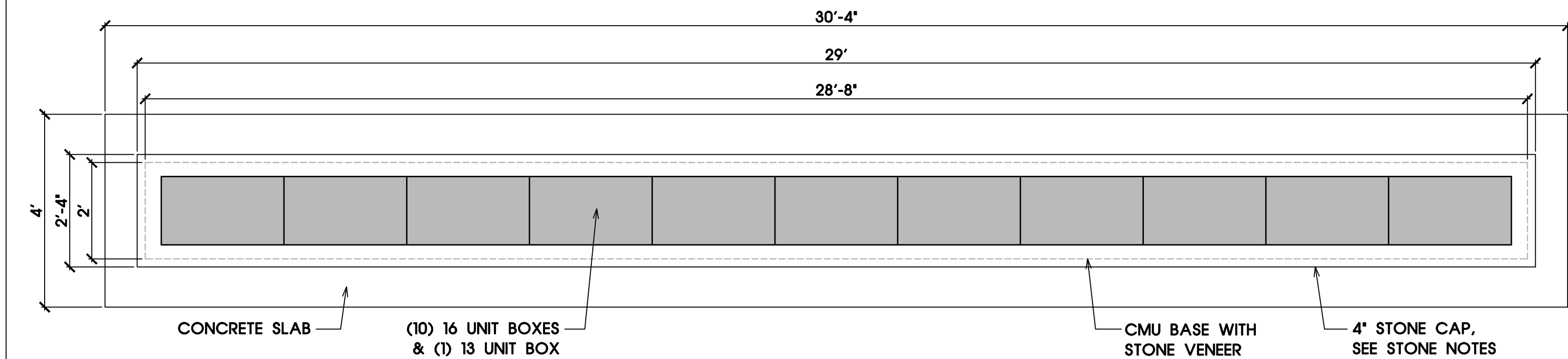


TEXAS LAW REQUIRES 48 HOURS OF NOTICE PRIOR TO DIGGING, EXCLUDING WEEKENDS  
AND HOLIDAYS. ALL BEFORE YOU DIG. WAIT THE REQUIRED AMOUNT OF TIME. RESPECT  
THE MARKS, AND DIG WITH CARE! THE LOCATION OF EXISTING UNDERGROUND  
UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL  
DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING  
WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL  
DAMAGES WHICH MAY OCCUR BY A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY  
AND ALL UNDERGROUND UTILITIES.

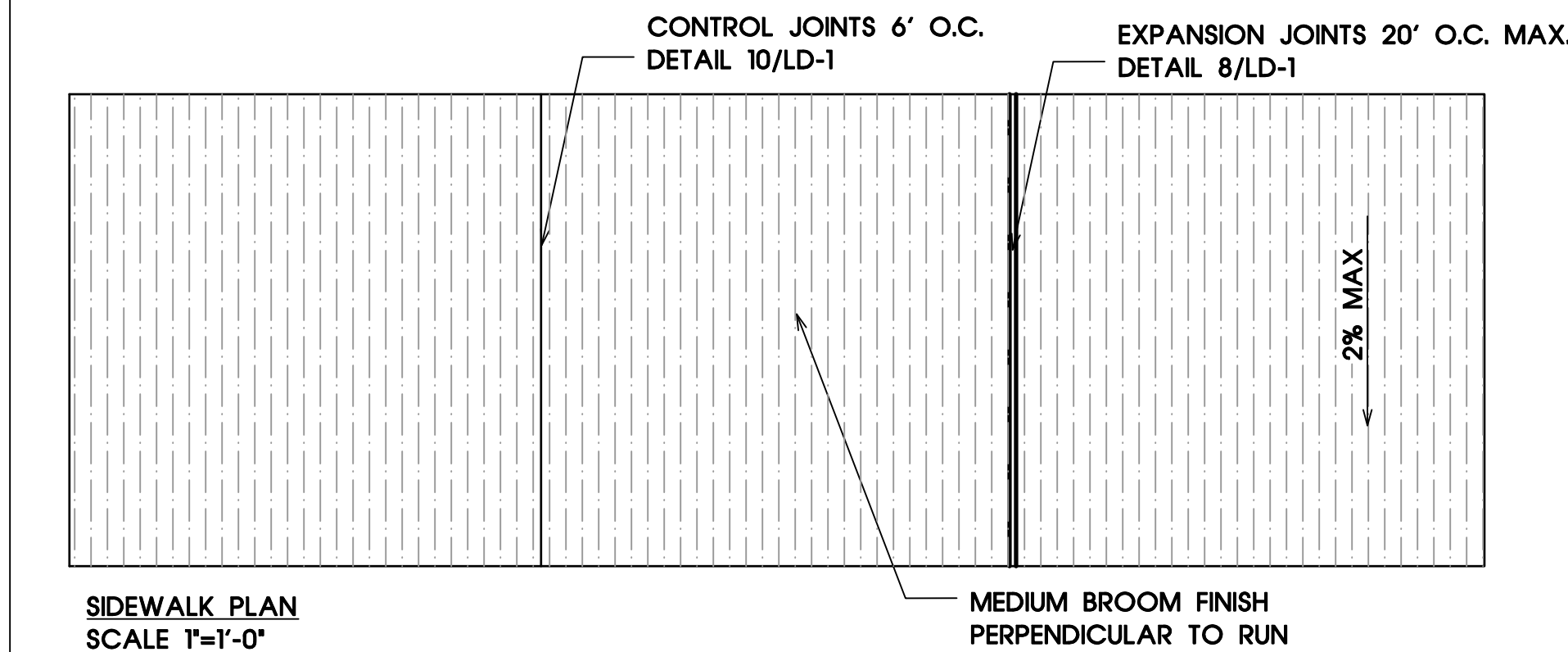




1 MAIL KIOSK B ELEVATION  
SCALE: 1/2" = 1'-0"



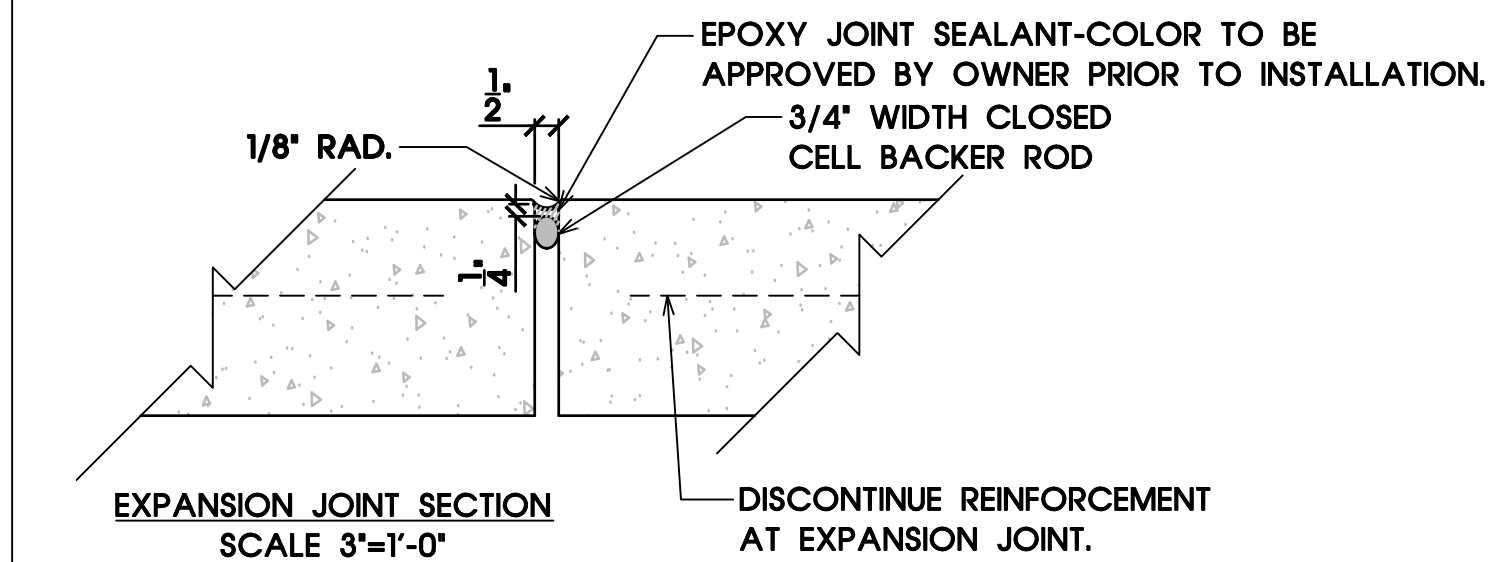
2 MAIL KIOSK B PLAN  
SCALE: 1/2" = 1'-0"



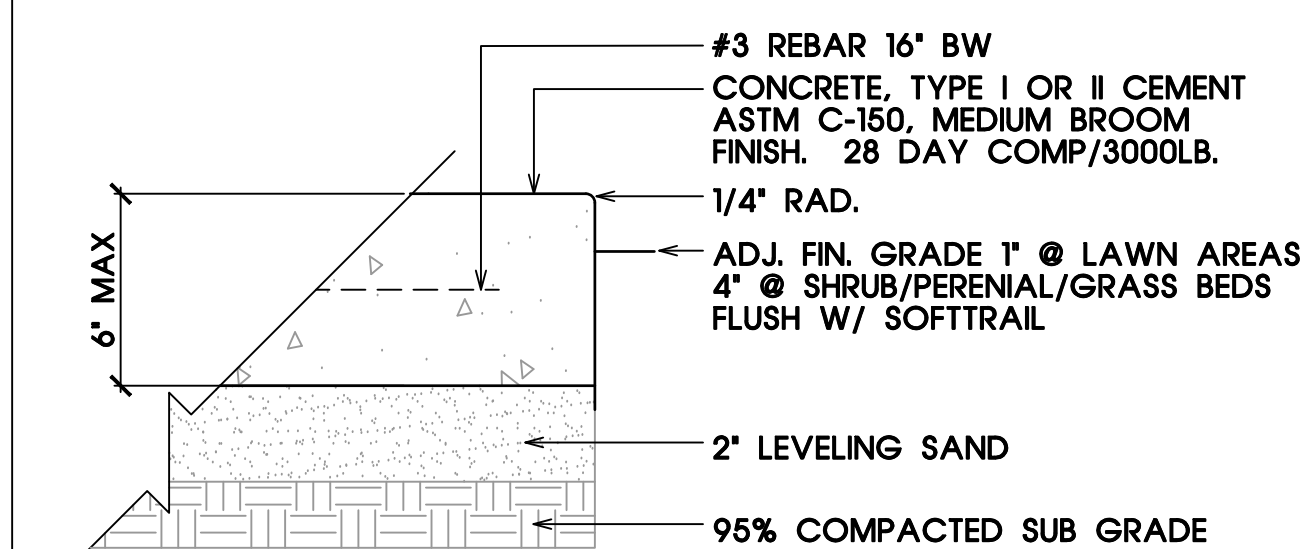
SIDEWALK PLAN  
SCALE 1"=1'-0"

#### LAYOUT AND GRADING NOTES

1. LAYOUT OF CONCRETE WALKWAYS SHALL BE DETERMINED IN THE FIELD, USING THE HARDSCAPE PLAN AS A GUIDE.
2. ALL PEDESTRIAN PATHS SHALL BE IN COMPLIANCE WITH ALL CURRENT TEXAS ACCESSIBILITY STANDARDS (T.A.S.) AND ADA STANDARDS.
3. ALL WALKWAY GRADES SHALL HAVE A RUNNING SLOPE OF NO GREATER THAN 4.7% (1:21) AND A CROSS-SLOPE THAT IS NOT GREATER THAN 1.5% (1:66).
4. SLOPES AT OR BETWEEN 5.0% (1:20) AND 8.3% (1:12) MUST HAVE HAND RAILS ON BOTH SIDES WITH ADA COMPLIANT LEVEL LANDINGS, AND CROSS-SLOPES SHALL NOT EXCEED 1.5% (1:66).

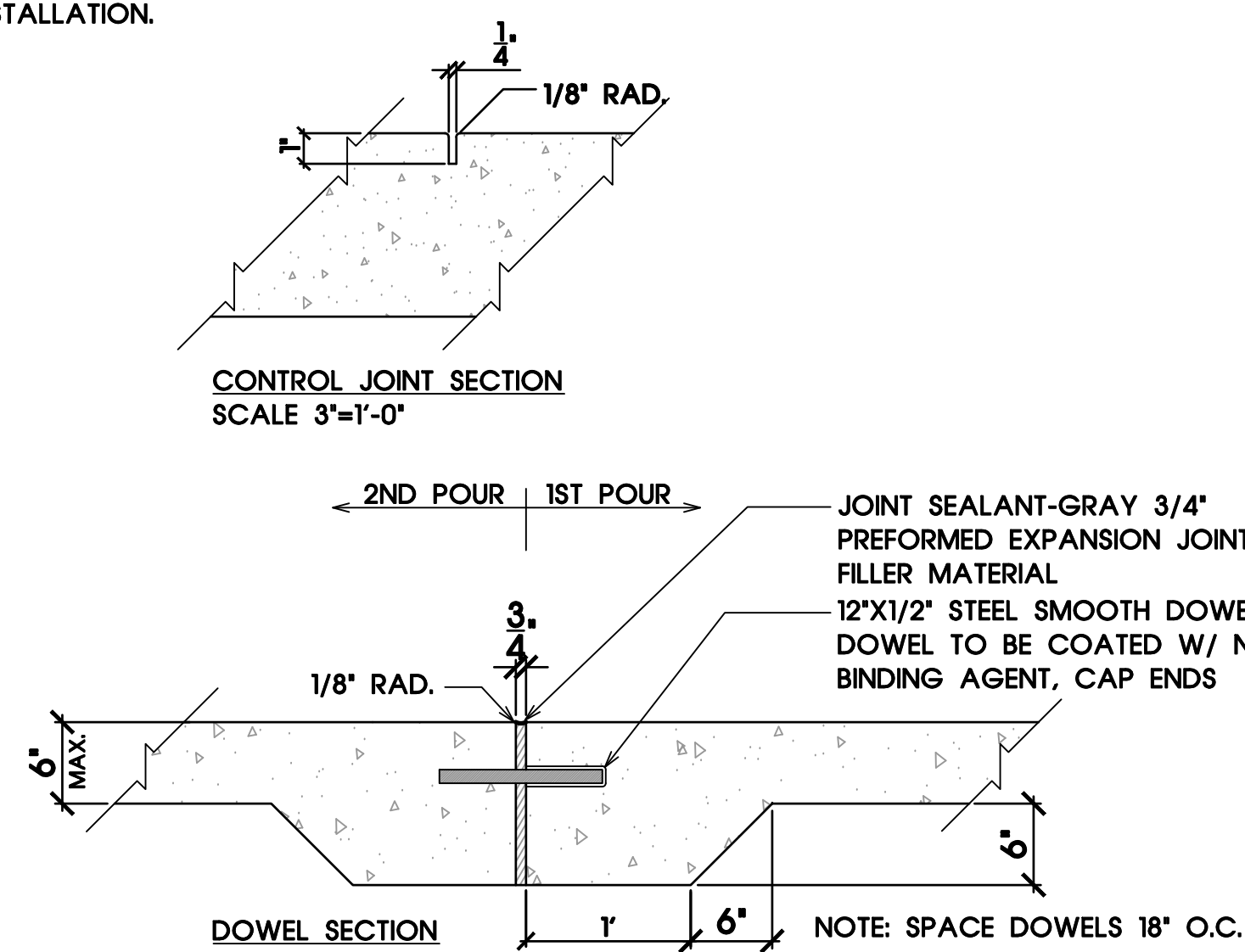


EXPANSION JOINT SECTION  
SCALE 3"=1'-0"

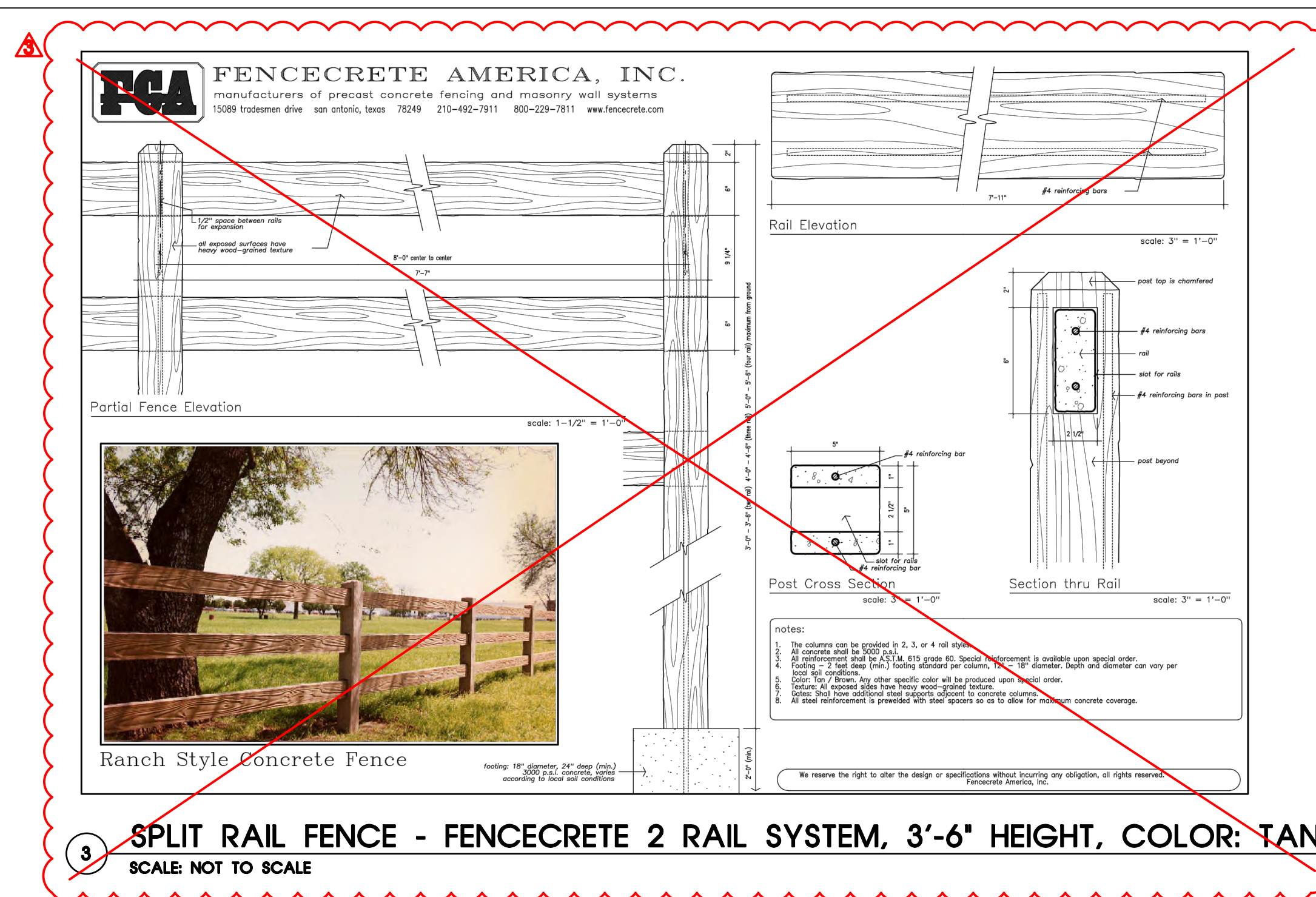


WALKWAY SECTION  
SCALE 3"=1'-0"

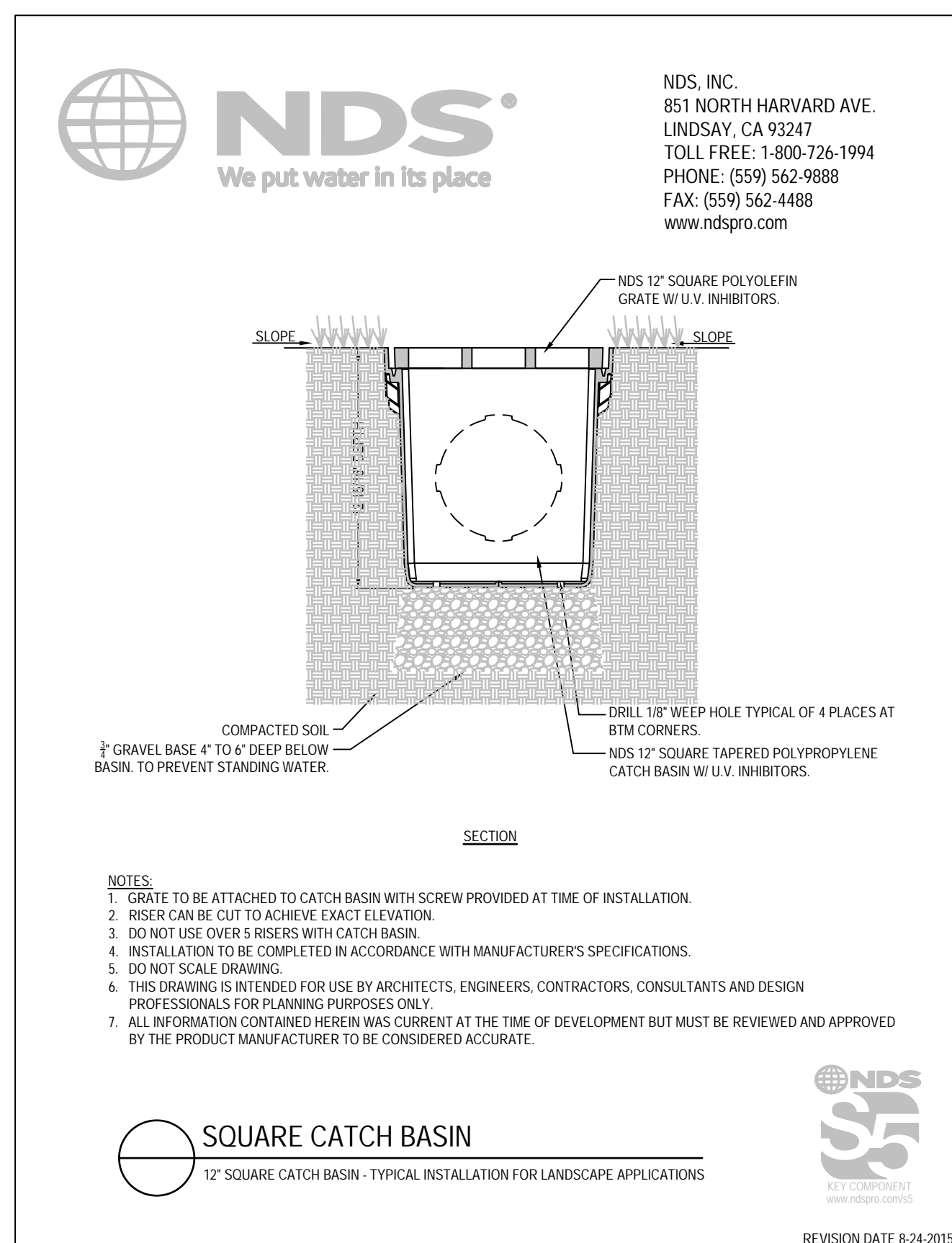
4 CONCRETE SIDEWALK  
SCALE: AS NOTED



DOWEL SECTION  
SCALE 1"=1'-0"



3 SPLIT RAIL FENCE - FENCECRETE 2 RAIL SYSTEM, 3'-6" HEIGHT, COLOR: TAN  
SCALE: NOT TO SCALE



5 NDS GRATE DRAIN  
SCALE: NOT TO SCALE



## BASTROP GROVE LANDSCAPE IMPROVEMENT PLANS BASTROP, TEXAS 78602

Drawing File Name	
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Issued:	
1 75% REVIEW SET	08/06/2021
2 BID SET	10/08/2021
3	
4	
5	
Revisions:	
1 FENCE UPDATE	10/22/2021
2 REVISION 2	11/01/2021
3 SIGN LOCATION	01/11/2022
4	
5	
Issue Date:	01/11/2022

Drawn By: BE  
Reviewed By: CM

Project No.  
210052-LETX

HARDSCAPE DETAILS

Sheet No.  
LD-3 of

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TEXAS LAW REQUIRES 48 HOURS OF NOTICE PRIOR TO DIGGING, EXCLUDING WEEKENDS AND HOLIDAYS. ALL BEFORE YOU DIG. WAIT THE REQUIRED AMOUNT OF TIME. RESPECT THE MARKS, AND DIG WITH CARE! THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



GENERAL PLANTING NOTES

- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
- During plant establishment, native and wetland areas shall be protected from sedimentation and erosion. Prior to construction activities, native and wetland areas outside of the project limits shall be protected with silt fence.
- When planting trees and shrubs in existing natural areas, minimize disturbance to adjacent existing vegetation.
- No Ball & Burlap (B&B) material will be allowed or accepted unless specifically specified.
- All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance.
- Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

PLANTING LAYOUT AND INSTALLATION

- The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Landscape Architect in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- All planting beds are to be separated from adjacent Turf Sod, Turf Seed and Native Seed areas with edging per specifications and details. Additional locations may be indicated on the Drawings. Install edging following manufacture's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed.
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
  - All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
  - All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
  - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
  - Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
  - All bulb planting shall occur after mid-October and before ground is frozen. See details for bulb planting layout.
- All Plant Beds and pit planted plants shall receive a 3" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Planting pits for 1 and 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 3 times larger in diameter than the root ball size.
- Plants shall be installed to present their best side facing the viewer.
- Owner's representative shall have final approval of plant material layout.

IRRIGATION GENERAL NOTES:

- Obtain all permits and licenses applicable prior to the start of work.
- All required landscape areas shall be irrigated per applicable local ordinances and tceq regulations.
- Drip irrigation shall be placed in accordance with manufacturer recommendations. extend drip lines to irrigate planting adjacent to plant beds.
  - Maximum drip lateral length shall not exceed manufacturer specifications
- Any quantities shown are approximate. verify quantities and provide all labor, materials, and devices necessary to complete the irrigation system.
- The layout shown is diagrammatic. do not place lines or devices in the critical root zone of any tree, or in pavement areas, or areas that conflict with proper installation and function of the system.
- Site conditions:
  - Verify and mark the location of all on-site utilities which might be affected by the irrigation system.
  - Verify and mark the location of all buried cables, conduits, piping, etc. prior to trenching or digging, call Texas 811 per Texas utilities code title 5 chapter 251 underground facility damage prevention and safety.
  - Adjust the design as necessary, together with the licensed irrigator, and owners, to suit site conditions, elevations and grades before proceeding with work.
  - Protect from damage as necessary, existing property, existing landscape features, plant material, structures, this work in progress, and the work of other trades.
- Provide professional grade valve boxes large enough to accommodate valves and other devices shown in the details. box extensions may be required. ground boxes shall be constructed of materials sufficient in strength to accept loads (pedestrian or vehicular) required based on actual installation location.
- Pressure regulating component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
- See details for other required materials and devices.
- Piping and fittings:
  - Mainline irrigation system piping 3" and larger shall be bell & gasketed schedule 40 pvc pipe. lateral irrigation system piping 3" and larger shall be bell & gasketed schedule 40 pvc pipe.
  - All piping shall utilize thrust blocks at pipe connections per details. where leemco fitting/joint restraints are used thrust blocks may be excluded.
  - All pipes and electrical bundles passing beneath driveways or paved areas must be sleeved with schedule 40 pvc pipe with solvent welded joints. Sleeve diameter must equal twice that of the pipe or sized as shown on plans.
  - All pvc pipe fittings shall be primed with a colored primer, prior to applying pvc cement.
  - Irrigation mainline and laterals 4" and larger shall utilize leemco fittings/joint restraints as per manufacturer specifications.
  - All lateral pipe shall buried to a min. depth of 6"
  - All mainline pipe shall be buried to a depth of 18", where conditions prohibit this depth, a min. depth of 6" may be used when approved by the licensed irrigator

- Excavation:
  - Excavate to depths required to provide 4" depth of sand bedding for piping when rock or other unsuitable bearing materials are encountered
  - Excavate trenches and install piping and fill during the same working day. do not leave open trenches or partially filled trenches open overnight
- Irrigation controller and system shall be equipped with an evapotranspiration sensor for daily weather adjustment to run times, the e/t sensor shall have rain/freeze shutoff.
  - Irrigation controller shall be equipped with a flow sensor
  - Irrigation controller shall be programmed prior to project closeout.
- Backflow prevention devices:
  - Install per manufacturer specifications
  - Adequate insulation must be provided to protect against freeze

TURF GRASS/ PLANT BEDS					
	NAME	TOTAL	UNITS	DESCRIPTION	
Plant Bed		4,676	sf		
		87	cy	Planting mix	6' depth (Pro-Gro Soil Mix by Whittlesey Landscape Supply or approved equal)
		43	cy	Mulch	3" Depth (Native Hardwood Mulch)
Cynodon dactylon 'Tif 419' / Bermuda Grass		52,838	sf	Cynodon dactylon 'TIFWAY 419'	
		5,871	sy	Turf Sod	Bermuda T419
		652	cy	Top Soil	4" Depth (75% Chocolate Loam / 25% Compost)
Cynodon dactylon / Bermuda Seed Hydromulch		190,406	sf	Cynodon dactylon	
		21,156	sy	Turf Seed	Common Bermuda
		1,175	cy	Top Soil	2" Depth (75% Chocolate Loam / 25% Compost)
MISCELLANEOUS					
	NAME	TOTAL	UNITS	DESCRIPTION	COMMENTS
Steel Edging		723	lf	3/16" thick; Brown	
River Rock		9	cy	4" Depth	Whittlesey Landscape Supplies - Santa Fe Gravel, 50% 1-2", 50% 2-4"

IRRIGATION	QTY	UNITS	DESCRIPTION	COMMENTS
SYMB				
CONTROLLER	1	ea.	Rainbird, Hunter, or Approved Equal	
PLANT BEDS	4,676	s.f.	Drip/Spray	
TREES	189	ea.	Drip/Bubbler	2 per shade tree, 1 per ornamental tree
SOD/TURF	52,838	s.f.	Drip/Spray/Bubbler	

PLANT SCHEDULE							
TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES
PICH	2	Pistacia chinensis / Chinese Pistache	Container Grown	2"Cal	10-12 H X 5-6 Spd	L, M	
QUPO	3	Quercus polymorpha / Nettleleaf White Oak	Container Grown	2"Cal	10-12 H X 5-6 Spd	M	
QUTE	31	Quercus texana / Texas Red Oak	Container Grown	2"Cal	10-12 H X 5-6 Spd	M	
QUVI	14	Quercus virginiana / Southern Live Oak	Container Grown	2"Cal	10-12 H X 5-6 Spd	L	
ULPA	30	Ulmus parvifolia / Lacebark Elm	Container Grown	2"Cal	10-12 H X 5-6 Spd	M	
CONIFERS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES
JUBA	3	Juniperus Scopulorum Blue Arrow / Blue Arrow Juniper	Container Grown	1" Cal, min.	4 Ht x 2 Spd	L, M	Full to Ground
JUVI	3	Juniperus virginiana / Eastern Red Cedar	Container Grown	1" Cal, min.	6-7 H X 3 Spd	L	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES
LAIN	14	Lagerstroemia x Natchez / Crape Myrtle	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	M	Must be from a Single Root Stock
MGLG	6	Magnolia grandiflora Little Gem / Dwarf Southern Magnolia	Container Grown	2"Cal	8-9 H X 3-4 Spd	M	Must be from a Single Root Stock
PRME	3	Prunus mexicana / Mexican Plum	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	L	Must be from a Single Root Stock

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
ILVN	62	Ilex vomitoria Nana / Dwarf Yaupon	Container Grown	3 gallon		L	
LEGR	16	Leucophyllum frutescens Greado / Desperado Sage	Container Grown	3 gallon		L	
SAGR	32	Salvia greggii / Autumn Sage	Container Grown	3 gallon		L	

GRASSES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
MUCA	33	Muhlenbergia capillaris / Gulf Coast Muhly	Container Grown	3 gallon		L	
STTE	168	Stipa tenuissima / Mexican Feathergrass	Container Grown	1 gallon		L	

PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
SAIS	158	Salvia x Indigo Spire / Sage	Container Grown	3 gallon		L	
TALE	18	Tagetes lemmonii / Copper Canyon Dalsy	Container Grown	3 gallon		L	

SUCCULENTS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
HEPA	15	Hesperaloe parviflora / Red Yucca	Container Grown	3 gallon	Full, Unbroken Blades	VL	

GROUNDCOVER	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
DIAR	67	Dichondra argentea / Silver Ponyfoot	Container Grown	4" pots		L	
LANG	56	Lantana camara New Gold / New Gold Lantana	Container Grown	1 gallon		VL	
LAMOL	35	Lantana montevidensis Lavender / Trailing Lavender Lantana	Container Grown	1 gallon		L	
SACH	25	Santolina chamaecyparissus / Lavender Cotton Santolina	Container Grown	4" pots		L-M	



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BASTROP, TEXAS 78602

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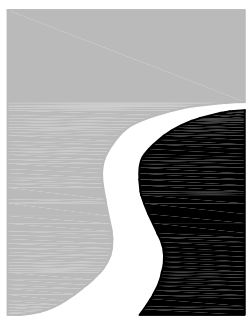
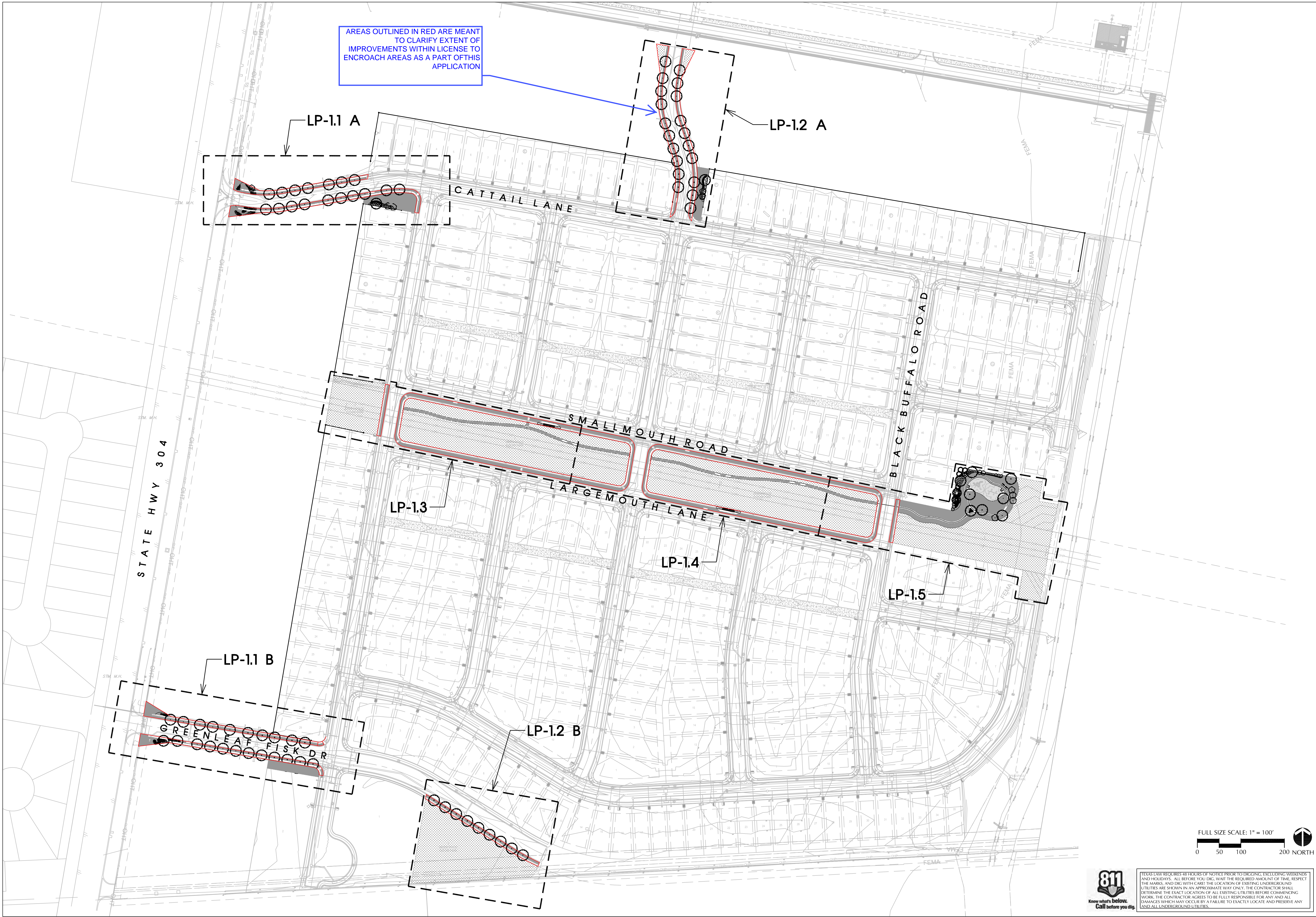
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LANDSCAPE NOTES

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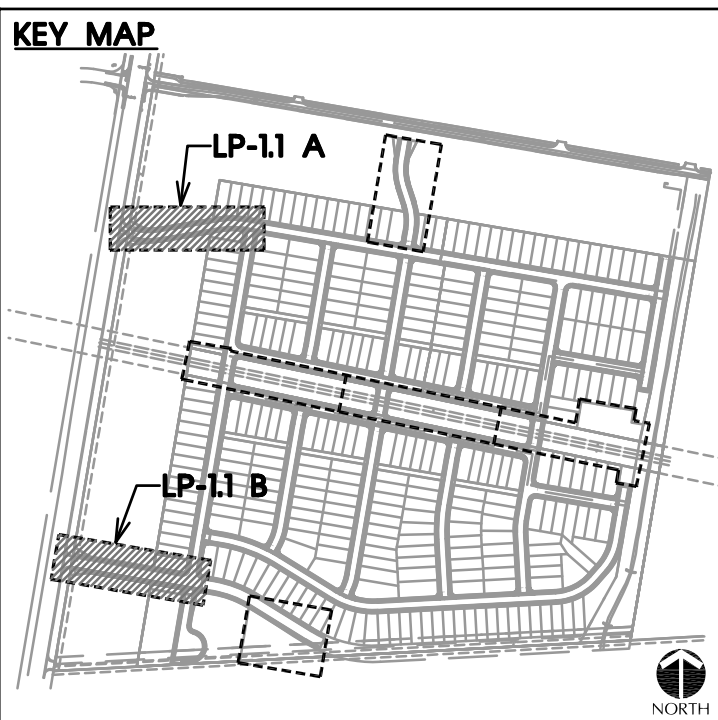
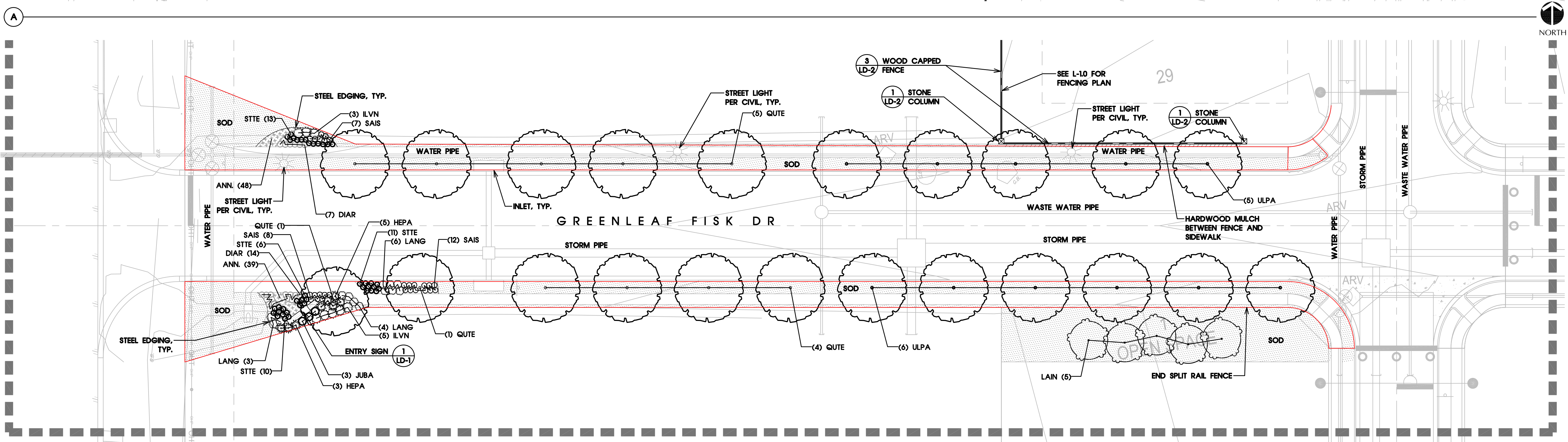
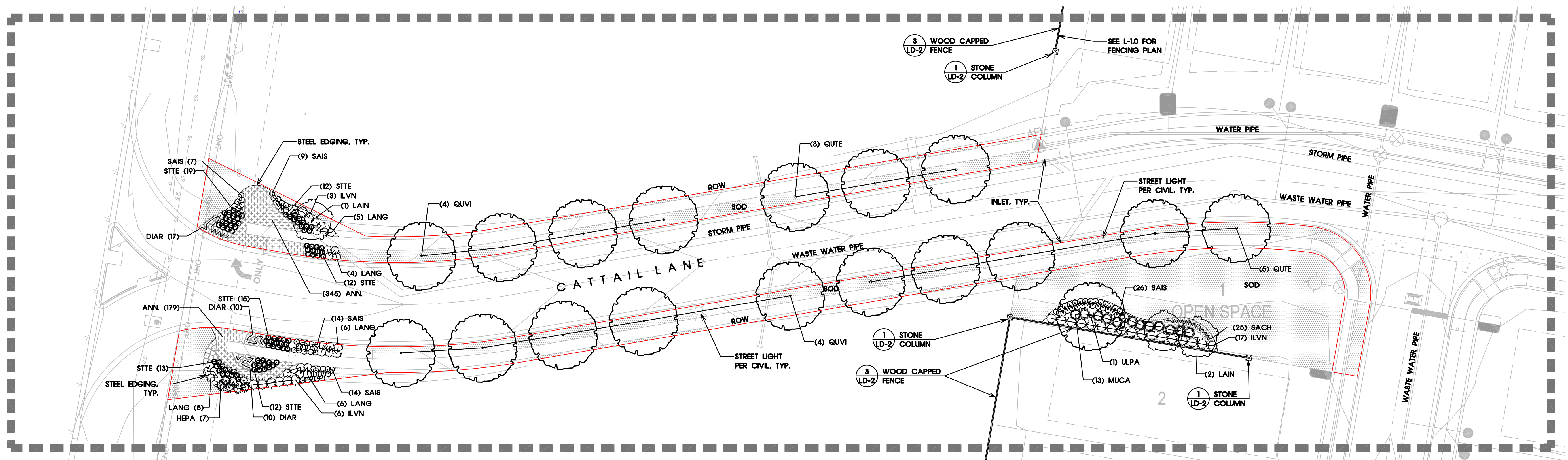
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**OVERALL  
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NOTE: PROVIDE ROOT BARRIER IN ALL AREAS A SHADE TREE IS CLOSER THAN 4' FROM UTILITY LINES.

FULL SIZE SCALE: 1" = 20'



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Professional Seal of a Landscape Architect, State of Texas, No. 13414, dated 10/25/2022.

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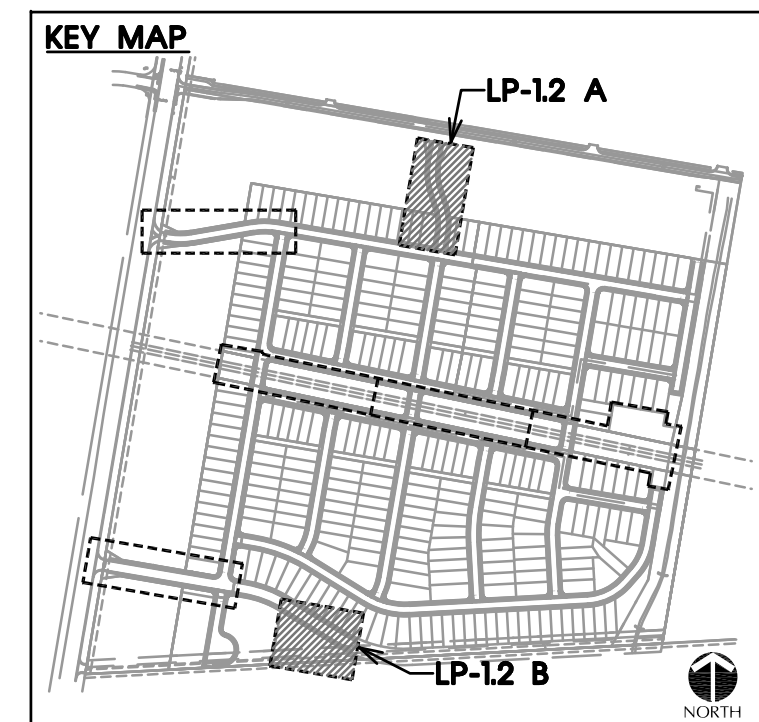
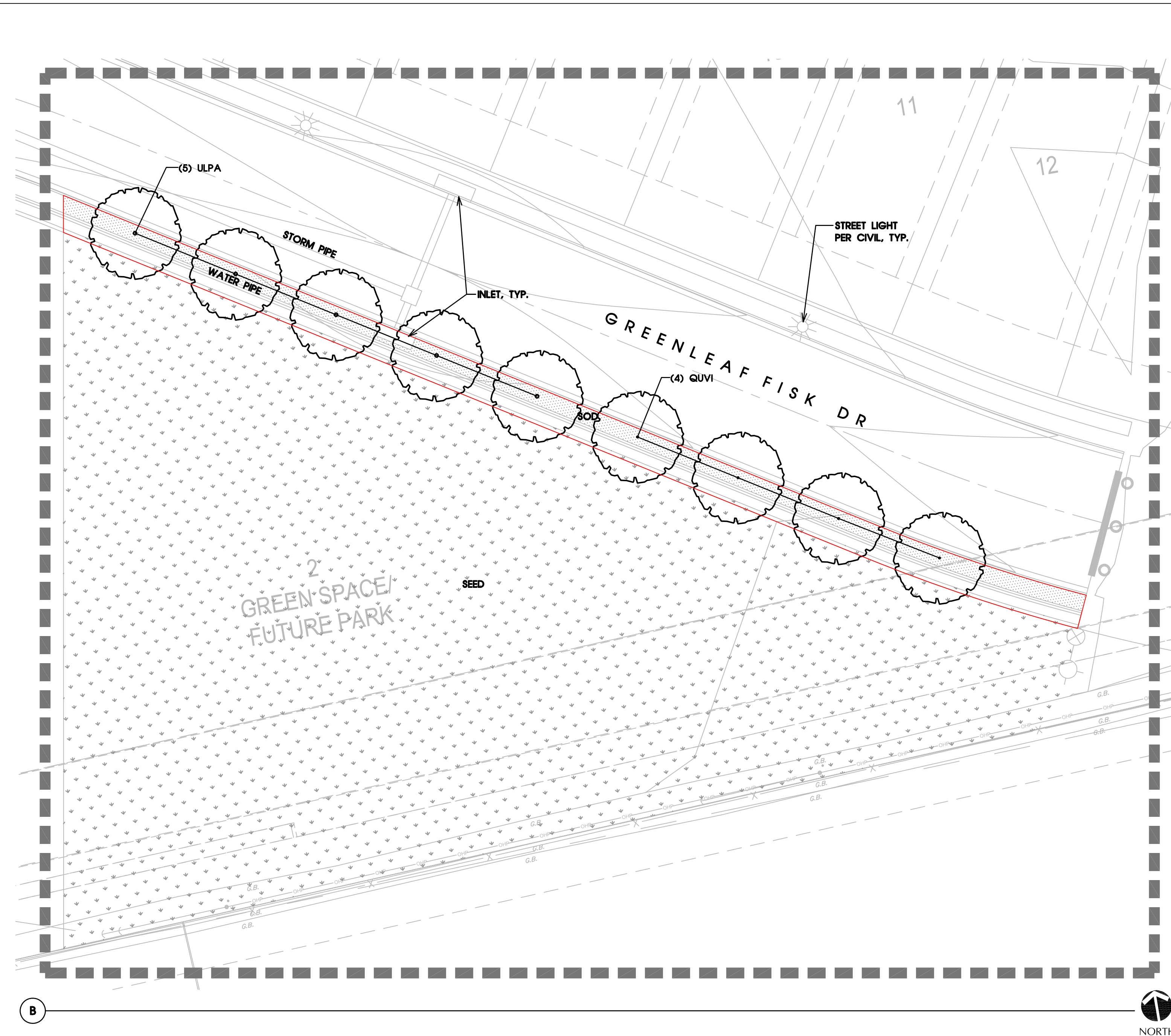
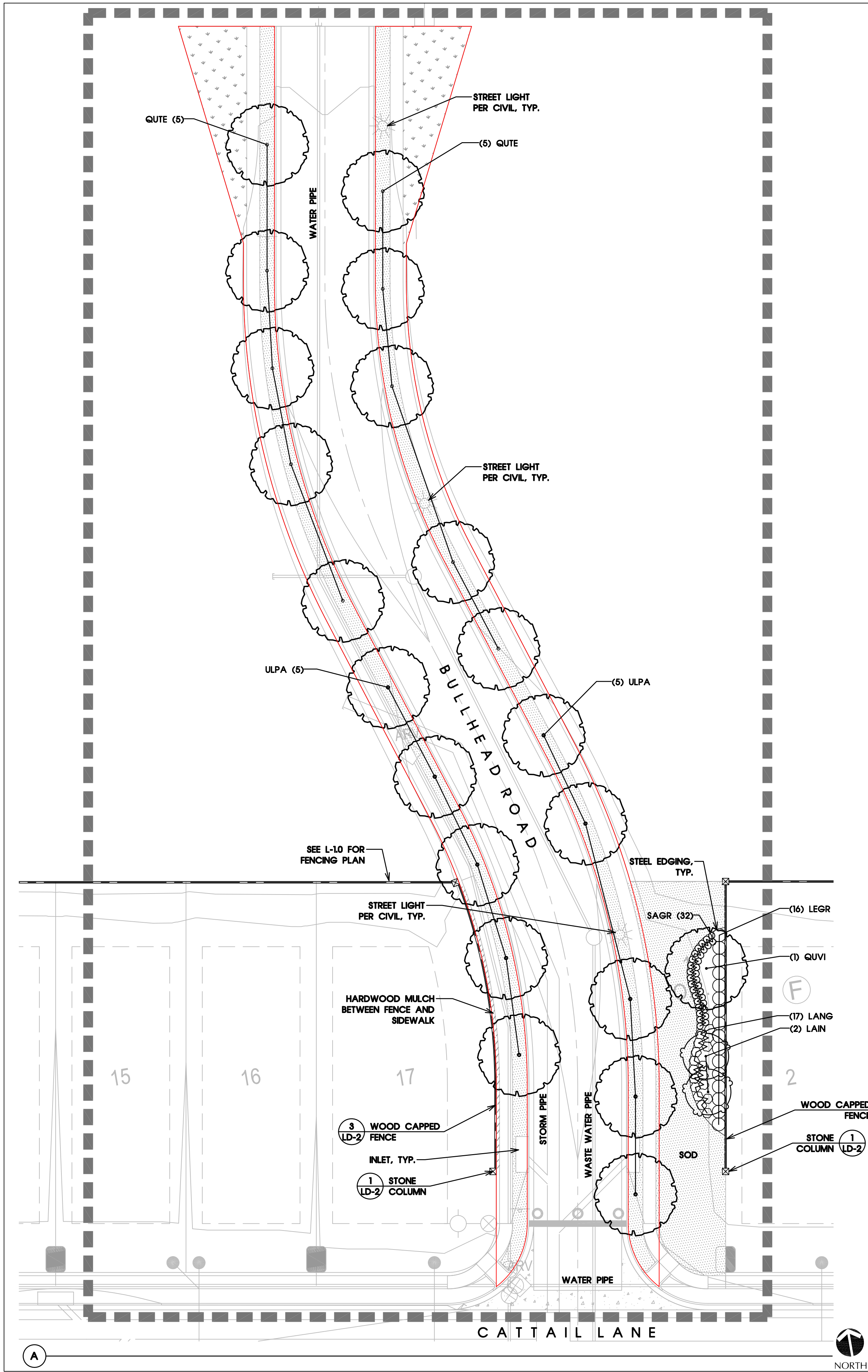
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Professional seal of a landscape architect in the State of Texas, dated 10/25/2022.

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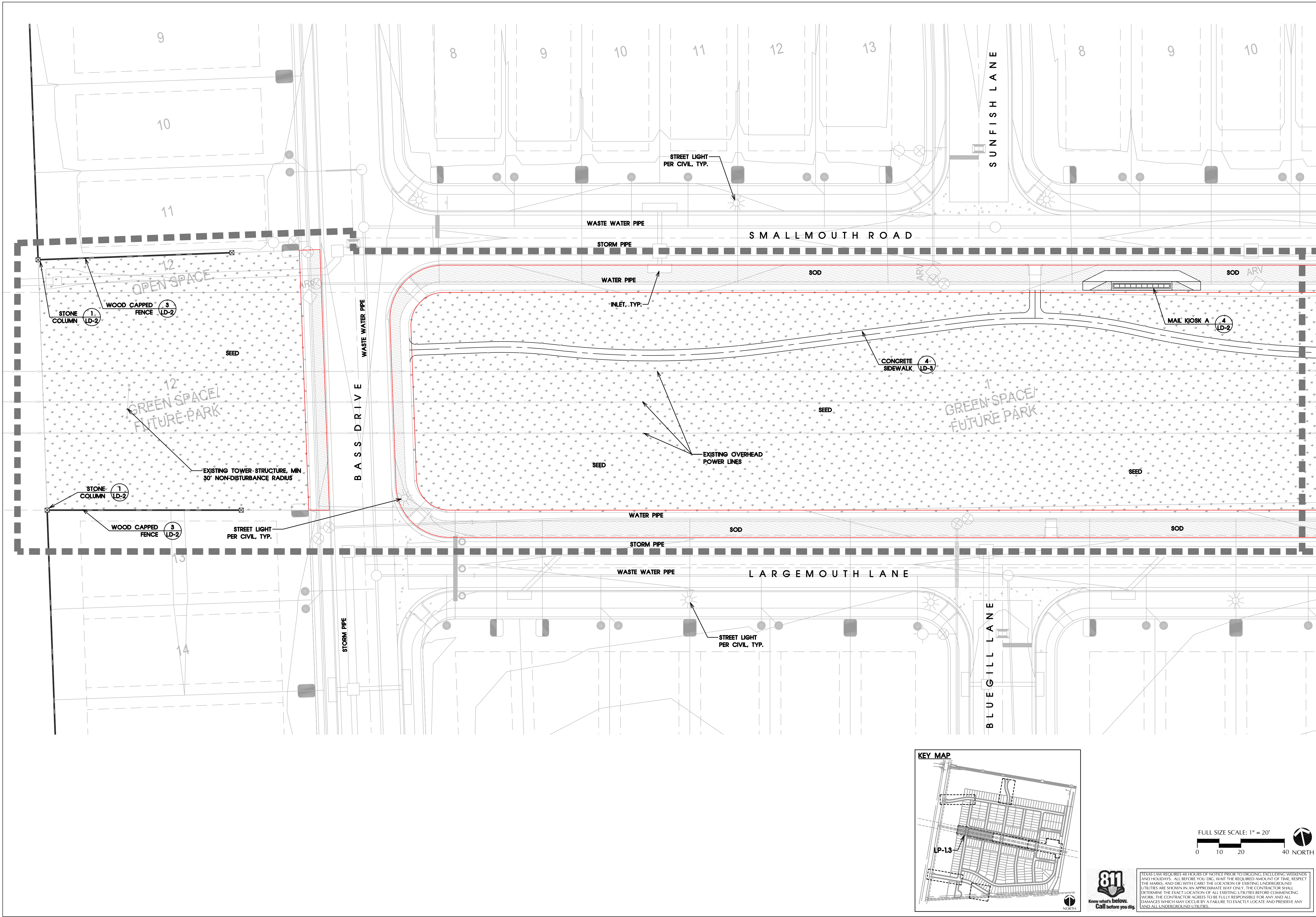
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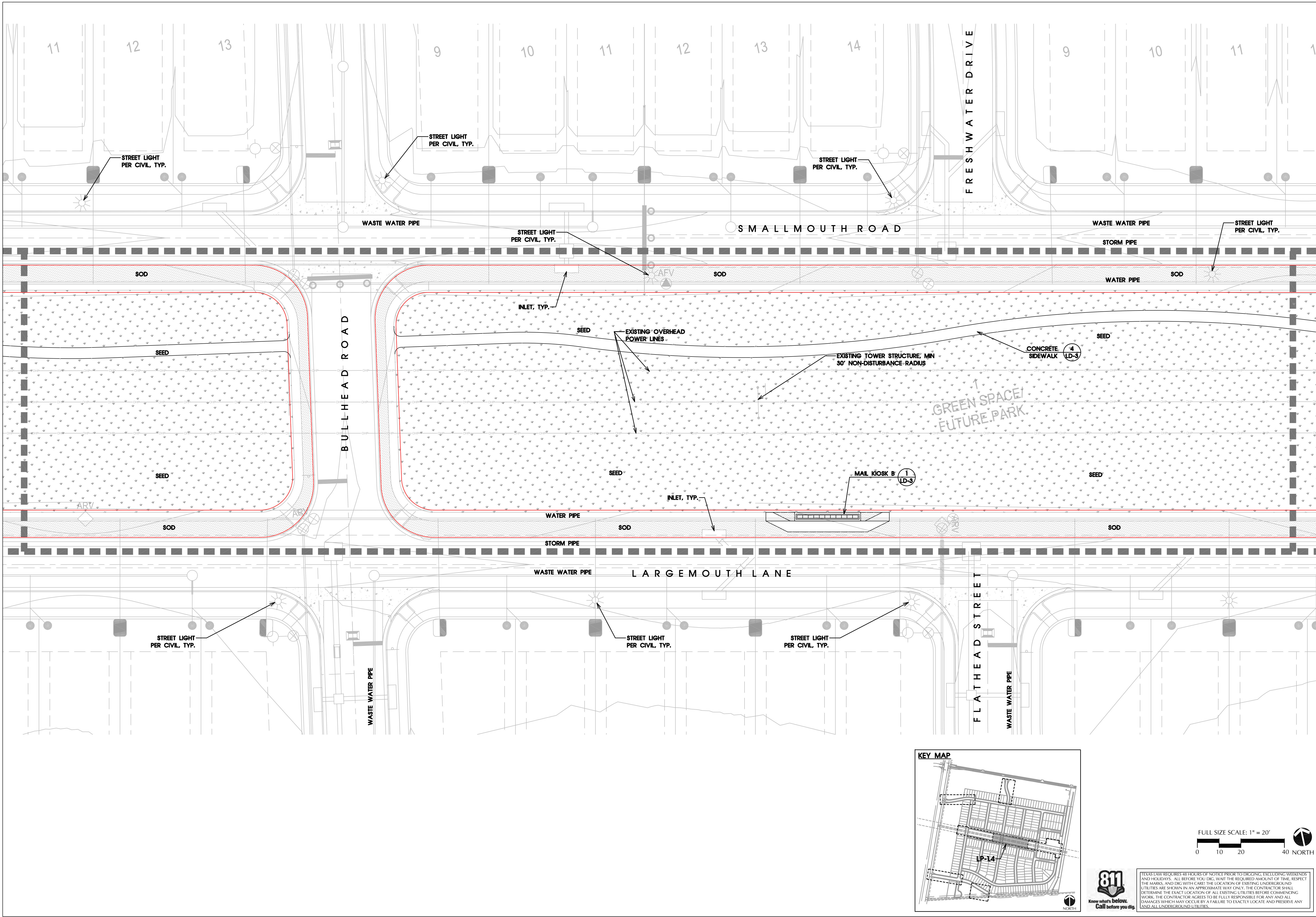
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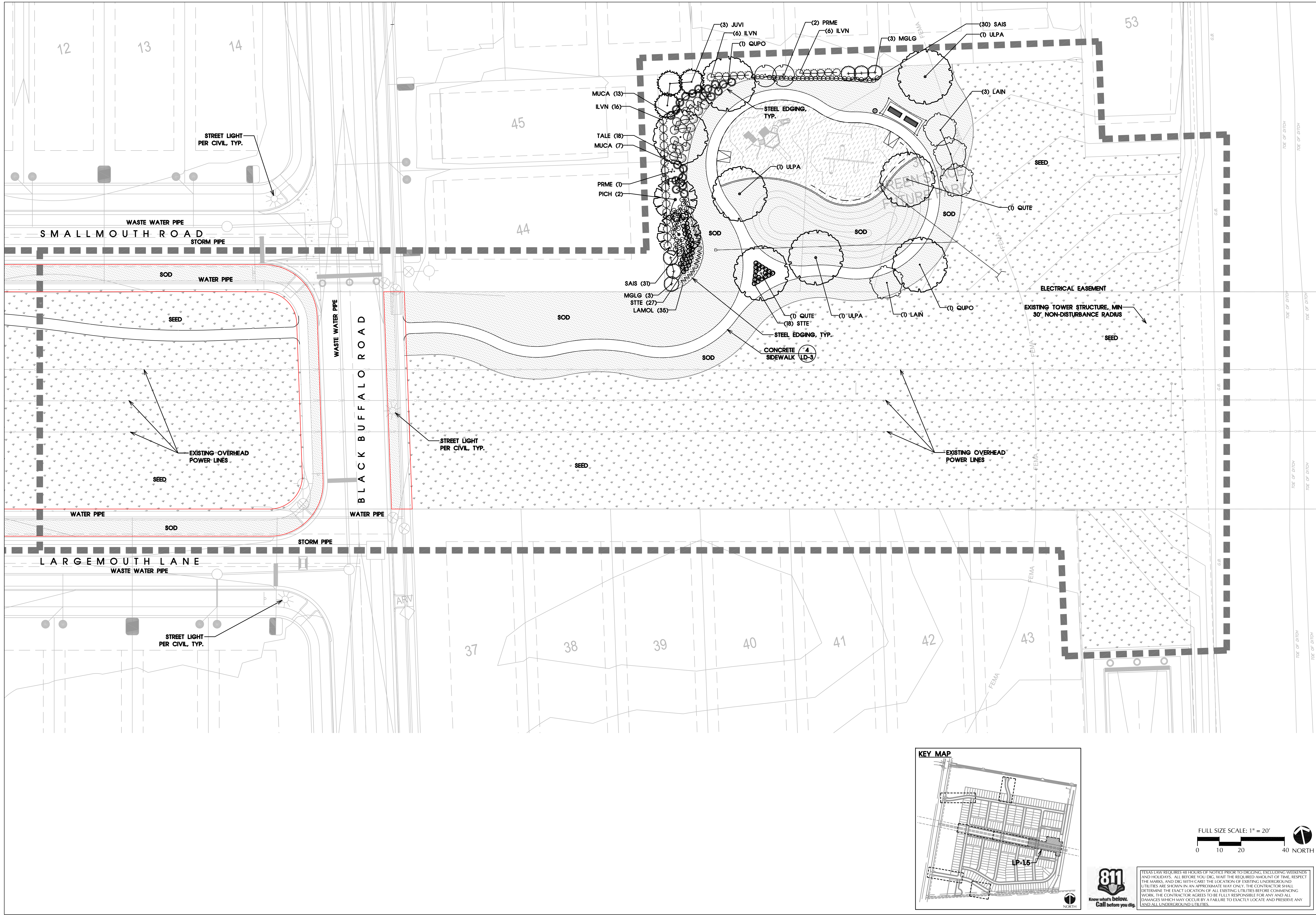
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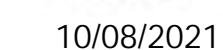
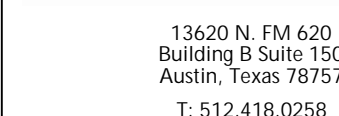
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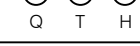
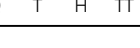
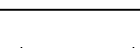
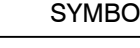
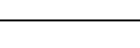

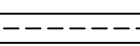

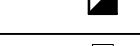


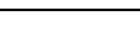
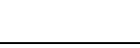
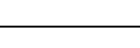
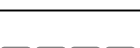

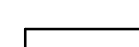



## PLANTING DETAILS

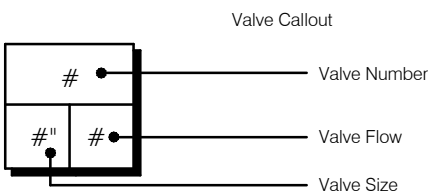
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SEC Planning, LLC



IRRIGATION SCHEDULE (AREA-A)		
SYMBOL	MANUFACTURER/MODEL	QTY
	Spray Turf Head, strip spray	2
	Spray Turf Head, 8' radius	2
	Spray Turf Head, 10' radius	9
	Spray Turf Head, 12' radius	11
	Spray Turf Head, 15' radius	21
	Bubbler	46
SYMBOL	MANUFACTURER/MODEL	QTY
	Drip Valve 1"	3
	Drip Air Relief Valve	3
	Area to Receive Dripline (Turf) 0.4gph-12" inline spacing (12" row)	3,572 l.f.
	Area to Receive Dripline (Shrub) 0.4gph-18" inline spacing (18" row)	371.9 l.f.
SYMBOL	MANUFACTURER/MODEL	QTY
	Remote Control Valve 1"	4
	Quick Coupler	1
	Backflow Preventer 1-1/2"	1
	Irrigation Controller	1
	Rain Sensor	1
	POC, to the Water Supply	1
	Irrigation Lateral Line Pipe 3/4"	823.2 l.f.
	Irrigation Lateral Line Pipe 1"	488.6 l.f.
	Irrigation Lateral Line Pipe 1 1/2"	110.1 l.f.
	Irrigation Mainline Pipe 2"	275.7 l.f.
	Pipe Sleeve 2"	48.7 l.f.
	Pipe Sleeve 4"	33.8 l.f.



**DESIGN NOTES:**

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**IRRIGATION NOTES:**

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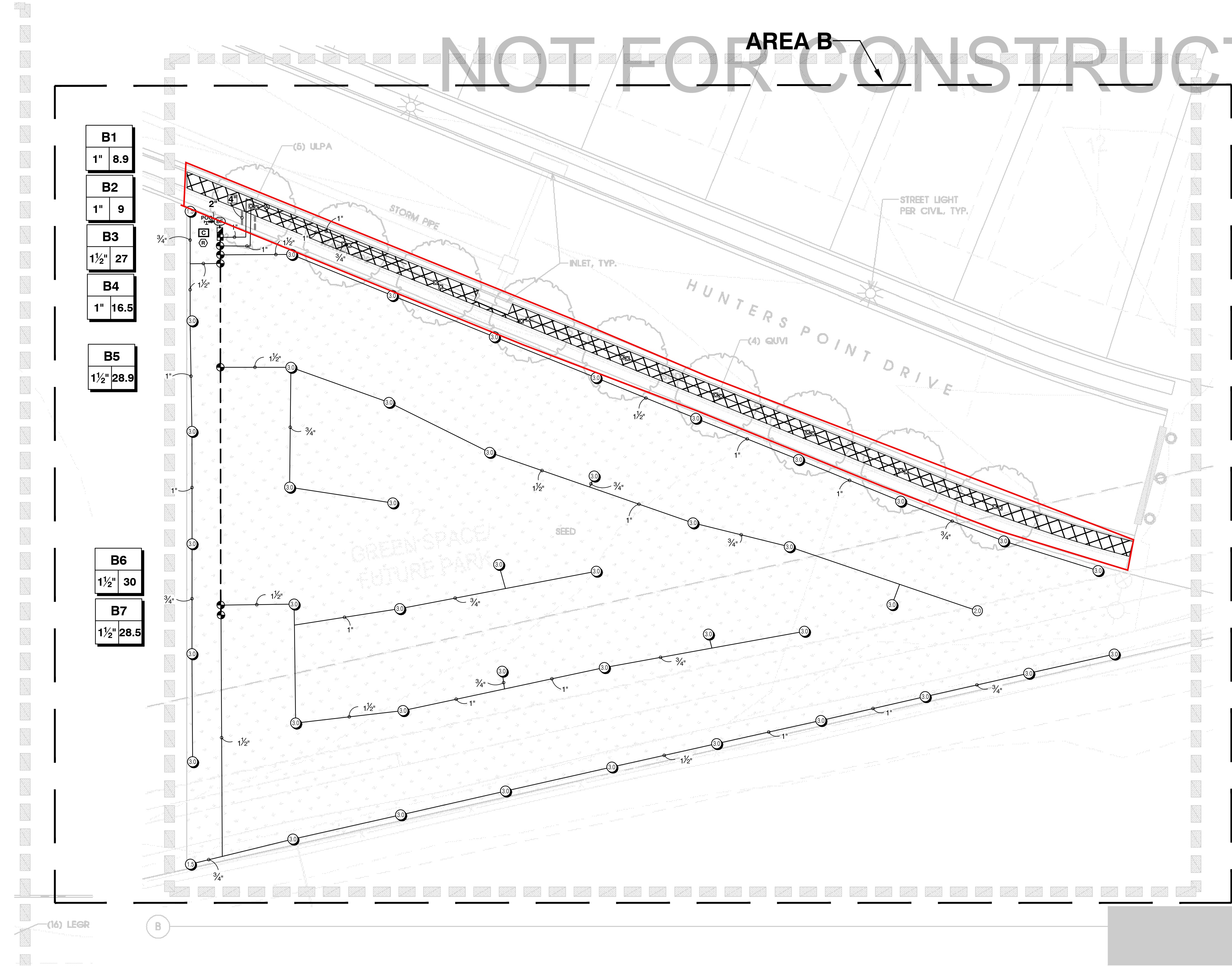
AREA A

RED OUTLINED  
AREAS SHOW  
EXTENT OF ROW  
IMPROVEMENTS  
AS A PART OF  
THIS  
APPLICATION

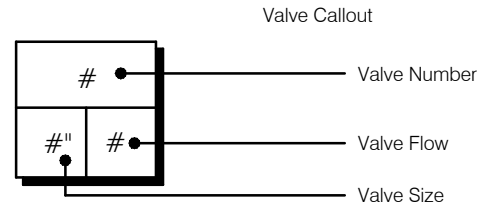
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1" 11.9
<b>A5</b>
1" 12.0
<b>A4</b>
1" 23

<b>A3</b>	<b>A2</b>	<b>A1</b>
1" 17.2	1" 20.5	1" 1.66





IRRIGATION SCHEDULE (AREA-B)		
SYMBOL	MANUFACTURER/MODEL	QTY
	Bubbler	18
SYMBOL	MANUFACTURER/MODEL	QTY
	Rotor Head, 25' - 35' radius	44
	Rotor Head, 17' - 22' radius	1
SYMBOL	MANUFACTURER/MODEL	QTY
	Drip Valve 1"	1
	Drip Air Relief Valve	1
	Area to Receive Dripline (Turf) 0.4gph-12" inline spacing (12" row)	1,328 l.f.
SYMBOL	MANUFACTURER/MODEL	QTY
	Remote Control Valve 1"	2
	Remote Control Valve 1-1/2"	4
	Quick Coupler	1
	Backflow Preventer 1-1/2"	1
	Irrigation Controller	1
	Rain Sensor	1
	POC, to the Water Supply	1
	Irrigation Lateral Line Pipe 3/4"	727.9 l.f.
	Irrigation Lateral Line Pipe 1"	443.5 l.f.
	Irrigation Lateral Line Pipe 1 1/2"	608.1 l.f.
	Irrigation Mainline Pipe 2"	121.3 l.f.
	Pipe Sleeve 4"	3.9 l.f.



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EWING IRRIGATION  
3441 E HARBOUR DRIVE  
PHOENIX, AZ 85034

800-343-9464



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ESTIMATING PURPOSES  
ONLY.

PROJECT:  
BASTROP GROVE  
BASTROP, TX

SHEET SIZE 24" X 36"  
AT THIS SIZE SCALE  
BAR WILL MEASURE 1"

REVISION:	
	1.0
	1.1
	1.2
	1.3

DATE: 08/23/22

SCALE: 1" = 16'

PROJECT: 24145

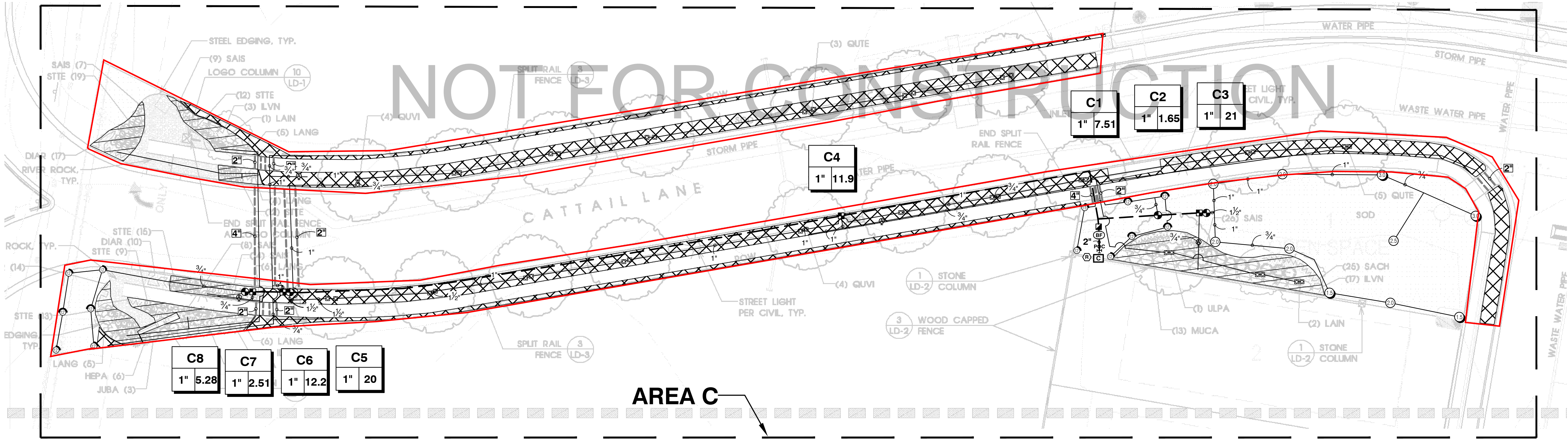
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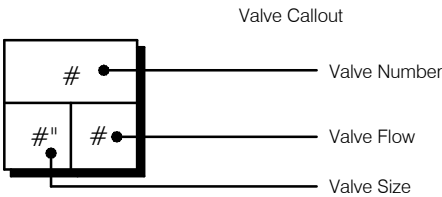
IR-2

SHEET: 2 of 6





IRRIGATION SCHEDULE (AREA-C)		
SYMBOL	MANUFACTURER/MODEL	QTY
	Spray Turf Head, 12' radius	12
	Spray Turf Head, 15' radius	1
	Bubbler	40
SYMBOL	MANUFACTURER/MODEL	QTY
	Rotor Head, 25' - 35' radius	4
	Rotor Head, 17' - 22' radius	6
SYMBOL	MANUFACTURER/MODEL	QTY
	Drip Valve 1"	4
	Drip Air Relief Valve	4
	Area to Receive Dripline (Turf) 0.4gph-12" inline spacing (12' row)	3,596 l.f.
	Area to Receive Dripline (Shrub) 0.4gph-18" inline spacing (18' row)	929.4 l.f.
SYMBOL	MANUFACTURER/MODEL	QTY
	Remote Control Valve 1"	4
	Quick Coupler	1
	Backflow Preventer 1-1/2"	1
	Irrigation Controller	1
	Rain Sensor	1
	POC, to the Water Supply	1
	Irrigation Lateral Line Pipe 3/4"	1,208 l.f.
	Irrigation Lateral Line Pipe 1"	350.2 l.f.
	Irrigation Lateral Line Pipe 1 1/2"	49.1 l.f.
	Irrigation Mainline Pipe 2"	315.5 l.f.
	Pipe Sleeve 2"	53.0 l.f.
	Pipe Sleeve 4"	34.4 l.f.



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PHOENIX, AZ 85034

800-343-9464



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PROJECT:  
BASTROP GROVE  
BASTROP, TX

SHEET SIZE 24" X 36"  
AT THIS SIZE SCALE  
BAR WILL MEASURE 1"

REVISION:

DATE: 08/23/22

SCALE: 1" = 16'

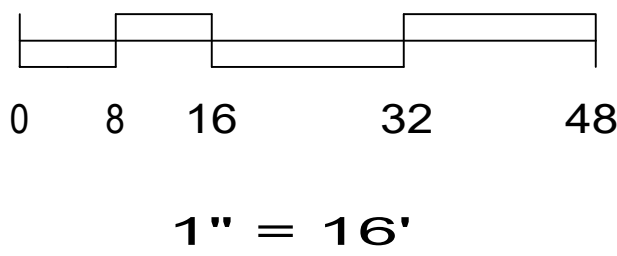
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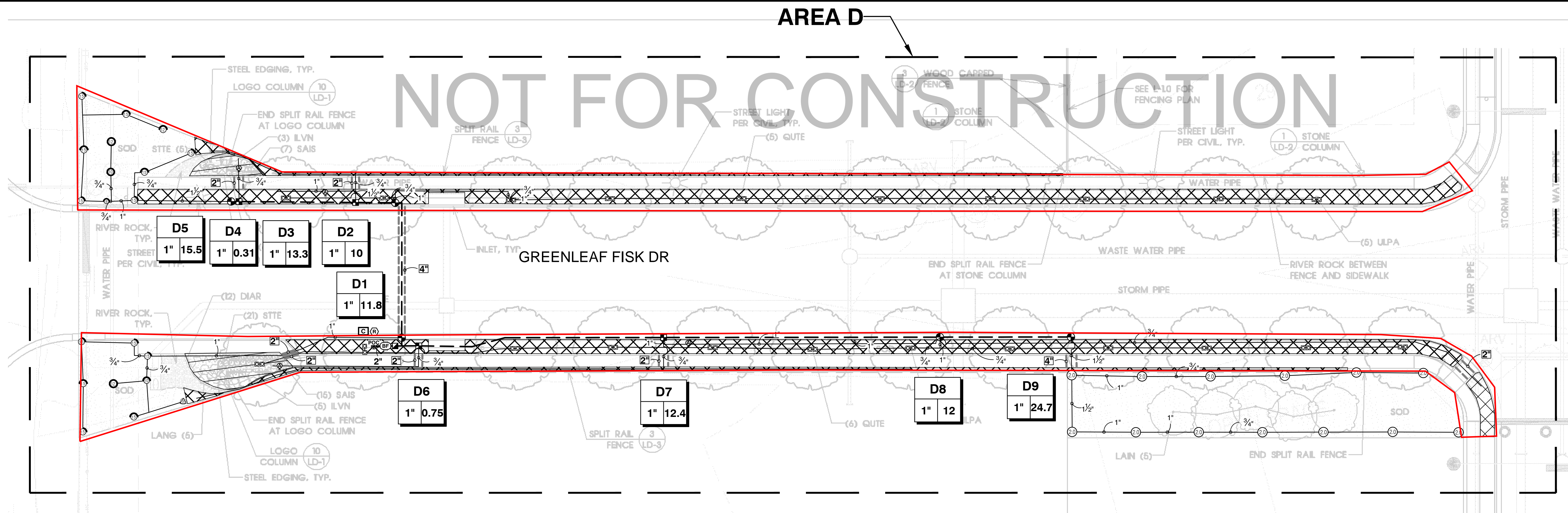
SHEET:

IR-3

SHEET: 3 of 6







IRRIGATION SCHEDULE (AREA-D)

SYMBOL	MANUFACTURER/MODEL	QTY
	Spray Turf Head, strip spray	1
	Spray Turf Head, 8' radius	1
	Spray Turf Head, 10' radius	2
	Spray Turf Head, 12' radius	3
	Spray Turf Head, 15' radius	13
	Bubbler	44
SYMBOL	MANUFACTURER/MODEL	QTY
	Rotor Head, 17' - 22' radius	13
SYMBOL	MANUFACTURER/MODEL	QTY
	Drip Valve 1"	4
	Drip Air Relief Valve	4
	Area to Receive Dripline (Turf) 0.4gph-12' inline spacing (12' row)	3,836 I.F.
	Area to Receive Dripline (Shrub) 0.4gph-18' inline spacing (18' row)	236.3 I.F.
SYMBOL	MANUFACTURER/MODEL	QTY
	Remote Control Valve 1"	5
	Quick Coupler	1
	Backflow Preventer 1-1/2"	1
	Irrigation Controller	1
	Rain Sensor	1
	POC, to the Water Supply	1
	Irrigation Lateral Line Pipe 3/4"	1,665 I.F.
	Irrigation Lateral Line Pipe 1"	274.9 I.F.
	Irrigation Lateral Line Pipe 1 1/2"	61.9 I.F.
	Irrigation Mainline Pipe 2"	306.5 I.F.
	Pipe Sleeve 2"	26.3 I.F.
	Pipe Sleeve 4"	41.9 I.F.

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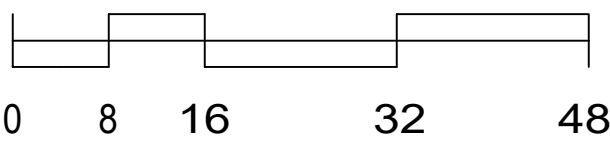
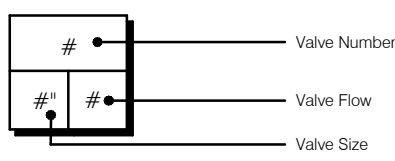
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1" = 16'



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PHOENIX, AZ 85034

800-343-9464



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PROJECT:  
BASTROP GROVE  
BASTROP, TX

SHEET SIZE 24" X 36"  
AT THIS SIZE SCALE  
BAR WILL MEASURE 1"

REVISION:	

DATE: 08/23/22

SCALE: 1" = 16'

PROJECT: 24145

TITLE:  
IRRIGATION BID  
DESIGN ESTIMATE

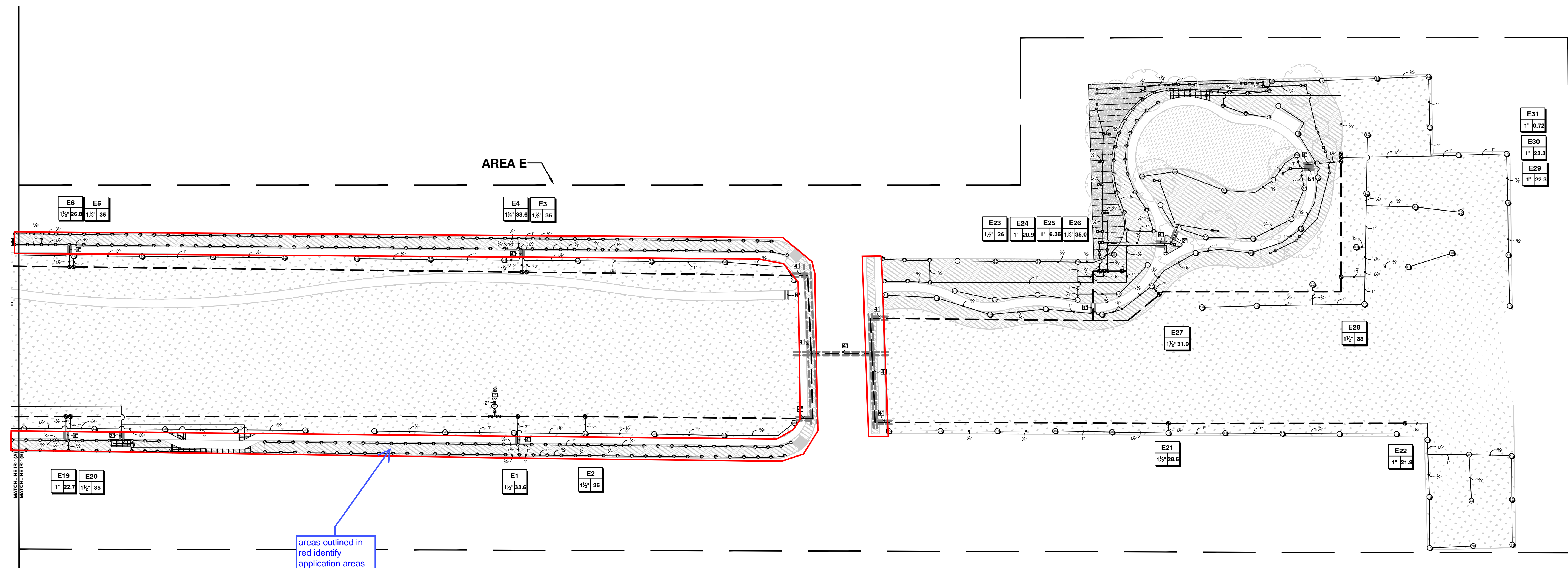
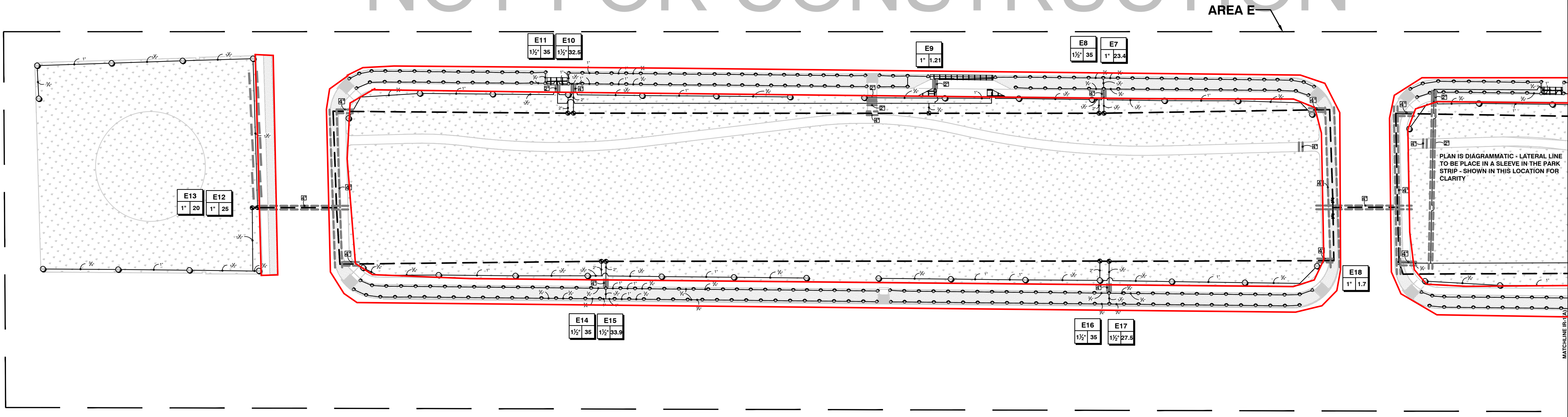
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IR-4

SHEET: 4 of 6








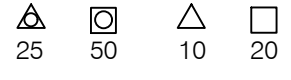




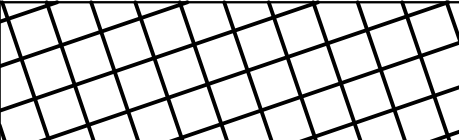
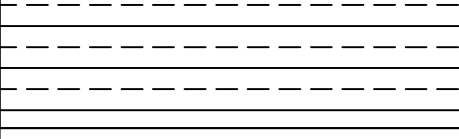









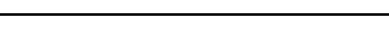
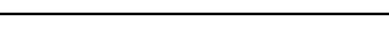
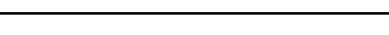
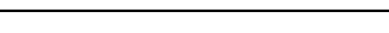



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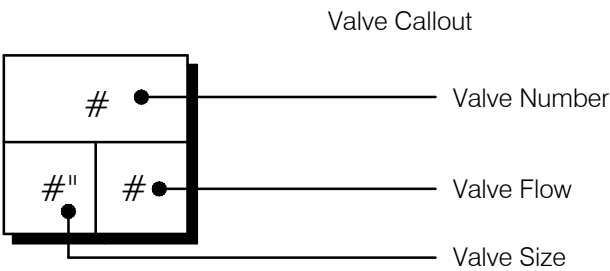


areas outlined in red identify application areas for irrigation improvements in the Public ROW





IRRIGATION SCHEDULE (OVERALL)		
SYMBOL	MANUFACTURER/MODEL	QTY
	Spray Turf Head, strip spray	13
	Spray Turf Head, 8` radius	518
	Spray Turf Head, 10` radius	13
	Spray Turf Head, 12` radius	28
	Spray Turf Head, 15` radius	49
	Bubbler	200
SYMBOL	MANUFACTURER/MODEL	QTY
	Rotor Head, 25' - 35' radius	162
	Rotor Head, 17' - 22' radius	44
SYMBOL	MANUFACTURER/MODEL	QTY
	Drip Valve 1"	16
	Drip Air Relief Valve	16
	Area to Receive Dripline (Turf) 0.4gph-12" inline spacing (12" row)	12,875 l.f.
	Area to Receive Dripline (Shrub) 0.4gph-18" inline spacing (18" row)	2,960 l.f.
SYMBOL	MANUFACTURER/MODEL	QTY
	Remote Control Valve 1"	23
	Remote Control Valve 1-1/2"	23
	Quick Coupler	5
	Isolation Valve 2"	4
	Backflow Preventer 1-1/2"	5
	Irrigation Controller	5
	Single Station Decoder	46
	Rain Sensor	5
	POC, to the Water Supply	5
	Irrigation Lateral Line Pipe 3/4"	11,700 l.f.
	Irrigation Lateral Line Pipe 1"	3,300 l.f.
	Irrigation Lateral Line Pipe 1 1/2"	2,300 l.f.
	Irrigation Lateral Line Pipe 2"	160.0 l.f.
	Irrigation Mainline Pipe 2"	4,420 l.f.
	Pipe Sleeve 2"	280 l.f.
	Pipe Sleeve 4"	840 l.f.



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3441 E HARBOUR DRIVE  
PHOENIX, AZ 85034





800-343-9464



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ONLY.

PROJECT:  
BASTROP GROVE  
BASTROP, TX

SHEET SIZE 24" X 36"  
AT THIS SIZE SCALE  
BAR WILL MEASURE 1"

REVISION:	
	--/--/----
	--/--/----
	--/--/----
	--/--/----

DATE: 08/23/22

SCALE: N.T.S

PROJECT: 24145

TITLE:  
IRRIGATION BID  
DESIGN ESTIMATE

SHEET:

OVERALL

SHEET: LGND

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.120 OF ONE ACRE (5,226 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE RIGHTS-OF-WAY OF CATTAIL LANE (R.O.W. ~ VARIES, 50' MIN) AND BASS DRIVE (R.O.W. ~ 50') AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4, PHASE 1A AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.120 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the east right-of-way line of State Highway 304 (R.O.W. ~ 120') as described in Volume 129, Page 637 of the Deed Records of Bastrop County, Texas, at the common corner of a remainder of a called 145.691 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, and the southwest corner of the right-of-way of said Cattail Lane, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 09° 40' 25" E, coincident with the common line of said State Highway 304 and said Cattail Lane, a distance of 25.63 feet to a calculated point at the beginning of a non-tangent curve, for the northwest corner of the herein described tract

THENCE, departing said common line, over and across the rights-of-way of said Cattail Lane and said Bass Drive, the following eight (8) courses:

- 1) Curving to the right, with a radius of 49.50 feet, an arc length of 19.94 feet, a central angle of 23°05'02", a chord bearing of N 88°16'44" E, and a chord distance of 19.81 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 2) S 80°10'45" E, a distance of 14.77 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 3) Curving to the left, with a radius of 265.50 feet, an arc length of 90.89 feet, a central angle of 19°36'52", a chord bearing of S 89°59'11" E, and a chord distance of 90.45 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

- 4) N 80°12'23" E, a distance of 226.88 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 5) Curving to the right, with a radius of 234.50 feet, an arc length of 68.07 feet, a central angle of 16°37'53", a chord bearing of N 88°31'20" E, and a chord distance of 67.83 feet to a calculated point at the beginning of a compound curve to the right, for an angle point of the herein described tract;
- 6) Curving to the right, with a radius of 24.50 feet, an arc length of 39.69 feet, a central angle of 92°49'39", a chord bearing of S 36°44'55" E, and a chord distance of 35.49 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 7) S 09°39'55" W, a distance of 27.01 feet to a calculated point for the southeast corner of the herein described tract;
- 8) N 80°20'05" W, a distance of 9.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found on the west right-of-way line of said Bass Drive, at the common northeast corner of Lot 2 and Lot 1, Block D, of said Bastrop Grove Section 4, Phase 1A, for a corner of the herein described tract;

THENCE, with the west right-of-way line of said Bass Drive, the south right-of-way line of said Cattail Lane, the east and north lines of said Lot 1 and a north line of said MC Bastrop remainder tract, the following six (6) courses:

- 1) N 09°39'55" E, a distance of 27.01 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 2) Curving to the left, with a radius of 15.00 feet, an arc length of 24.30 feet, a central angle of 92°49'39", a chord bearing of N 36°44'55" W, and a chord distance of 21.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the beginning of a compound curve to the left, for an angle point of the herein described tract;
- 3) Curving to the left, with a radius of 225.00 feet, an arc length of 65.31 feet, a central angle of 16°37'53", a chord bearing of S 88°31'20" W, and a chord distance of 65.08 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the end of this curve, for an angle point of the herein described tract;
- 4) S 80°12'23" W, a distance of 226.88 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 5) Curving to the right, with a radius of 275.00 feet, an arc length of 50.14 feet, a central angle of 10°26'51", a chord bearing of S 85°25'49" W, and a chord

distance of 50.08 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the end of this curve, for an angle point of the herein described tract;

- 6) S 82°57'59" W, a distance of 81.42 feet to the **POINT OF BEGINNING** and containing 0.120 of one acre (5,226 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490



3/17/2022

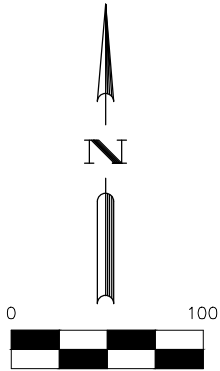
Date

Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

**NANCY BLAKEY  
SURVEY, A-98**

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.



**BEARING BASIS NOTE:**

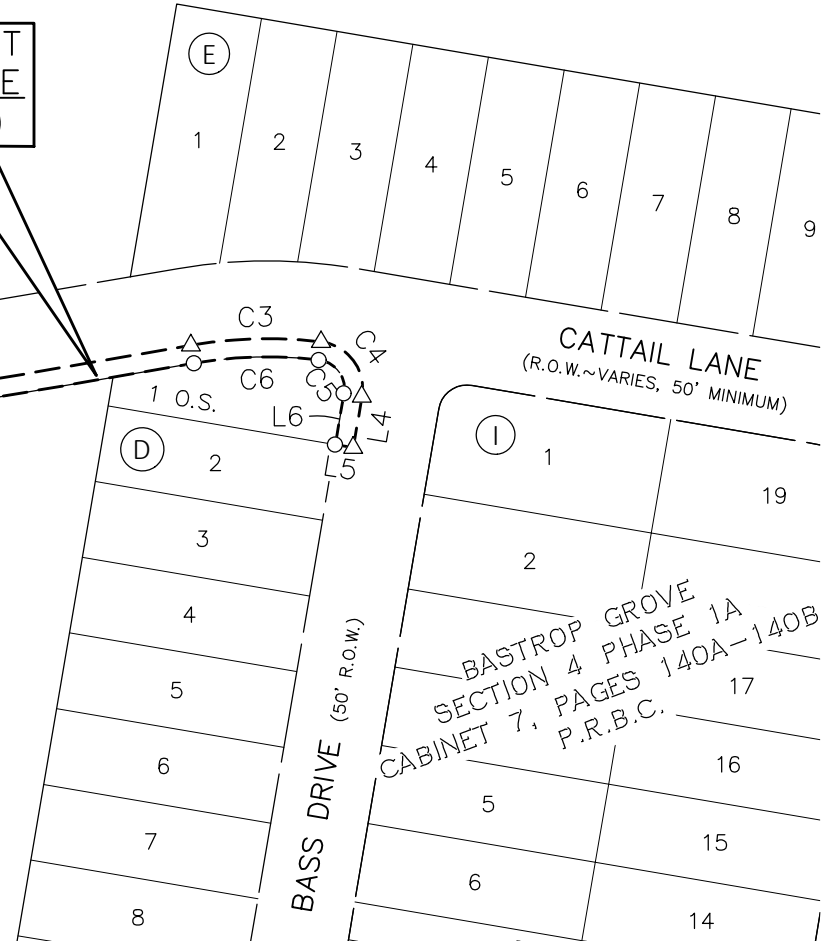
HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

**STATE HIGHWAY 304**  
(120' R.O.W.)  
VOLUME 129, PAGE 637 D.R.B.C.

**LICENSE AGREEMENT**  
**0.120 OF ONE ACRE**  
(5,226 SQUARE FEET)

ELECTRIC TRANSMISSION AND/OR  
DISTRIBUTION LINE EASEMENT  
VOLUME 155, PG. 209  
O.P.R.B.C.

MC BASTROP 71, LP  
REMAINDER OF A  
CALLED 145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.



**LEGEND**

- |            |                                |
|------------|--------------------------------|
| D.R.B.C.   | DEED RECORDS OF BASTROP COUNTY |
| O.P.R.B.C. | OFFICIAL PUBLIC RECORDS        |
|            | OF BASTROP COUNTY              |
| O.S.       | OPEN SPACE                     |
| P.O.B.     | POINT OF BEGINNING             |
| P.R.B.C.   | PLAT RECORDS OF BASTROP COUNTY |
| R.O.W.     | RIGHT-OF-WAY                   |
| ○          | FOUND 1/2" IRON ROD W/CAP      |
|            | STAMPED "BGE INC"              |
| △          | CALCULATED POINT               |



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
Tel: 210-581-3600 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET **4**

OF **5**

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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 09°40'25" E	25.63'
L2	S 80°10'45" E	14.77'
L3	N 80°12'23" E	226.88'
L4	S 09°39'55" W	27.01'
L5	N 80°20'05" W	9.50'
L6	N 09°39'55" E	27.01'
L7	S 80°12'23" W	226.88'
L8	S 82°57'59" W	81.42'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.94'	49.50'	23°05'02"	N 88°16'44" E	19.81'
C2	90.89'	265.50'	19°36'52"	S 89°59'11" E	90.45'
C3	68.07'	234.50'	16°37'53"	N 88°31'20" E	67.83'
C4	39.69'	24.50'	92°49'39"	S 36°44'55" E	35.49'
C5	24.30'	15.00'	92°49'39"	N 36°44'55" W	21.73'
C6	65.31'	225.00'	16°37'53"	S 88°31'20" W	65.08'
C7	50.14'	275.00'	10°26'51"	S 85°25'49" W	50.08'



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SCALE: 1"=100'

SHEET 5

OF 5

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LEGAL DESCRIPTION

FIELD NOTES FOR A 0.082 OF ONE ACRE (3,560 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE RIGHT-OF-WAY OF CATTAIL LANE (R.O.W. ~ VARIES, 50' MIN) AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4, PHASE 1A AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.082 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the east right-of-way line of State Highway 304 (R.O.W. ~ 120') as described in Volume 129, Page 637 of the Deed Records of Bastrop County, Texas, at the common corner of a remainder of a called 145.691 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, and the northwest corner of the right-of-way of said Cattail Lane, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, coincident with the common line of said Cattail Lane and said MC Bastrop remainder tract, the following three (3) courses:

- 1) S 63°38'06" E, a distance of 64.18 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the beginning of a non-tangent curve to the left, for an angle point of the herein described tract;
- 2) Curving to the left, with a radius of 225.00 feet, an arc length of 49.78 feet, a central angle of 12°40'35", a chord bearing of N 86°32'41" E, and a chord distance of 49.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the end of this curve, for an angle point of the herein described tract;
- 3) N 80°12'23" E, a distance of 196.17 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, departing said common line, over and across the right-of-way of said Cattail Lane, the following five (5) courses:

- 1) S 09°47'37" E, a distance of 9.49 feet to a calculated point for the southeast corner of the herein described tract;
- 2) S 80°12'14" W, a distance of 196.17 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 3) Curving to the right, with a radius of 234.44 feet, an arc length of 80.28 feet, a central angle of 19°37'10", a chord bearing of N 89°59'11" W, and a chord distance of 79.89 feet to a calculated point at the point of tangency, for an angle point of the herein described tract;
- 4) N 80°10'45" W, a distance of 15.15 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 5) Curving to the right, with a radius of 49.50 feet, an arc length of 19.64 feet, a central angle of 22°44'12", a chord bearing of N 68°48'39" W, and a chord distance of 19.51 feet to a calculated point on the common line of said State Highway 304 and said Cattail Lane, for the southwest corner of the herein described tract;

THENCE, N 9°40'25" E, coincident with the common line of said State Highway 304 and said Cattail Lane, a distance of 25.58 feet to the **POINT OF BEGINNING** and containing 0.082 of one acre (3,560 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
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TBPELS Licensed Surveying Firm No. 10194490



3/17/2022

Date

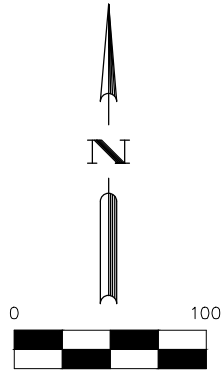
Date: March 17, 2022  
Project Number: 8119-00

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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

**NANCY BLAKEY  
SURVEY, A-93**

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.



## BEARING BASIS NOTE:

HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

STATE HIGHWAY 304  
(120' R.O.W.)  
VOLUME 129, PAGE 637 D.R.B.C.

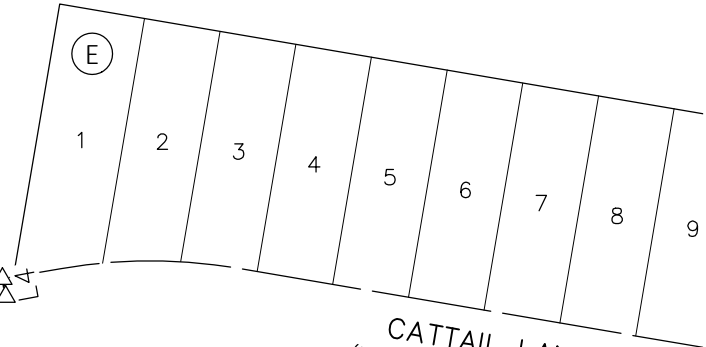
ELECTRIC TRANSMISSION AND/OR  
DISTRIBUTION LINE EASEMENT  
VOLUME 155, PG. 209  
O.P.R.B.C.

LICENSE AGREEMENT  
0.082 OF ONE ACRE  
(3,560 SQUARE FEET)

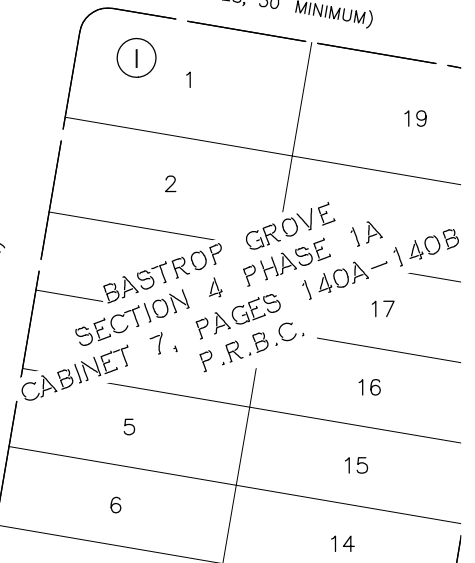
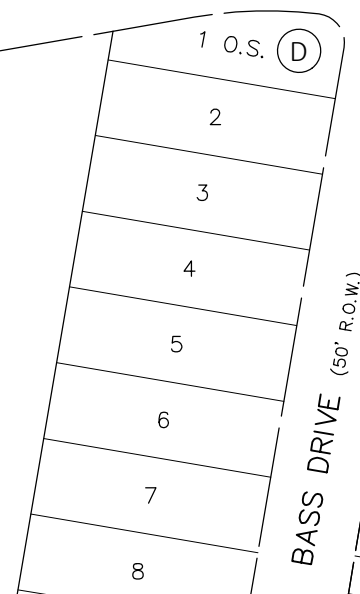
P.O.B.

L9 L7 L1 C1 C2 L3 L5

MC BASTROP 71, LP  
REMAINDER OF A  
CALLED 145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.



CATTAIL LANE  
(R.O.W. ~ VARIES, 50' MINIMUM)



## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
△	STAMPED "BGE INC" CALCULATED POINT



## BGE, Inc.

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Tel: 210-581-3600 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 3

OF 4

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## EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 63°38'06" E	64.18'
L3	N 80°12'23" E	196.17'
L4	S 09°47'37" E	9.49'
L5	S 80°12'14" W	196.17'
L7	N 80°10'45" W	15.15'
L9	N 09°40'25" E	25.58'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	49.78'	225.00'	12°40'35"	N 86°32'41" E	49.68'
C2	80.28'	234.44'	19°37'10"	N 89°59'11" W	79.89'
C3	19.64'	49.50'	22°44'12"	N 68°48'39" W	19.51'

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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 4

OF 4

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LEGAL DESCRIPTION

FIELD NOTES FOR A 0.102 OF ONE ACRE (4,450 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE RIGHT-OF-WAY OF BULLHEAD ROAD (R.O.W. ~ VARIES, 50' MINIMUM) AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4, PHASE 1A AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.102 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found at the common corner of a remainder of a called 145.691 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, and the northwest corner of the right-of-way of said Bullhead Road, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 80°19'14" E, coincident with the common line of said Bullhead Road and said MC Bastrop remainder tract, a distance of 29.50 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, departing said common line, over and across the right-of-way of said Bullhead Road, the following seven (7) courses:

- 1) S 9°40'46" W, a distance of 78.37 feet to a calculated point at the beginning of a tangent curve to the left;
- 2) Curving to the left, with a radius of 215.50 feet, an arc length of 103.96 feet, a central angle of 27°38'24", a chord bearing of S 04°08'26" E, and a chord distance of 102.95 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 3) S 17°57'38" E, a distance of 69.01 feet to a calculated point at the beginning of a tangent curve to the right;

- 4) Curving to the right, with a radius of 184.50 feet, an arc length of 88.96 feet, a central angle of  $27^{\circ}37'32''$ , a chord bearing of S  $4^{\circ}08'52''$  E, and a chord distance of 88.10 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 5) S  $09^{\circ}40'46''$  W, a distance of 42.45 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 6) Curving to the right, with a radius of 24.55 feet, an arc length of 19.24 feet, a central angle of  $44^{\circ}54'10''$ , a chord bearing of S  $32^{\circ}07'51''$  W, and a chord distance of 18.75 feet to a calculated point at the end of this curve, for the southeast corner of the herein described tract;
- 7) N  $35^{\circ}19'55''$  W, a distance of 9.50 feet to a calculated point on the common line of said Bullhead Road and Lot 17, Block E of said Bastrop Grove Section 4 Phase 1A, at the beginning of a non-tangent curve to the left, for the southwest corner of the herein described tract;

THENCE, with the common line of said Bullhead Road, said Lot 17 and said MC Bastrop remainder tract, the following seven (7) courses:

- 1) Curving to the left, with a radius of 15.00 feet, an arc length of 11.78 feet, a central angle of  $44^{\circ}59'53''$ , a chord bearing of N  $32^{\circ}09'51''$  E, and a chord distance of 11.48 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 2) N  $09^{\circ}39'55''$  E, a distance of 42.45 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 3) Curving to the left, with a radius of 175.00 feet, an arc length of 84.38 feet, a central angle of  $27^{\circ}37'32''$ , a chord bearing of N  $04^{\circ}08'52''$  W, and a chord distance of 83.56 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 4) N  $17^{\circ}57'38''$  W, a distance of 69.01 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 5) Curving to the right, with a radius of 225.00 feet, an arc length of 108.55 feet, a central angle of  $27^{\circ}38'30''$ , a chord bearing of N  $04^{\circ}08'23''$  W, and a chord distance of 107.50 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

- 6) N 09°40'53" E, a distance of 11.70 feet to a calculated point for an angle point of the herein described tract;
- 7) N 07°01'06" W, a distance of 69.60 feet to the **POINT OF BEGINNING** and containing 0.102 of one acre (4,450 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
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TBPELS Licensed Surveying Firm No. 10194490



3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



## BEARING BASIS NOTE:

HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.

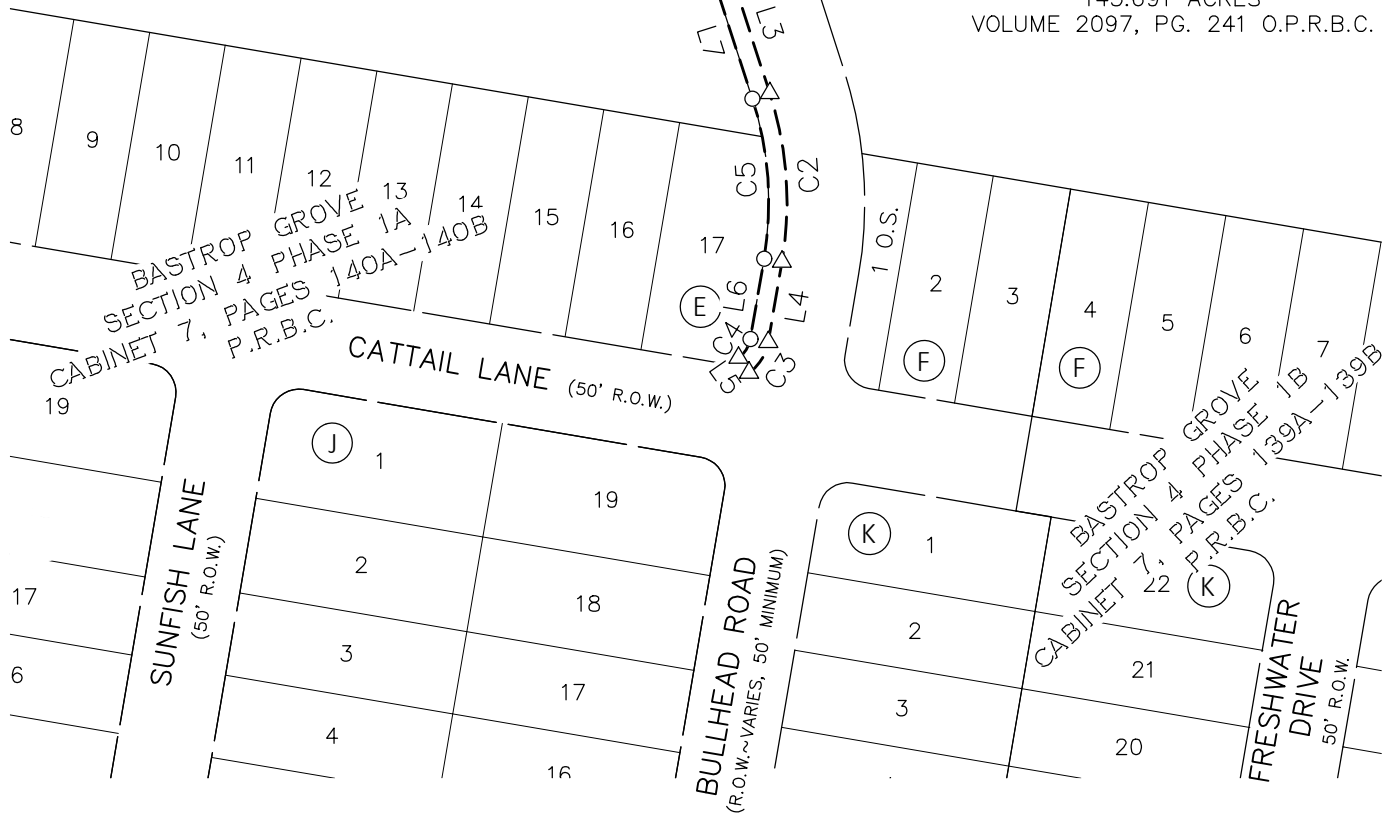
NANCY BLAKEY  
SURVEY, A-98

AGNES STREET  
(R.O.W.~VARIES)  
CABINET 6, PG. 114B-115A P.R.B.C.

P.O.B.

LICENSE AGREEMENT  
0.102 OF ONE ACRE  
(4,450 SQUARE FEET)

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.



**BGE, Inc.**

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SCALE: 1"=100'

SHEET 4

OF 5

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## EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 80°19'14" E	29.50'
L2	S 09°40'46" W	78.37'
L3	S 17°57'38" E	69.01'
L4	S 09°40'46" W	42.45'
L5	N 35°19'55" W	9.50'
L6	N 09°39'55" E	42.45'
L7	N 17°57'38" W	69.01'
L8	N 09°40'53" E	11.70'
L9	N 07°01'06" W	69.60'

LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
	STAMPED "BGE INC"
△	CALCULATED POINT

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	103.96'	215.50'	27°38'24"	S 04°08'26" E	102.95'
C2	88.96'	184.50'	27°37'32"	S 04°08'52" E	88.10'
C3	19.24'	24.55'	44°54'10"	S 32°07'51" W	18.75'
C4	11.78'	15.00'	44°59'53"	N 32°09'51" E	11.48'
C5	84.38'	175.00'	27°37'32"	N 04°08'52" W	83.56'
C6	108.55'	225.00'	27°38'30"	N 04°08'23" W	107.50'

**BGE, Inc.**

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SCALE: 1"=100'

SHEET 5

OF 5

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.107 OF ONE ACRE (4,649 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE RIGHTS-OF-WAY OF BULLHEAD ROAD (R.O.W. ~ VARIES, 50' MINIMUM) AND CATTAIL LANE (R.O.W. ~ VARIES, 50' MINIMUM) AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4, PHASE 1A AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.107 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found at the common corner of a remainder of a called 145.691 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, and the northeast corner of the right-of-way of said Bullhead Road, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, coincident with the common line of said Bullhead Road, said MC Bastrop remainder tract and Lot 1, Block F of said Bastrop Grove Section 4 Phase 1A, the following eight (8) courses:

- 1) S 26°22'49" W, a distance of 69.60 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found for an angle point of the herein described tract;
- 2) S 09°40'53" W, a distance of 11.70 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 3) Curving to the left, with a radius of 175.00 feet, an arc length of 84.43 feet, a central angle of 27°38'30", a chord bearing of S 04°08'23" E, and a chord distance of 83.61 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the end of this curve, for an angle point of the herein described tract;
- 4) S 17°57'38" E, a distance of 69.01 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

- 5) Curving to the right, with a radius of 225.00 feet, an arc length of 108.49 feet, a central angle of  $27^{\circ}37'32''$ , a chord bearing of  $S\ 04^{\circ}08'52''\ E$ , and a chord distance of 107.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the end of this curve, for an angle point of the herein described tract;
- 6)  $S\ 09^{\circ}39'55''\ W$ , a distance of 42.45 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 7) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of  $90^{\circ}00'00''$ , a chord which bears  $S\ 35^{\circ}20'05''\ E$ , and a chord distance of 21.21 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the end of this curve, for an angle point of the herein described tract;
- 8)  $S\ 80^{\circ}20'05''\ E$ , a distance of 5.40 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the common southeast corner of said Lot 1 and southwest corner of Lot 2, Block F of said Bastrop Grove Section 4 Phase 1A, for an exterior corner of the herein described tract;

THENCE, departing said common line, over and across the rights-of-way of said Cattail Lane and said Bullhead Road, the following eight (8) courses:

- 1)  $S\ 09^{\circ}39'55''\ W$ , a distance of 9.50 feet to a calculated point for the most southerly corner of the herein described tract;
- 2)  $N\ 80^{\circ}20'05''\ W$ , a distance of 5.40 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 3) Curving to the right, with a radius of 24.50 feet, an arc length of 38.48 feet, a central angle of  $90^{\circ}00'00''$ , a chord bearing of  $N\ 35^{\circ}20'05''\ W$ , and a chord distance of 34.65 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 4)  $N\ 09^{\circ}39'55''\ E$ , a distance of 42.45 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 5) Curving to the left, with a radius of 215.50 feet, an arc length of 103.91 feet, a central angle of  $27^{\circ}37'32''$ , a chord bearing of  $N\ 04^{\circ}08'52''\ W$ , and a chord

distance of 102.90 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

- 6) N 17°57'38" W, a distance of 69.01 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 7) Curving to the right, with a radius of 184.50 feet, an arc length of 89.00 feet, a central angle of 27°38'24", a chord which bears N 04°08'26" W, and a chord distance of 88.14 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 8) N 09°40'46" E, a distance of 78.37 feet to a calculated point on the common line of said MC Bastrop remainder tract and said Bullhead Road, for the northwest corner of the herein described tract;

THENCE, S 80°19'14" E, coincident with said common line, a distance of 29.50 feet to the **POINT OF BEGINNING** and containing 0.107 of one acre (4,649 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490

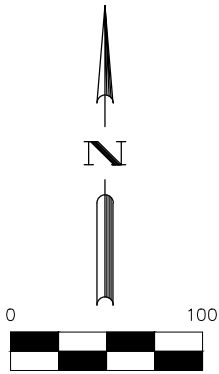


3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



AGNES STREET  
(R.O.W.~VARIES)  
CABINET 6, PG. 114B-115A P.R.B.C.

NANCY BLAKEY  
SURVEY, A-93

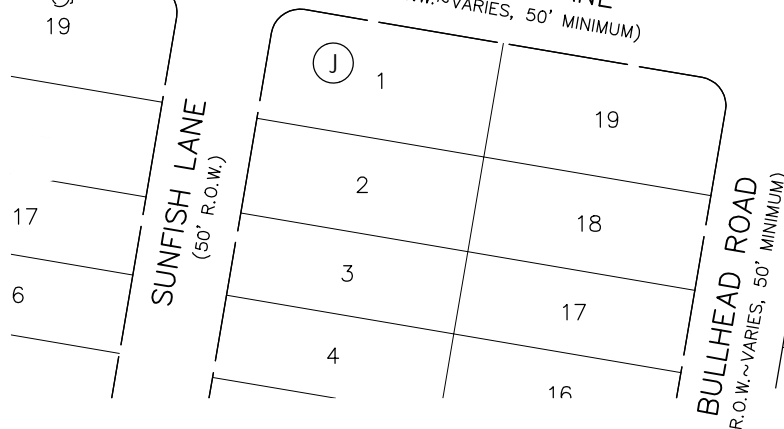
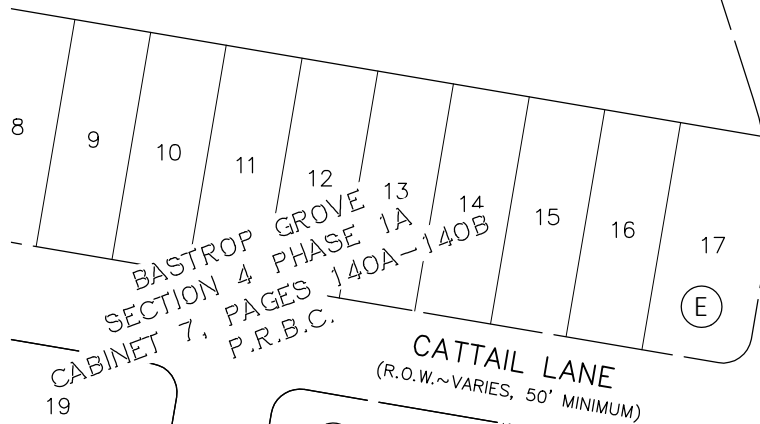
## BEARING BASIS NOTE:

HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.

LICENSE AGREEMENT  
0.107 OF ONE ACRE  
(4,649 SQUARE FEET)

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.



**BGE, Inc.**

7330 San Pedro Ave., Suite 202, San Antonio, TX 78216

Tel: 210-581-3600 • www.bgeinc.com

TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 4

OF 5

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## EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 26°22'49" W	69.60'
L2	S 09°40'53" W	11.70'
L3	S 17°57'38" E	69.01'
L4	S 09°39'55" W	42.45'
L5	S 80°20'05" E	5.40'
L6	S 09°39'55" W	9.50'
L7	N 80°20'05" W	5.40'
L8	N 09°39'55" E	42.45'
L9	N 17°57'38" W	69.01'
L10	N 09°40'46" E	78.37'
L11	S 80°19'14" E	29.50'

## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
	STAMPED "BGE INC"
△	CALCULATED POINT

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	84.43'	175.00'	27°38'30"	S 04°08'23" E	83.61'
C2	108.49'	225.00'	27°37'32"	S 04°08'52" E	107.44'
C3	23.56'	15.00'	90°00'00"	S 35°20'05" E	21.21'
C4	38.48'	24.50'	90°00'00"	N 35°20'05" W	34.65'
C5	103.91'	215.50'	27°37'32"	N 04°08'52" W	102.90'
C6	89.00'	184.50'	27°38'24"	N 04°08'26" W	88.14'

**BGE, Inc.**

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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 5

OF 5

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.022 OF ONE ACRE (951 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINING PORTION OF A CALLED 35.401 ACRE TRACT OF LAND DESCRIBED AS TRACT 1B AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.022 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the common north line of the above described Lennar remainder tract and the south line of Bastrop Grove Section 4, Phase 1B, a subdivision as recorded in Cabinet 7, Pages 139A-139B of the Plat Records of Bastrop County, Texas, at the common southwest corner of Lot 44, Block A and the southeast corner of the right-of-way of Black Buffalo Road (R.O.W.~50') as shown on said plat of Bastrop Grove Section 4 Phase 1B, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the south line of said Bastrop Grove Section 4 Phase 1B, over and across said Lennar remainder tract, the following three (3) courses:

- 1) S 09°39'55" W, a distance of 100.07 feet to a calculated point for the southeast corner of the herein described tract;
- 2) N 78°15'18" W, a distance of 9.51 feet to a calculated point for the southwest corner of the herein described tract;
- 3) N 09°39'55" E, a distance of 100.07 feet to a calculated point on the common north line of said Lennar remainder tract and south line of said Bastrop Grove Section 4 Phase 1B, for the northeast corner of the herein described tract;

THENCE, S 78°15'18" E, coincident with said common line, a distance of 9.51 feet to the **POINT OF BEGINNING** and containing 0.022 of one acre (951 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
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7330 San Pedro Ave, Suite 202  
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Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490



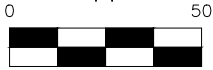
3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00



# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

**NANBY  
BLAKEY  
SURVEY,  
A-98**

8 ACCESS

BLACK BUFFALO ROAD 50' R.O.W.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 09°39'55" W	100.07'
L2	N 78°15'18" W	9.51'
L3	N 09°39'55" E	100.07'
L4	S 78°15'18" E	9.51'

SMALLMOUTH ROAD 50' R.O.W.

(R)  
GREEN SPACE/  
FUTURE PARK

LENNAR HOMES OF TEXAS LAND AND  
CONSTRUCTION, LTD.  
REMAINDER OF A  
CALLED 35.401 ACRES (TRACT 1B)  
DOCUMENT NO. 202019563 O.P.R.B.C.

LOWER COLORADO RIVER AUTHORITY  
100' WIDE ELECTRIC EASEMENT  
VOLUME C, PAGE 417  
MINUTES OF COUNTY COURT,  
BASTROP COUNTY

**LICENSE AGREEMENT  
0.022 OF ONE ACRE  
(951 SQUARE FEET)**

P.O.B.

## LEGEND

D.R.B.C.  
O.P.R.B.C.

O.S.  
P.O.B.  
P.R.B.C.  
R.O.W.



DEED RECORDS OF BASTROP COUNTY  
OFFICIAL PUBLIC RECORDS  
OF BASTROP COUNTY  
OPEN SPACE  
POINT OF BEGINNING  
PLAT RECORDS OF BASTROP COUNTY  
RIGHT-OF-WAY  
FOUND 1/2" IRON ROD W/CAP  
STAMPED "BGE INC"  
CALCULATED POINT

(A)  
36  
GREEN SPACE/  
FUTURE PARK

PROPOSED  
LARGEMOUTH LANE (50' R.O.W.)

PROPOSED  
BLACK BUFFALO  
ROAD (50' R.O.W.)

PROPOSED  
BASTROP GROVE  
SECTION 4 PHASE  
2



**BGE, Inc.**

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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=50'

SHEET 3

OF 3

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.199 OF ONE ACRE (8,679 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 35.401 ACRE TRACT OF LAND DESCRIBED AS TRACT 1B AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.199 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the west line of a called 43.112 acre tract of land described as Property 4 as conveyed to John Alan Nixon and Tina Tiner Nixon by Gift Deed recorded in Volume 2289, Page 294 of the Official Public Records of Bastrop County, Texas, at the common southeast corner of Bastrop Grove Section 4 Phase 1B, a subdivision as recorded in Cabinet 7, Pages 139-A and 139-B of the Plat Records of Bastrop County, Texas, and the northeast corner of said Lennar remainder tract; Thence, coincident with the common south line of said Bastrop Grove Section 4 Phase 1B and a north line of said Lennar remainder tract, N 78°15'18" W, a distance of 489.59 feet to a calculated point at the beginning of a curve to the right for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said common line, over and across said Lennar remainder tract, the following seven (7) courses:

- 1) Curving to the right, with a radius of 24.50 feet, an arc length of 11.65 feet, a central angle of 27°14'51", a chord bearing of S 3°57'31" E, and a chord distance of 11.54 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 2) S 09°39'55" W, a distance of 76.05 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 3) Curving to the right, with a radius of 24.50 feet, an arc length of 39.37 feet, a central angle of 92°04'47", a chord bearing of S 55°42'18" W, and a chord distance of 35.27 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

- 4) N 78°15'18" W, a distance of 500.33 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 5) Curving to the right, with a radius of 24.50 feet, an arc length of 37.60 feet, a central angle of 87°55'13", a chord bearing of N 34°17'42" W, and a chord distance of 34.01 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 6) N 09°39'55" E, a distance of 76.05 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein describe tract;
- 7) Curving to the right, with a radius of 24.50 feet, an arc length of 13.43 feet, a central angle of 31°24'25", a chord bearing of N 25°22'07" E, and a chord distance of 13.26 feet to a calculated point on the common north line of said Lennar remainder tract and south line of Bastrop Grove Section 4 Phase 1A, a subdivision as recorded in Cabinet 7, Pages 140-A and 140-B of the Plat Records of Bastrop County, Texas, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE INC" found at the common southwest corner of said Bastrop Grove Section 4 Phase 1A and the northwest corner of said Lennar remainder tract, bears N 78°15'18" W, a distance of 744.67 feet;

THENCE, S 78°15'18" E, coincident with said common line, a distance of 21.47 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;

THENCE, departing the south line of said Bastrop Grove Section 4 Phase 1A, over and across said Lennar remainder tract, the following seven (7) courses:

- 1) Curving to the left, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of 92°04'47", a chord bearing of S 55°42'18" W, and a chord distance of 21.59 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 2) S 09°39'55" W, a distance of 70.05 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 3) Curving to the left, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of 87°55'13", a chord bearing of S 34°17'42" E, and a chord distance

of 20.82 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

- 4) S 78°15'18" E, a distance of 500.33 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 5) Curving to the left, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of 92°04'47", a chord bearing of N 55°42'18" E, and a chord distance of 21.59 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 6) N 09°39'55" E, a distance of 70.05 feet to a calculated point at the beginning of a non-tangent curve to the left, for an angle point of the herein described tract;
- 7) Curving to the left, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of 87°55'50", a chord bearing of N 34°17'23" W, and a chord distance of 20.82 feet to a calculated point the end of this curve on the common north line of said Lennar remainder tract and south line of said Bastrop Grove Section 4 Phase 1B, for an angle point of the herein described tract;

THENCE, S 78°15'18" E, coincident with said common line, a distance of 21.25 feet to the **POINT OF BEGINNING** and containing 0.199 of one acre (8,679 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490

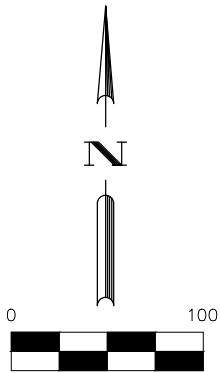


3/17/2022

Date

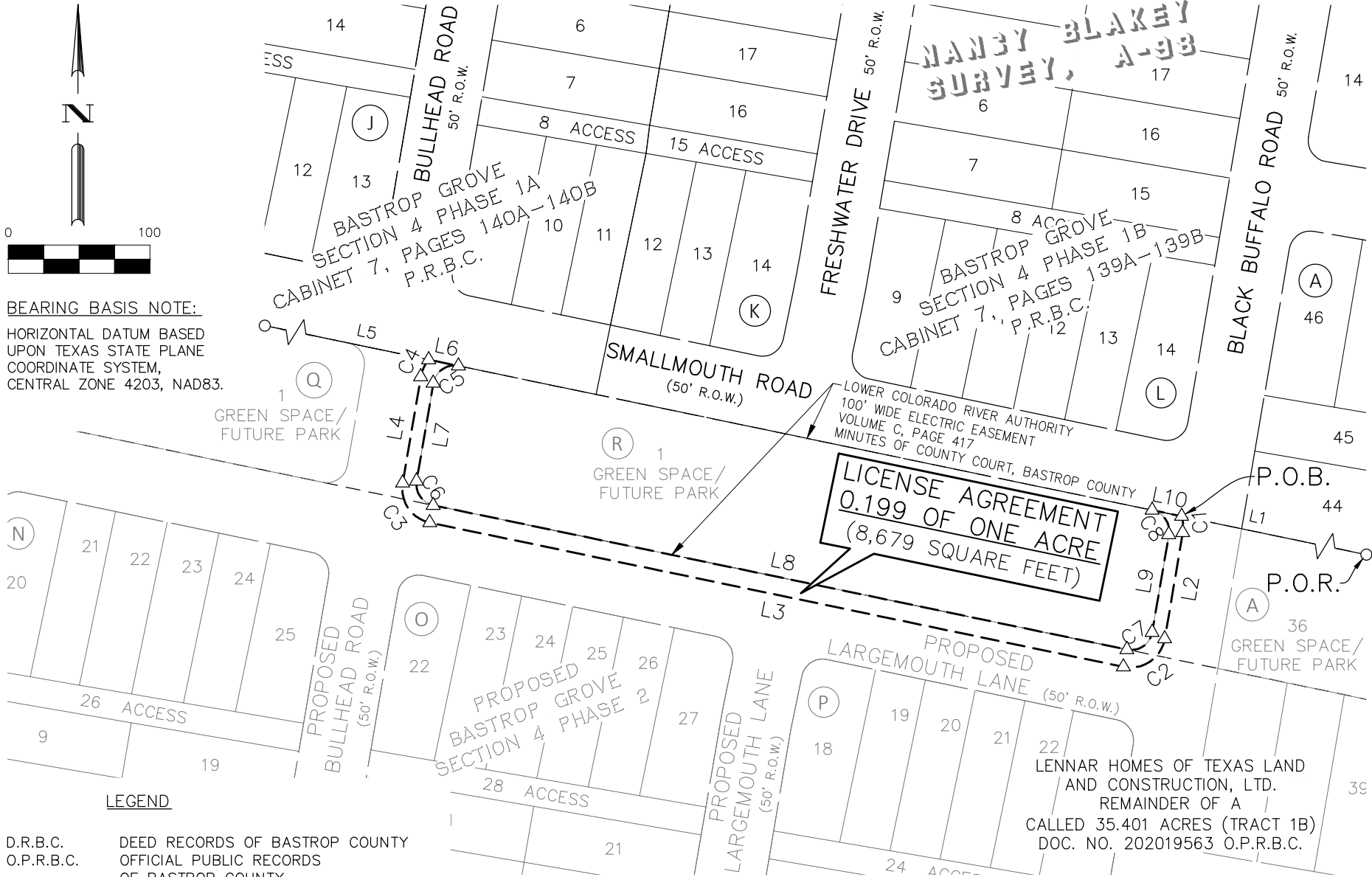
Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



## BEARING BASIS NOTE:

HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.



## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
△	STAMPED "BGE INC"
	CALCULATED POINT



## BGE, Inc.

7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 4

OF 5

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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 78°15'18" W	489.59'
L2	S 09°39'55" W	76.05'
L3	N 78°15'18" W	500.33'
L4	N 09°39'55" E	76.05'
L5	N 78°15'18" W	744.67'
L6	S 78°15'18" E	21.47'
L7	S 09°39'55" W	70.05'
L8	S 78°15'18" E	500.33'
L9	N 09°39'55" E	70.05'
L10	S 78°15'18" E	21.25'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.65'	24.50'	27°14'51"	S 03°57'31" E	11.54'
C2	39.37'	24.50'	92°04'47"	S 55°42'18" W	35.27'
C3	37.60'	24.50'	87°55'13"	N 34°17'42" W	34.01'
C4	13.43'	24.50'	31°24'25"	N 25°22'07" E	13.26'
C5	24.11'	15.00'	92°04'47"	S 55°42'18" W	21.59'
C6	23.02'	15.00'	87°55'13"	S 34°17'42" E	20.82'
C7	24.11'	15.00'	92°04'47"	N 55°42'18" E	21.59'
C8	23.02'	15.00'	87°55'50"	N 34°17'23" W	20.82'



**BGE, Inc.**

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Tel: 210-581-3600 • [www.bgeinc.com](http://www.bgeinc.com)

TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 5

OF 5

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.199 OF ONE ACRE (8,679 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING A PORTION OF THE RIGHT-OF-WAY OF BASS DRIVE (R.O.W.~50'), AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4 PHASE 1A, A SUBDIVISION AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 35.401 ACRE TRACT OF LAND DESCRIBED AS TRACT 1B AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.199 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with cap stamped "BGE INC" found on an east line of the remainder of a called 145.691 acre tract of land as conveyed to MC Bastrop 71, LP by Special Warranty Deed recorded in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, at the common southwest corner of said Bastrop Grove Section 4 Phase 1A and the northwest corner of said Lennar remainder tract; Thence, S 78°15'18" E, coincident with the common south line of said Bastrop Grove Section 4 Phase 1A and the north line of said Lennar remainder tract, pass a 1/2-inch iron rod with cap stamped "BGE INC" found on the west right-of-way line of said Bass Drive at a distance of 120.17 feet and continuing over and across the right-of-way of said Bass Drive for a total distance of 164.29 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 78°15'18" E, continuing over and across the right-of-way of Bass Drive with said common line, a distance of 21.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found on the east right-of-way line of said Bass Drive, at the beginning of a non-tangent curve to the left, for an angle point of the herein described tract;

THENCE, departing the south line of said Bastrop Grove Section 4 Phase 1A, with the east right-of-way line of said Bass Drive, the following four (4) courses:

- 1) Curving to the left, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of  $92^{\circ}04'48''$ , a chord bearing of  $S\ 55^{\circ}42'19''\ W$ , and a chord distance of 21.59 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the end of this curve, for an angle point of the herein described tract;
- 2)  $S\ 09^{\circ}39'55''\ W$ , a distance of 70.05 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 3) Curving to the left, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of  $87^{\circ}55'22''$ , a chord bearing of  $S\ 34^{\circ}17'46''\ E$ , and a chord distance of 20.83 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 4)  $S\ 78^{\circ}15'18''\ E$ , a distance of 2.80 feet to a calculated point at the intersection of the east right-of-way line of said Bass Drive and a west line of said Lennar remainder tract, for an angle point of the herein described tract

THENCE, departing the east right-of-way line of said Bass Drive, over and across said Lennar remainder tract, the following four (4) courses;

- 1)  $S\ 78^{\circ}15'18''\ E$ , a distance of 497.53 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 2) Curving to the left, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of  $92^{\circ}04'47''$ , a chord bearing of  $N\ 55^{\circ}42'18''\ E$ , and a chord distance of 21.59 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 3)  $N\ 09^{\circ}39'55''\ E$ , a distance of 70.05 feet to a calculated point at the beginning of a non-tangent curve to the left, for an angle point of the herein described tract;
- 4) Curving to the left, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of  $87^{\circ}56'05''$ , a chord bearing of  $N\ 34^{\circ}17'16''\ W$ , and a chord distance of 20.82 feet to a calculated point on the common north line of said Lennar remainder tract and south line of said Bastrop Grove Section 4 Phase 1A, for an angle point of the herein described tract;

THENCE,  $S\ 78^{\circ}15'18''\ E$ , coincident with said common line, a distance of 21.25 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE INC" found



on the west line of a called 43.112 acre tract of land described as Property 4 as conveyed to John Alan Nixon and Tina Tiner Nixon by Gift Deed recorded in Volume 2289, Page 294 of the Official Public Records of Bastrop County, Texas, bears S 78°15'18" E, a distance of 1,069.97 feet;

THENCE, departing the south line of said Bastrop Grove Section 4 Phase 1A, over and across said Lennar remainder tract, the following four (4) courses:

- 1) Curving to the right, with a radius of 24.50 feet, an arc length of 11.65 feet, a central angle of 27°14'51", a chord bearing of S 3°57'31" E, and a chord distance of 11.54 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 2) S 09°39'55" W, a distance of 76.05 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 3) Curving to the right, with a radius of 24.50 feet, an arc length of 39.37 feet, a central angle of 92°04'47", a chord bearing of S 55°42'18" W, and a chord distance of 35.27 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 4) N 78°15'18" W, a distance of 497.64 feet to a calculated point on the common west line of said Lennar remainder tract and east right-of-way line of said Bass Drive, for an angle point of the herein described tract

THENCE, departing said common line, over and across the right-of-way of said Bass Drive, the following four (4) courses:

- 1) N 78°15'18" W, a distance of 2.69 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 2) Curving to the right, with a radius of 24.50 feet, an arc length of 37.60 feet, a central angle of 87°55'13", a chord bearing of N 34°17'42" W, and a chord distance of 34.01 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 3) N 09°39'55" E, a distance of 76.05 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

- 4) Curving to the right, with a radius of 24.50 feet, an arc length of 13.43 feet, a central angle of  $31^{\circ}24'25''$ , a chord bearing of N  $25^{\circ}22'07''$  E, and a chord distance of 13.26 feet to the **POINT OF BEGINNING** and containing 0.199 of one acre (8,679 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490



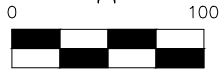
3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

**NANCY  
BLAKEY  
SURVEY,  
A-98**

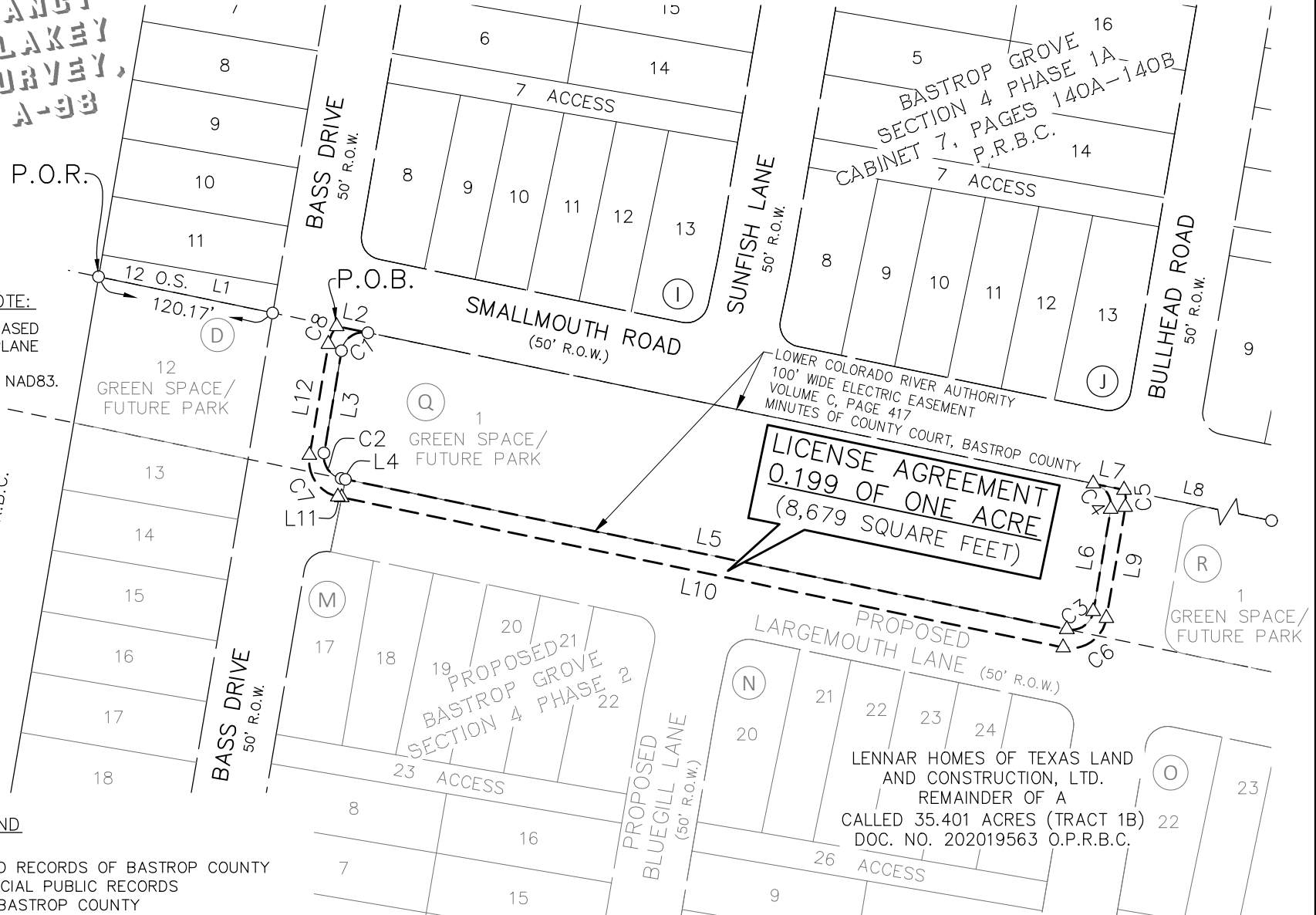


**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
VOLUME 2097, PG. 241 O.P.R.B.C.

## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
△	STAMPED "BGE INC" CALCULATED POINT



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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 5

OF 6

Copyright 2022

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 78°15'18" E	164.29'
L2	S 78°15'18" E	21.47'
L3	S 09°39'55" W	70.05'
L4	S 78°15'18" E	2.80'
L5	S 78°15'18" E	497.53'
L6	N 09°39'55" E	70.05'
L7	S 78°15'18" E	21.25'
L8	S 78°15'18" E	1,069.97'
L9	S 09°39'55" W	76.05'
L10	N 78°15'18" W	497.64'
L11	N 78°15'18" W	2.69'
L12	N 09°39'55" E	76.05'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	24.11'	15.00'	92°04'48"	S 55°42'19" W	21.59'
C2	23.02'	15.00'	87°55'22"	S 34°17'46" E	20.83'
C3	24.11'	15.00'	92°04'47"	N 55°42'18" E	21.59'
C4	23.02'	15.00'	87°56'05"	N 34°17'16" W	20.82'
C5	11.65'	24.50'	27°14'51"	S 03°57'31" E	11.54'
C6	39.37'	24.50'	92°04'47"	S 55°42'18" W	35.27'
C7	37.60'	24.50'	87°55'13"	N 34°17'42" W	34.01'
C8	13.43'	24.50'	31°24'25"	N 25°22'07" E	13.26'



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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 6

OF 6

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.022 OF ONE ACRE (951 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE RIGHT-OF-WAY OF BASS DRIVE (R.O.W.~50') AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4 PHASE 1A, A SUBDIVISION AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.022 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the west right-of-way line of said Bass Drive, at the intersection of the common southeast corner of Lot 12, Block D of said Bastrop Grove Section 4 Phase 1A and a northeast corner of the remainder of a called 35.401 acre tract described as Tract 1B as conveyed to Lennar Homes of Texas Land and Construction, Ltd. by Special Warranty Deed recorded in Document Number 202019563 of the Official Public Records of Bastrop County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, over and across the right-of-way of said Bass Drive, the following three (3) courses:

- 1) S 78°15'18" E, a distance of 9.51 feet to a calculated point for the northeast corner of the herein described tract;
- 2) S 09°39'55" W, a distance of 100.07 feet to a calculated point for the southeast corner of the herein described tract;
- 3) N 78°15'18" W, a distance of 9.51 feet to a calculated point on the common west right-of-way line of said Bass Drive and east line of said Lennar remainder tract, for the southwest corner of the herein described tract;

THENCE, N 09°39'55" E, coincident with said common line, a distance of 100.07 feet to the **POINT OF BEGINNING** and containing 0.022 of one acre (951 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



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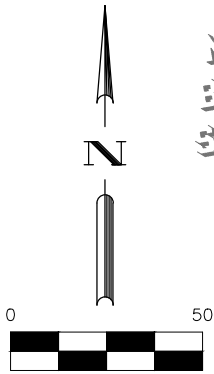
3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

**NANCY  
BLAKEY  
SURVEY,  
A-93**



**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 78°15'18" E	9.51'
L2	S 09°39'55" W	100.07'
L3	N 78°15'18" W	9.51'
L4	N 09°39'55" E	100.07'

**BASS DRIVE**  
(50' R.O.W.)

**BASTROP GROVE  
SECTION 4 PHASE 1A  
CABINET 7, PAGES 140A-140B  
P.R.B.C.**

**MC BASTROP 71, LP  
REMAINDER OF A  
VOLUME 2097, PG. 241 O.P.R.B.C.**

**LICENSE AGREEMENT  
0.022 OF ONE ACRE  
(951 SQUARE FEET)**

**12  
GREEN SPACE/  
FUTURE PARK**

**PROPOSED  
BASTROP GROVE  
SECTION 4 PHASE  
2**

**LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
CALLED 35.401 ACRES (TRACT 1B)  
DOCUMENT NO. 202019563  
O.P.R.B.C.**

**BASS DRIVE**  
(50' R.O.W.)

**LOWER COLORADO RIVER AUTHORITY  
100' WIDE ELECTRIC EASEMENT  
VOLUME C, PAGE 417  
MINUTES OF COUNTY COURT,  
BASTROP COUNTY**

**SMALLMOUTH ROAD**  
50' R.O.W.

**12  
GREEN SPACE/  
FUTURE PARK**

**LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
REMAINDER OF A  
CALLED 35.401 ACRES (TRACT 1B)  
DOCUMENT NO. 202019563  
O.P.R.B.C.**

**PROPOSED  
LARGEMOUTH LANE**  
(50' R.O.W.)

## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△	CALCULATED POINT



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=50'

SHEET **3**

OF **3**

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.110 OF ONE ACRE (4,783 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE RIGHT-OF-WAY OF GREENLEAF FISK DRIVE (R.O.W. ~ VARIES, 60' MINIMUM) AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4, PHASE 1A AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.110 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the east right-of-way line of State Highway 304 (R.O.W. ~ 120') as described in Volume 129, Page 637 of the Deed Records of Bastrop County, Texas, at the common corner of a remainder of a called 145.691 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, and a northwest corner of the right-of-way of said Greenleaf Fisk Drive, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 58°31'00" E, departing the east right-of-way line of said State Highway 304 with the common north right-of-way line of said Greenleaf Fisk Drive and a south line of said MC Bastrop remainder tract, a distance of 67.53 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found for an angle point of the herein described tract;

THENCE, S 80°19'07" E, with the north right-of-way line of said Greenleaf Fisk Drive, the south line of said MC Bastrop remainder tract and a south line of the remainder of a called 35.401 acre tract described as Tract 1B as conveyed to Lennar Homes of Texas Land and Construction, Ltd. by Special Warranty Deed recorded in Document Number 202019563 of the Official Public Records of Bastrop County, Texas, a distance of 342.51 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the beginning of a tangent curve to the left, for an angle point of the herein described tract;

THENCE, continuing with the north right-of-way line of said Greenleaf Fisk Drive and a south line of said Lennar remainder tract, curving to the left, with a radius of 15.00 feet, an arc distance of 11.78 feet, a central angle of 45°00'35", a chord bearing of N 77°10'35" E, and a chord distance of 11.48 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;



THENCE, S 35°19'27" E, departing the south line of said Lennar remainder tract, over and across the right-of-way of said Greenleaf Fisk Drive, a distance of 9.50 feet to a calculated point at the beginning of a non-tangent curve to the right, for the most easterly corner of the herein described tract;

THENCE, continuing over and across the right-of-way of said Greenleaf Fisk Drive, curving to the right, with a radius of 24.50 feet, an arc distance of 19.25 feet, a central angle of 45°00'29", a chord bearing of S 77°10'38" W, and a chord distance of 18.75 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

THENCE, N 80°19'07" W, continuing over and across the right-of-way of said Greenleaf Fisk Drive, a distance of 405.20 feet to a calculated point on the common east right-of-way line of said State Highway 304 and west right-of-way line of said Greenleaf Fisk Drive, for the southwest corner of the herein described tract;

THENCE, N 09°40'25" E, coincident with said common line, a distance of 34.58 feet to the **POINT OF BEGINNING** and containing 0.110 of one acre (4,783 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



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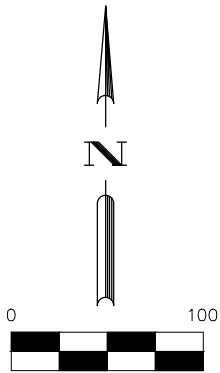


3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

**STATE HIGHWAY 304**  
(120' R.O.W.)  
VOLUME 129, PAGE 637 D.R.B.C.

**NANCY BLAKEY  
SURVEY, A-98**

ELECTRIC TRANSMISSION AND/OR  
DISTRIBUTION LINE EASEMENT  
VOLUME 155, PAGE 209  
O.P.R.B.C.

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.

P.O.B.

L5 L7

**L4 GREENLEAF FISK DRIVE**  
(R.O.W.~VARIES 60' MINIMUM)  
CAB. 7, PGS. 140A-140B P.R.B.C.

**LICENSE AGREEMENT**  
**0.110 OF ONE ACRE**  
(4,783 SQUARE FEET)

MC BASTROP 71, LP  
REMAINDER OF A  
CALLED 145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.

**PROPOSED BASTROP GROVE  
SECTION 4 PHASE 2**  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
REMAINDER OF A  
CALLED 35.401 ACRES (TRACT 1B)  
DOC. NO. 202019563 O.P.R.B.C.

**BASS DRIVE**  
(50' R.O.W.)  
CABINET 7, PAGES 140A-140B P.R.B.C.

4  
3  
2  
1  
10C  
9

**PROPOSED CATFISH LANE**  
(50' R.O.W.)

**PROPOSED BASTROP GROVE  
SECTION 4 PHASE 2**

**PROPOSED GREENLEAF FISK DRIVE**  
(R.O.W. WIDTH VARIES, 30' MINIMUM)

1 O.S.  
**(C)**  
2  
MULTIFAMILY

**PROPOSED BASS DRIVE**  
(50' R.O.W.)

**(B)**  
1  
MULTIFAMILY

LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
REMAINDER OF A  
CALLED 35.401 ACRES (TRACT 1B)  
DOC. NO. 202019563 O.P.R.B.C.

## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
△	STAMPED "BGE INC" CALCULATED POINT



**BGE, Inc.**  
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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 3

OF 4

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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 58°31'00" E	67.53'
L2	S 80°19'07" E	342.51'
L3	S 35°19'27" E	9.50'
L4	N 80°19'07" W	405.20'
L5	N 09°40'25" E	34.58'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.78'	15.00'	45°00'35"	N 77°10'35" E	11.48'
C2	19.25'	24.50'	45°00'29"	S 77°10'38" W	18.75'



**BGE, Inc.**  
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SCALE: 1"=100'

SHEET 4

OF 4

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.107 OF ONE ACRE (4,668 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE RIGHT-OF-WAY OF GREENLEAF FISK DRIVE (R.O.W. ~ VARIES, 60' MINIMUM) AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4, PHASE 1A AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.107 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the east right-of-way line of State Highway 304 (R.O.W. ~ 120') as described in Volume 129, Page 637 of the Deed Records of Bastrop County, Texas, at the common corner of a remainder of a called 145.691 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, and a southwest corner of the right-of-way of said Greenleaf Fisk Drive, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 09°40'25" E, coincident with the common line of the east right-of-way line of said State Highway 304 and west right-of-way line of said Greenleaf Fisk Drive, a distance of 29.56 feet to a calculated point for the northwest corner of the herein described tract;

THENCE, S 80°19'07" E, departing the east right-of-way line of said State Highway 304, over and across the right-of-way of said Greenleaf Fisk Drive, a distance of 405.22 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

THENCE, continuing over and across the right-of-way of said Greenleaf Fisk, curving to the right, with a radius of 24.50 feet, an arc length of 19.24 feet, a central angle of 44°59'31", a chord bearing of S 57°49'22" E, and a chord distance of 18.75 feet to a calculated point at the end of this curve, for the northeast corner of the herein described tract;

THENCE, S 54°40'24" W, continuing over and across the right-of-way of said Greenleaf Fisk, a distance of 9.50 feet to a calculated point on the south right-of-way line of said Greenleaf Fisk Drive, on a north line of the remainder of a called 35.401 acre tract of land described as Tract 1B as conveyed to Lennar Homes of Texas Land and Construction, Ltd. by Special Warranty Deed recorded in Document Number 202019563 of the Official Public Records of Bastrop County, Texas, at the beginning of a non-tangent curve to the left, for the southeast corner of the herein described tract;

THENCE, coincident with the common south right-of-way line of said Greenleaf Fisk Drive and a north line of said Lennar remainder tract, curving to the left, with a radius of 15.00 feet, an arc length of 11.78 feet, a central angle of 44°59'31", a chord bearing of N 57°49'22" W, and a chord distance of 11.48 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found at the end of this curve, for an angle point of the herein described tract;

THENCE, N 80°19'07" W, coincident with the common south right-of-way line of said Greenleaf Fisk Drive, a north line of said Lennar remainder tract and a north line of said MC Bastrop remainder tract, a distance of 338.35 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found for an angle point of the herein described tract;

THENCE, S 82°58'57" W, coincident with the common south right-of-way line of said Greenleaf Fisk Drive and a north line of said MC Bastrop remainder tract, a distance of 69.82 feet to the **POINT OF BEGINNING** and containing 0.107 of one acre (4,668 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



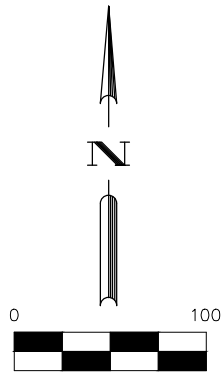
Dion P. Albertson RPLS No. 4963  
BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490

3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



BEARING BASIS NOTE:

HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

STATE HIGHWAY 304  
(120' R.O.W.)  
VOLUME 129, PAGE 637 D.R.B.C.

NANCY BLAKEY  
SURVEY, A-93

-ELECTRIC TRANSMISSION AND/OR  
DISTRIBUTION LINE EASEMENT  
VOLUME 155, PAGE 209  
O.P.R.B.C.

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.

P.O.B.

L1

L7

L2

L6

GREENLEAF FISK DRIVE  
 (R.O.W. ~ VARIES, 60' MINIMUM)  
 CABINET 7, PAGES 140A-140B P.R.B.C.  
 L2

LICENSE AGREEMENT  
0.107 OF ONE ACRE  
(4,668 SQUARE FEET)

MC BASTROP 71, LP  
REMAINDER OF A  
CALLED 145.691 ACRES  
VOLUME 2097, PG. 241 O.P.R.B.C.

LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
CALLED 35.401 ACRES OF A  
DOC. NO. 202019563 (TRACT 1B)  
O.P.R.B.C.

BASS DRIVE  
(50' R.O.W.)  
CABINET 7, PAGES 140A-140B

PROPOSED  
CATFISH LANE (50' R.O.W.)

PROPOSED  
BASTROP GROVE  
SECTION 4 PHASE 2  
4

PROPOSED  
GREENLEAF FISK DRIVE  
(R.O.W. WIDTH VARIES, 30' MINIMUM)

1  
MULTIFAMILY

LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
REMAINDER OF A  
CALLED 35.401 ACRES (TRACT 1B)  
DOC. NO. 202019563 O.P.R.B.C.

GREE

LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△	CALCULATED POINT



**BGE, Inc.**

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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 3

OF 4

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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 09°40'25" E	29.56'
L2	S 80°19'07" E	405.22'
L4	S 54°40'24" W	9.50'
L6	N 80°19'07" W	338.35'
L7	S 82°58'57" W	69.82'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.24'	24.50'	44°59'31"	S 57°49'22" E	18.75'
C2	11.78'	15.00'	44°59'31"	N 57°49'22" W	11.48'



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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 4

OF 4

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.111 OF ONE ACRE (4,818 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 35.401 ACRE TRACT OF LAND DESCRIBED AS TRACT 1B AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.111 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the common curving east right-of-way line of Greenleaf Fisk Drive (R.O.W. ~ Varies, 60' minimum) as shown on the plat of Bastrop Grove Section 4 Phase 1A, a subdivision as recorded in Cabinet 7, Pages 140-A and 140-B of the Plat Records of Bastrop County, Texas, and a west line of said Lennar remainder tract, for an angle point and **POINT OF BEGINNING** of the herein described tract;

THENCE, coincident with said common line, curving to the left, with a radius of 15.00 feet, an arc length of 11.78 feet, a central angle of 45°00'39", a chord bearing of S 77°10'33" W, and a chord distance of 11.48 feet to a calculated point at the end of this curve, for the southwest corner of the herein described tract;

THENCE, departing the west line of said Lennar remainder tract, over and across the right-of-way of said Greenleaf Fisk Drive, the following two (2) courses:

- 1) N 35°19'46" W, a distance of 9.50 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract;
- 2) Curving to the right, with a radius of 24.14 feet, an arc length of 19.26 feet, a central angle of 45°43'44", a chord bearing of N 77°10'33" E, and a chord distance of 18.76 feet to a calculated point at the end of this curve, on the common east right-of-way line of said Greenleaf Fisk Drive and a west line of said Lennar remainder tract, for an angle point of the herein described tract;

THENCE, departing said common line, over and across said Lennar remainder tract, the following nine (9) courses:



- 1) S 80°19'07" E, a distance of 44.44 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 2) Curving to the right, with a radius of 380.20 feet, an arc length of 146.44 feet, a central angle of 22°04'08", a chord bearing of S 69°17'03" E, and a chord distance of 145.54 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 3) S 58°14'59" E, a distance of 241.56 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 4) Curving to the left, with a radius of 475.00 feet, an arc length of 60.37 feet, a central angle of 7°16'57", a chord bearing of S 61°53'28" E, and a chord distance of 60.33 feet to a calculated point for the most easterly corner of the herein described tract;
- 5) S 24°28'03" W, a distance of 9.50 feet to a calculated point at the beginning of a non-tangent curve to the right, for the southeast corner of the herein described tract;
- 6) Curving to the right, with a radius of 484.50 feet, an arc length of 61.58 feet, a central angle of 7°16'57", a chord bearing of N 61°53'28" W, and a chord distance of 61.54 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 7) N 58°14'59" W, a distance of 241.56 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 8) Curving to the left, with a radius of 370.70 feet, an arc length of 142.78 feet, a central angle of 22°04'08", a chord bearing of N 69°17'03" W, and a chord distance of 141.90 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

- 9) N 80°19'07" W, a distance of 44.44 feet to the **POINT OF BEGINNING** and containing 0.111 of one acre (4,818 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
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Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490



3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241  
O.P.R.B.C.

LENNAR HOMES OF  
TEXAS LAND AND  
CONSTRUCTION, LTD.  
REMAINDER OF A  
CALLED 35.401 ACRES  
(TRACT 1B)  
DOC. NO. 202019563  
O.P.R.B.C.

BASS DRIVE  
(50' R.O.W.)  
CABINET 7, PAGES 140A-140B P.R.B.C.

GREENLEAF FISK DRIVE  
(R.O.W. VARIES, 60' MINIMUM)  
CABINET 7, PAGES 140A-140B P.R.B.C.

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
145.691 ACRES  
VOLUME 2097, PG. 241  
O.P.R.B.C.

**NANCY  
BLAKEY  
SURVEY,  
A-93**

**LICENSE AGREEMENT  
0.111 OF ONE ACRE  
(4,818 SQUARE FEET)**

PROPOSED  
BASS DRIVE (50' R.O.W.)

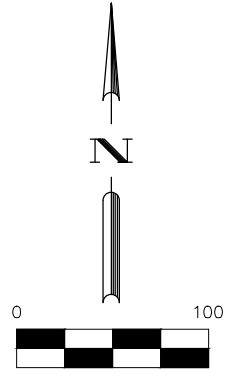
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
REMAINDER OF A  
CALLED 35.401 ACRES (TRACT 1B)  
DOC. NO. 202019563 O.P.R.B.C.

2  
GREEN SPACE/  
FUTURE PARK

PROPOSED  
BASTROP GROVE  
SECTION 4 PHASE 2

PROPOSED  
CATFISH LANE  
(50' R.O.W.)

PROPOSED  
GREENLEAF FISK DRIVE  
(R.O.W. WIDTH VARIES, 30' MINIMUM)



**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
△	STAMPED "BGE INC" CALCULATED POINT

25' PUBLIC UTILITY EASEMENT  
VOLUME 1961, PAGE 649  
O.P.R.B.C.

NANCY KELLY  
CALLED 5.021 ACRES  
VOLUME 1987, PG. 551  
O.P.R.B.C.

25' TEMPORARY  
CONSTRUCTION EASEMENT  
VOLUME 1961, PAGE 649  
O.P.R.B.C.

16' ELECTRIC DISTRIBUTION LINE OR  
SYSTEM, TELECOMMUNICATIONS  
SYSTEMS AND EQUIPMENT, OR OTHER  
SYSTEMS AND SYSTEMS EASEMENT  
VOLUME 1790, PAGE 612  
O.P.R.B.C.

JO ANN GRIENSENBECK CANTRELL  
REMAINDER OF A  
CALLED 115.00 ACRES  
(FIRST TRACT)  
VOLUME 445, PG. 684 O.P.R.B.C.



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SCALE: 1"=100'

SHEET 4

OF 5

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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 35°19'46" W	9.50'
L2	S 80°19'07" E	44.44'
L3	S 58°14'59" E	241.56'
L4	S 24°28'03" W	9.50'
L5	N 58°14'59" W	241.56'
L6	N 80°19'07" W	44.44'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.78'	15.00'	45°00'39"	S 77°10'33" W	11.48'
C2	19.26'	24.14'	45°43'44"	N 77°10'33" E	18.76'
C3	146.44'	380.20'	22°04'08"	S 69°17'03" E	145.54'
C4	60.37'	475.00'	7°16'57"	S 61°53'28" E	60.33'
C5	61.58'	484.50'	7°16'57"	N 61°53'28" W	61.54'
C6	142.78'	370.70'	22°04'08"	N 69°17'03" W	141.90'



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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 5

OF 5

Copyright 2022

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.152 OF ONE ACRE (6,633 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING A PORTION OF THE RIGHT-OF-WAY OF SMALLMOUTH ROAD (R.O.W. ~ 50') AS SHOWN ON THE PLATS OF BASTROP GROVE SECTION 4 PHASE 1A, A SUBDIVISION AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B, AND BASTROP GROVE SECTION 4 PHASE 1B, A SUBDIVISION AS RECORDED IN CABINET 7, PAGES 139-A AND 139-B, BOTH OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.152 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with cap stamped "BGE INC" found on the west line of a called 43.112 acre tract of land described as Property 4 as conveyed to John Alan Nixon and Tina Tiner Nixon by Gift Deed recorded in Volume 2289, Page 294 of the Official Public Records of Bastrop County, Texas, at the common southeast corner of said Bastrop Grove Section 4 Phase 1B and the northeast corner of the remainder of a called 35.401 acre tract of land described as Tract 1B as conveyed to Lennar Homes of Texas Land and Construction, Ltd. by Special Warranty Deed recorded in Document Number 202019563 of the Official Public Records of Bastrop County, Texas; Thence, coincident with the common south line of said Bastrop Grove Section 4 Phase 1B and a north line of said Lennar remainder tract, N 78°15'18" W, a distance of 489.59 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 78°15'18" W, continuing with said common line, a distance of 543.05 feet to a calculated point at the beginning of a tangent curve to the right, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE INC" found at the common southwest corner of said Bastrop Grove Section 4 Phase 1A and the northwest corner of said Lennar remainder tract, bears N 78°15'18" W, a distance of 744.67 feet;

THENCE, departing the north line of said Lennar remainder tract, over and across the right-of-way of said Smallmouth Road, the following three (3) courses:

- 1) Curving to the right, with a radius of 24.50 feet, an arc length of 25.94 feet, a central angle of 60°40'22", a chord bearing of N 71°24'31" E, and a chord distance of 24.75 feet

to a calculated point at the end of this curve, for an angle point of the herein described tract;

- 2) S 78°15'18" E, a distance of 500.33 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;
- 3) Curving to the right, with a radius of 24.50 feet, an arc length of 25.94 feet, a central angle of 60°40'22", a chord bearing of S 47°55'07" E, and a chord distance of 24.75 feet to the **POINT OF BEGINNING** and containing 0.152 of one acre (6,633 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
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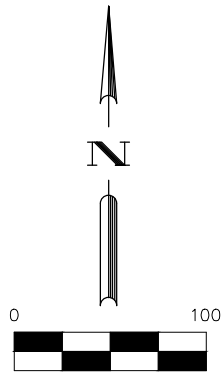


3/17/2022

Date

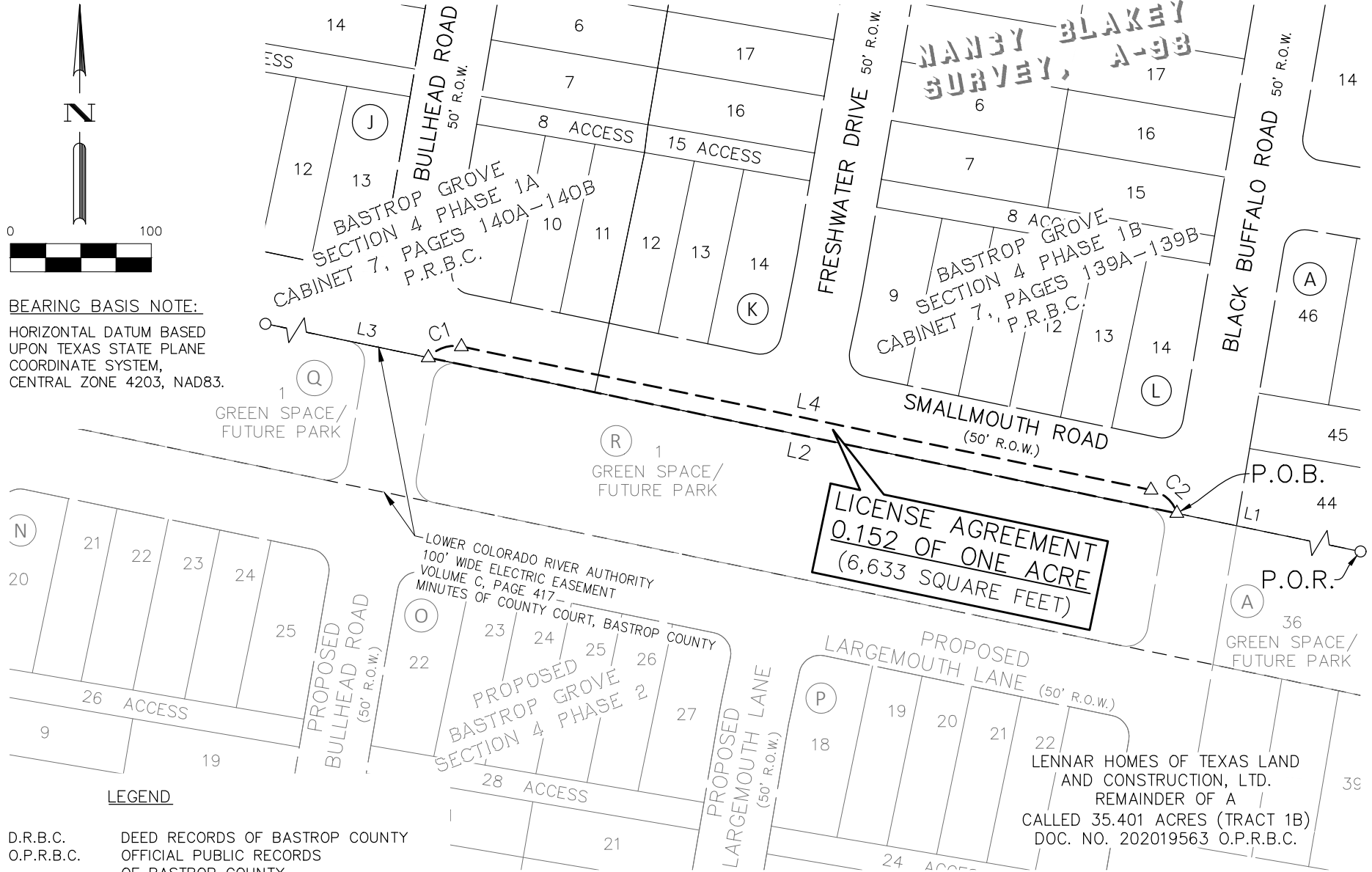
Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



## BEARING BASIS NOTE:

HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.



## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
△	STAMPED "BGE INC"
	CALCULATED POINT



## BGE, Inc.

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SCALE: 1"=100'

SHEET 4

OF 5

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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 78°15'18" W	489.59'
L2	N 78°15'18" W	543.05'
L3	N 78°15'18" W	744.67'
L4	S 78°15'18" E	500.33'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.94'	24.50'	60°40'22"	N 71°24'31" E	24.75'
C2	25.94'	24.50'	60°40'22"	S 47°55'07" E	24.75'



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TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 5

OF 5

Copyright 2022



LEGAL DESCRIPTION

FIELD NOTES FOR A 0.152 OF ONE ACRE (6,633 SQ. FT.) TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS; BEING OUT OF THE RIGHT-OF-WAY OF SMALLMOUTH ROAD (R.O.W. ~ 50') AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4 PHASE 1A, A SUBDIVISION AS RECORDED IN CABINET 7, PAGES 140-A AND 140-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.152 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron rod with cap stamped "BGE INC" found on an east line of the remainder of a called 145.691 acre tract of land as conveyed to MC Bastrop 71, LP by Special Warranty Deed recorded in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, at the common southwest corner of said Bastrop Grove Section 4 Phase 1A and the northwest corner of the remainder of a called 35.401 acre tract of land as conveyed to Lennar Homes of Texas Land and Construction, Ltd. by Special Warranty Deed recorded in Document Number 202019563 of the Official Public Records of Bastrop County, Texas; Thence, S 78°15'18" E, coincident with the common south line of said Bastrop Grove Section 4 Phase 1A and the north line of said Lennar remainder tract, pass a 1/2-inch iron rod with cap stamped "BGE INC" found on the west right-of-way line of Bass Drive (R.O.W.~50'), as shown on said plat of Bastrop Grove Section 4, Phase 1A, at a distance of 120.17 feet, and continuing over and across said Bass Drive for a total distance of 164.29 feet to a calculated point at the beginning of a non-tangent curve to the right, for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, over and across the rights-of-way of said Bass Road and said Smallmouth Road, the following three (3) courses:

- 1) Curving to the right, with a radius of 24.50 feet, an arc distance of 25.94 feet, a central angle of 60°40'22", a chord bearing of N 71°24'31" E, and a chord distance of 24.75 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
- 2) S 78°15'18" E, a distance of 500.33 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

- 3) Curving to the right, with a radius of 24.50 feet, an arc distance of 25.94 feet, a central angle of 60°40'22", a chord bearing of S 47°55'07" E, and a chord distance of 24.75 feet to a calculated point on the common south line of said Bastrop Grove Section 4 Phase 1A and the north line of said Lennar remainder tract, for the most easterly corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE INC" found on the west line of a called 43.112 acre tract of land described as Property 4 as conveyed to John Alan Nixon and Tina Tiner Nixon by Gift Deed recorded in Volume 2289, Page 294 of the Official Public Records of Bastrop County, Texas, bears S 78°15'18" E, a distance of 1,069.97 feet;

THENCE, N 78°15'18" W, coincident with said common line and the south right-of-way line of said Smallmouth Road, a distance of 543.05 feet to the **POINT OF BEGINNING** and containing 0.152 of one acre (6,633 Sq. Ft.) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. There is an exhibit plat with like job number and date.



Dion P. Albertson RPLS No. 4963  
BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490



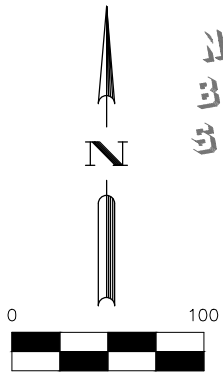
3/17/2022

Date

Date: March 17, 2022  
Project Number: 8119-00

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

**NANCY  
BLAKEY  
SURVEY,  
A-98**

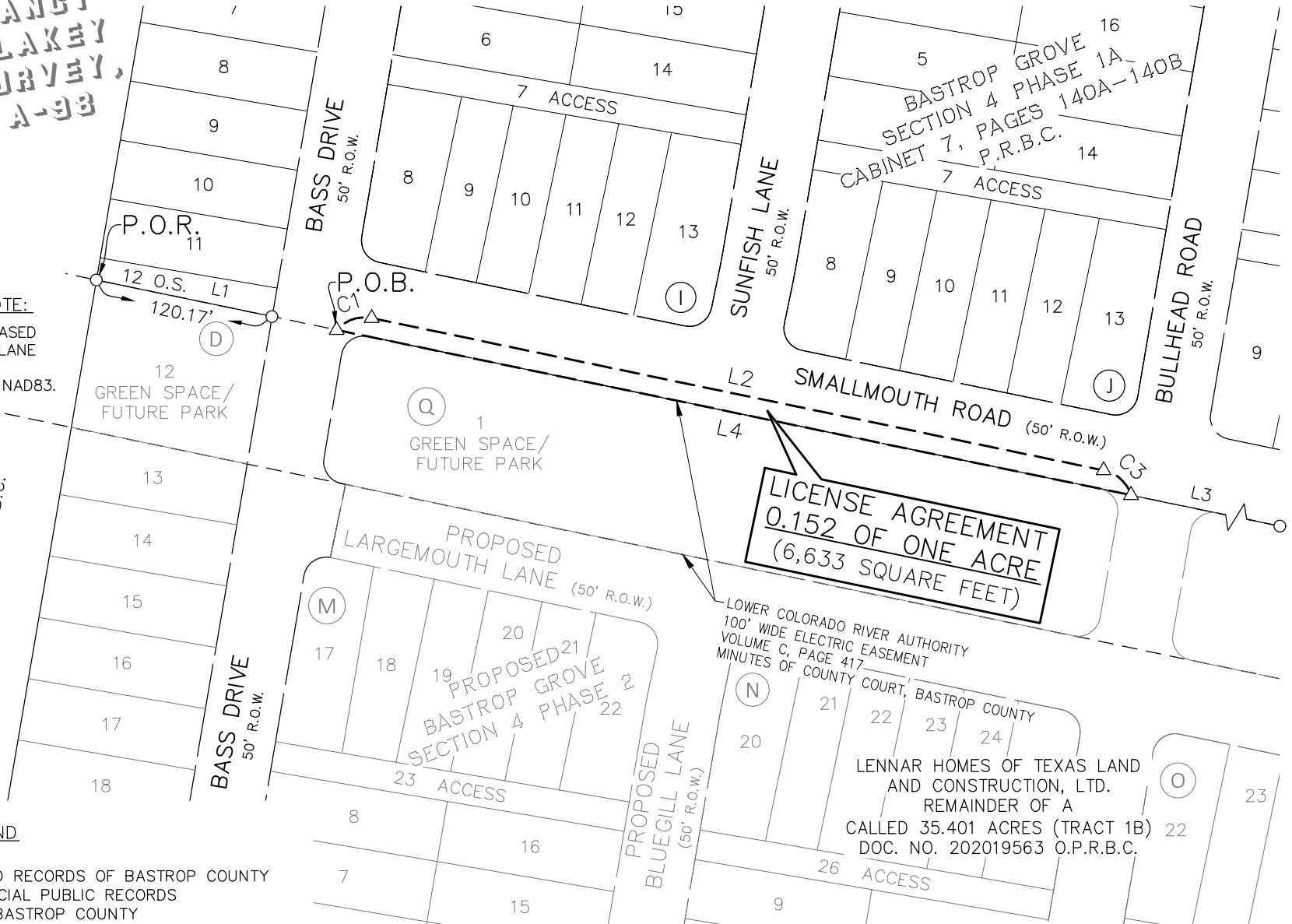


**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED  
UPON TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83.

MC BASTROP 71, LP  
REMAINDER OF A CALLED  
VOLUME 2097, PG. 241 O.P.R.B.C.

## LEGEND

D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD W/CAP
△	STAMPED "BGE INC" CALCULATED POINT



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SCALE: 1"=100'

SHEET **3**  
OF **4**

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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 78°15'18" E	164.29'
L2	S 78°15'18" E	500.33'
L3	S 78°15'18" E	1,069.97'
L4	N 78°15'18" W	543.05'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.94'	24.50'	60°40'22"	N 71°24'31" E	24.75'
C3	25.94'	24.50'	60°40'22"	S 47°55'07" E	24.75'



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SHEET 4

OF 4

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