

RESOLUTION NO. R-2023-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AUTHORIZING A LICENSE TO ENCROACH AGREEMENT WITH BASTROP GROVE RESIDENTIAL COMMUNITY, INC. TO ENCROACH INTO THE CITY RIGHT-OF-WAY TO INSTALL IRRIGATION, LANDSCAPING, SIGNAGE, AND MAIL KIOSKS FOR A RESIDENTIAL DEVELOPMENT, AS ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop City Council understands the benefit of having developable residential lots within the City; and

WHEREAS, the City of Bastrop City Council understands that housing density provides increased housing opportunities and fiscal sustainability to the City; and

WHEREAS, the improvements that will be installed will enhance the residential neighborhood with landscaping and street trees, and wayfinding with a neighborhood entry way sign, which will be maintained by the developer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The City Manager is hereby authorized to execute a License to Encroach Agreement between the City of Bastrop and Bastrop Grove Residential Community, Inc, to construct signage, landscaping, irrigation, and mail kiosks, as shown in Exhibit A which is attached and incorporated herein.

Section 2. All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3. This resolution shall take effect immediately from and after its passage, and it is duly resolved.

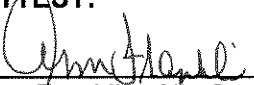
DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, Texas this 14th day of February 2023.

APPROVED:



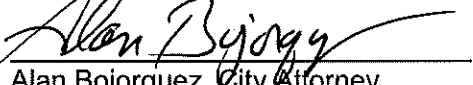
Connie B. Schroeder, Mayor

ATTEST:



Ann Franklin, City Secretary

APPROVED AS TO FORM:



Alan Bojorquez, City Attorney

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:

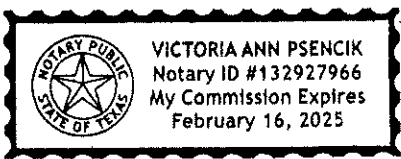
City of Bastrop, Texas

By: 
Sylvia Carrillo, ICMA-CM, CPM
City Manager

Date: 2-16-2023

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

This instrument was acknowledged before me on this the 16th day of FEBRUARY 2023, by Sylvia Carrillo, the city manager and the duly authorized representative of the City of Bastrop.




Notary Public, State of Texas

My Commission Expires: 2-16-2025

AGREED:

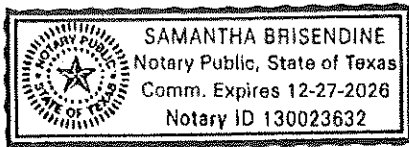
By: Chase Kohlhoff
Chase Kohlhoff,
Bastrop Grove Residential Community, Inc.
Director

Date: 01.27.2023

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

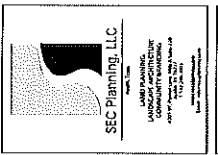
This instrument was acknowledged before me on this the 27th day of January, 2023, by Chase Kohlhoff, the Director and the duly authorized representative of the City of Bastrop.

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



Samantha Brisendine
Notary Public, State of Texas

My Commission Expires: 12-27-2026



LANDSCAPE IMPROVEMENT PLANS
BASTROP GROVE
BASTROP, TEXAS 78602

Table with project details: Drawing No. 1010052-LETX, Project Name, Date, and other metadata.

- 1.1. General Notes: a. Excavate to depths required to provide depth of sand bedding for piping... b. Excavate trenches and install piping and fits during the active working day...

Table with columns: ITEM, QUANTITY, UNIT, and DESCRIPTION. Lists various materials like pipe, valves, and fittings.

Table with columns: MATERIAL, QUANTITY, UNIT, and NOTES. Lists specific material specifications and notes.

- 1.2. Irrigation General Notes: a. Obtain all permits and information applicable prior to start of work... b. Verify and mark this location of all buried cables, conduits, piping, etc...

Table with columns: ITEM, QUANTITY, UNIT, and DESCRIPTION. Continuation of material list.

Table with columns: MATERIAL, QUANTITY, UNIT, and NOTES. Continuation of material specifications.

- 1.3. Plant Schedule: a. Verify and mark this location of all buried cables, conduits, piping, etc... b. Verify and mark this location of all buried cables, conduits, piping, etc...

Table with columns: ITEM, QUANTITY, UNIT, and DESCRIPTION. Continuation of material list.

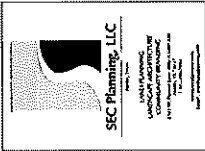
Table with columns: MATERIAL, QUANTITY, UNIT, and NOTES. Continuation of material specifications.

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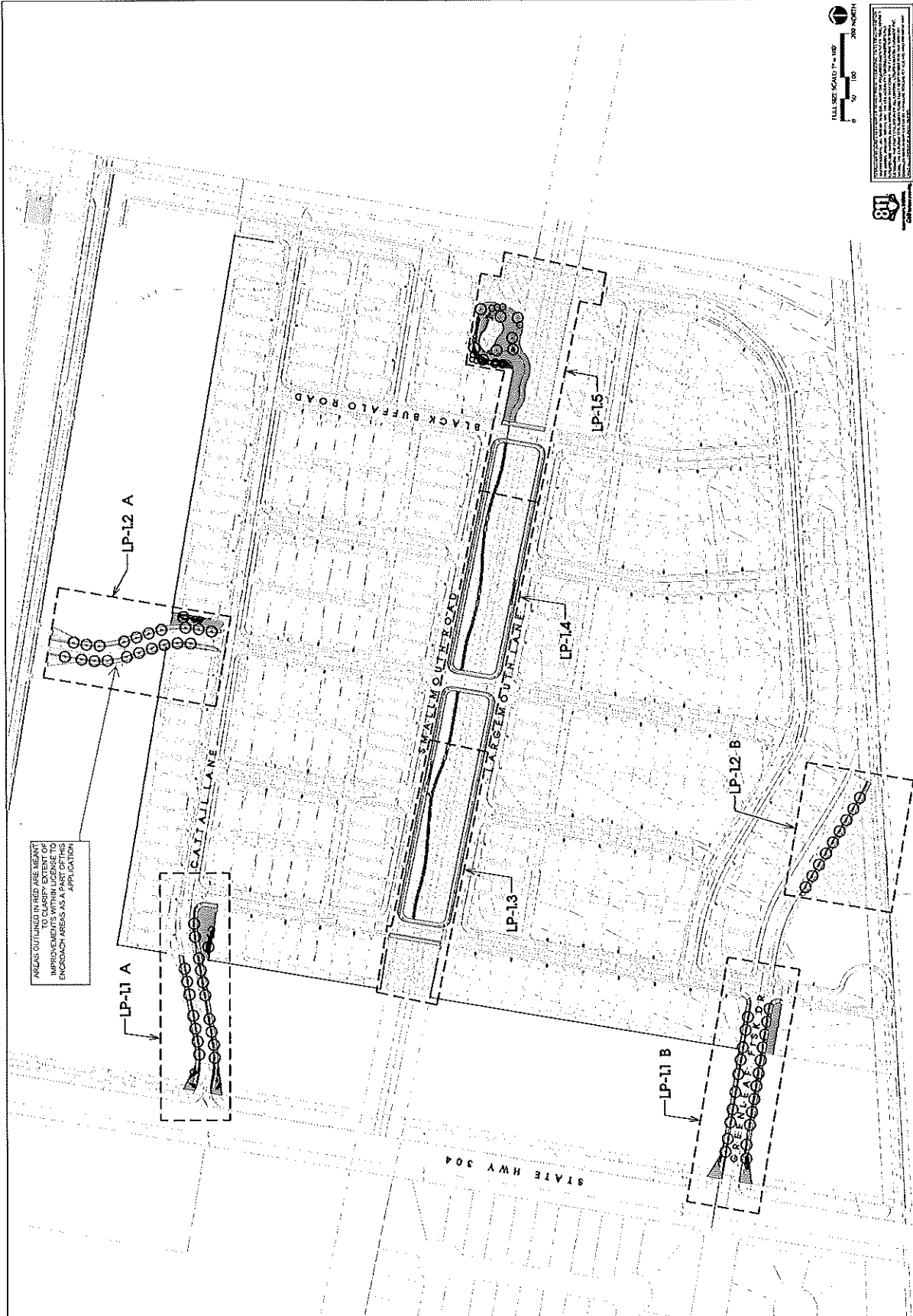
PLANT SCHEDULE table with columns: ITEM, QUANTITY, UNIT, and DESCRIPTION. Lists various plant species and their quantities.



LANDSCAPE IMPROVEMENT PLANS
 BASTROP GROVE
 BASTROP, TEXAS 78602

Drawn by: [Name]
 Checked by: [Name]
 Date: [Date]

Project No: 210052-LETX
 Overall Planting Plan
 LP-1.0 of [Number]

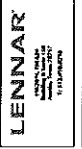
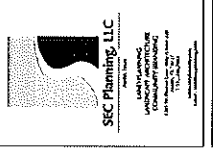


SCALE: 1" = 100'

300' NORTH

811

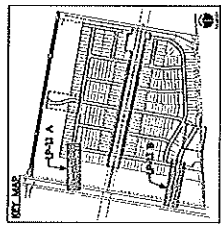
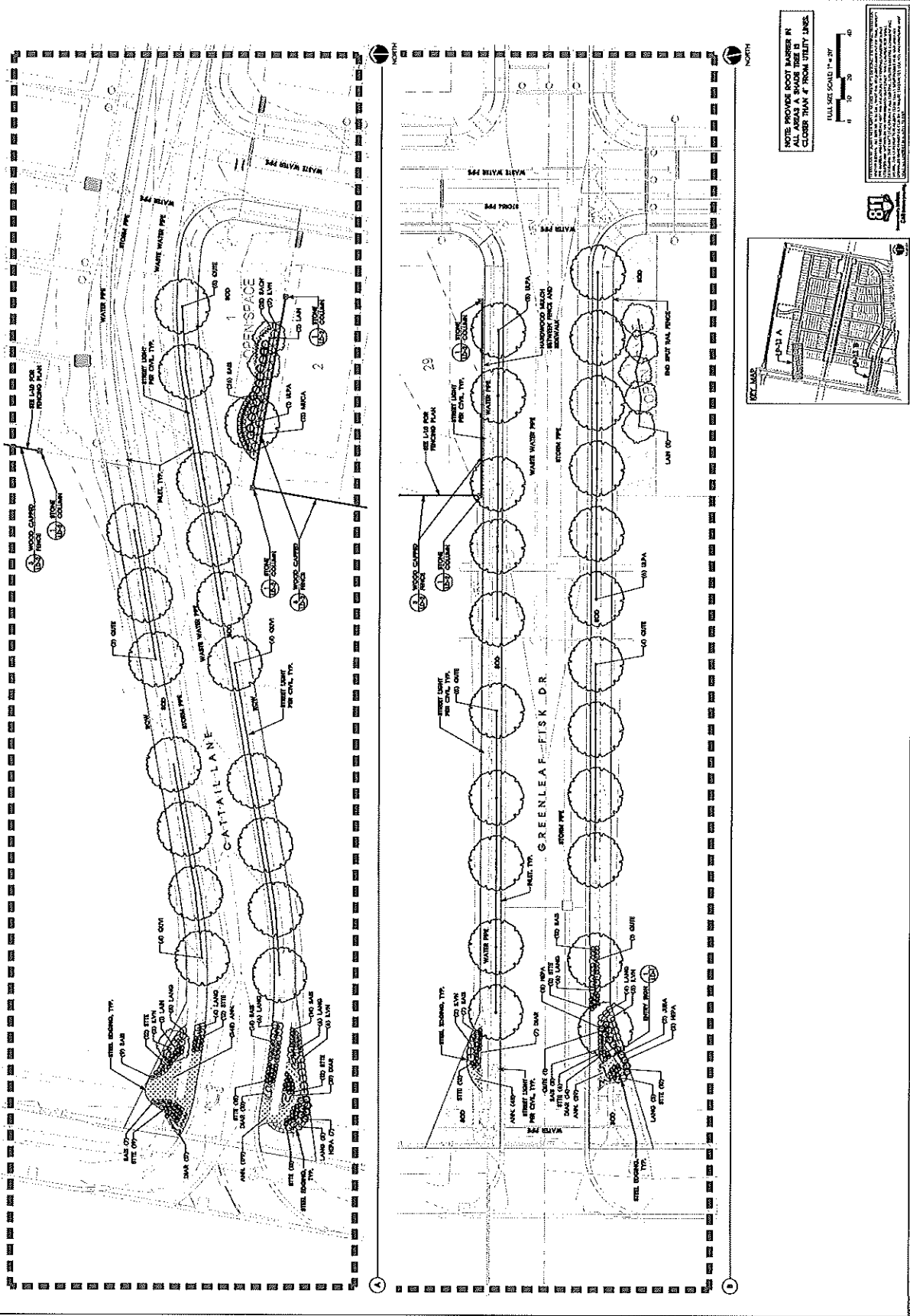
STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE PLANS



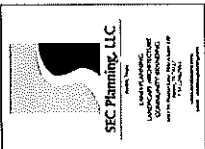
BASTROP GROVE
 LANDSCAPE IMPROVEMENT PLANS
 BASTROP, TEXAS 78602

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 Drawing No. PL-11
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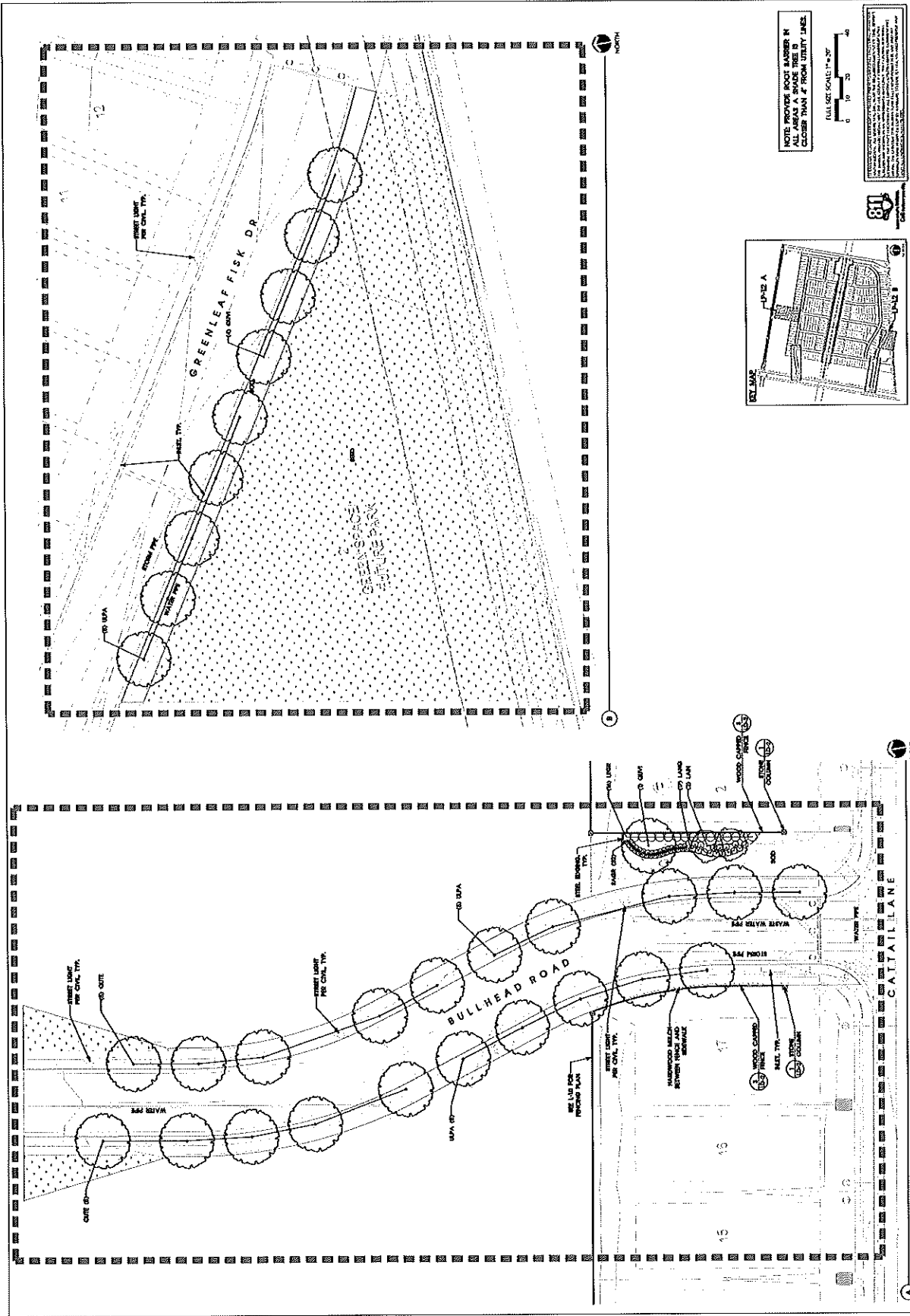
11/11/2021
 11:00 AM
 11/11/2021
 11:00 AM



BASTROP GROVE
LANDSCAPE IMPROVEMENT PLANS
 BASTROP, TEXAS 78602

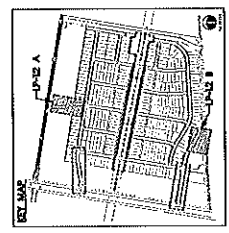
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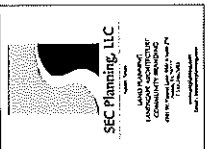
PLANTING PLAN
 Sheet No: LP-1.2 of
 1.00



FULL SIZE SCALE: 1" = 40'
 0 10 20 40

NOTES: PROVIDE ROOT BARRIERS IN ALL AREAS & SPACE TREE IS CLOSER THAN 4" FROM UTILITY LINES.





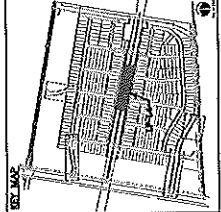
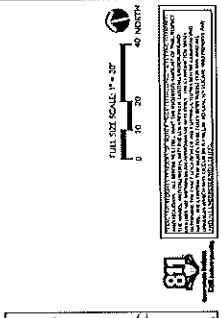
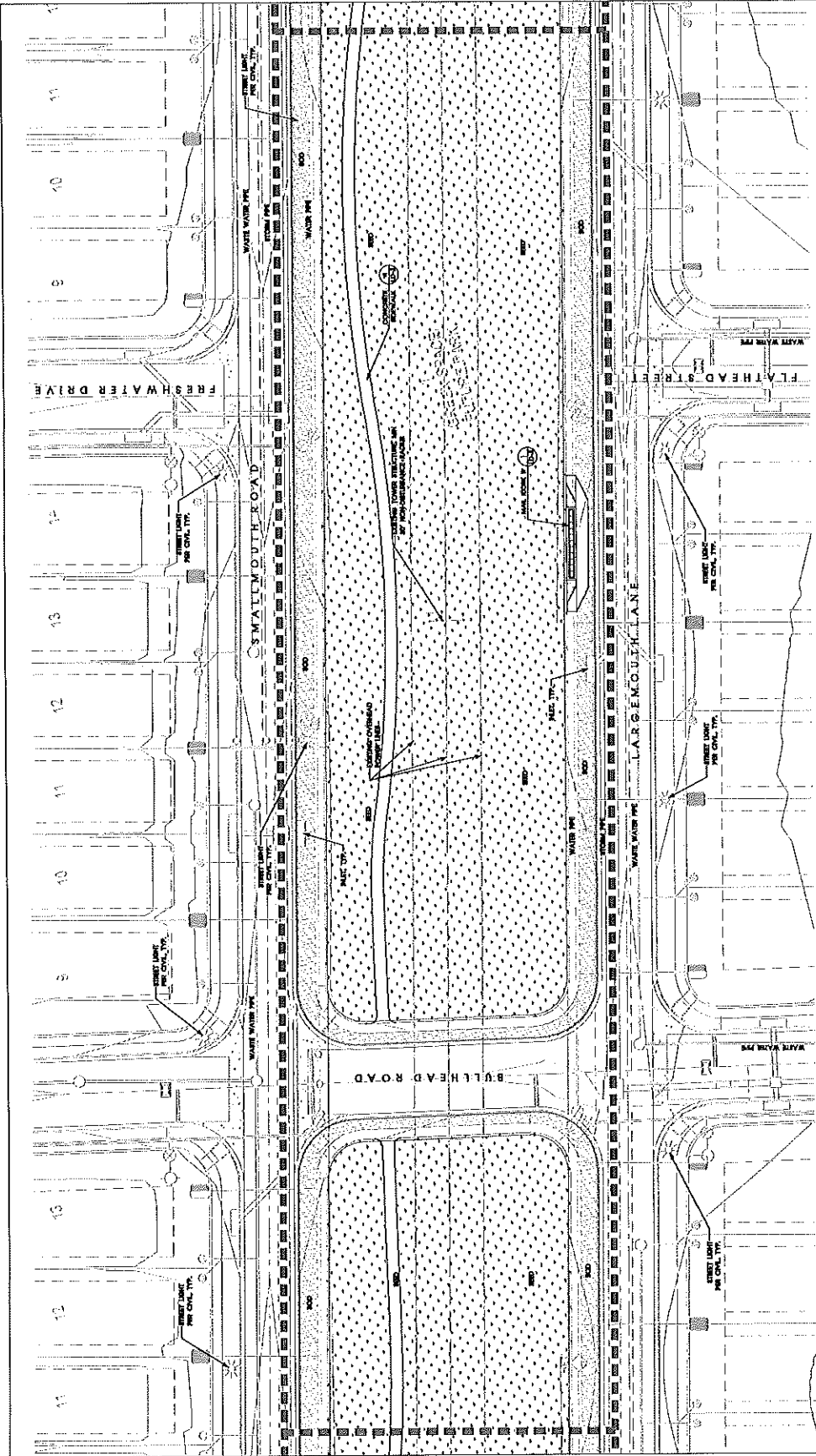
LENNAR
 2004 BLAKE
 10000 W. HIGHTWAY 170
 FORT WORTH, TEXAS 76154
 817.333.4400



LANDSCAPE IMPROVEMENT PLANS
 BASTROP, TEXAS 78602
BASTROP GROVE

Project No.	2100524LETX
Drawn By	EE
Reviewed By	CM
Scale	AS SHOWN
Date	11/15/2021

PLANTING PLAN
 Sheet No. LP-1.4 of 1
 Date: 11/15/2021

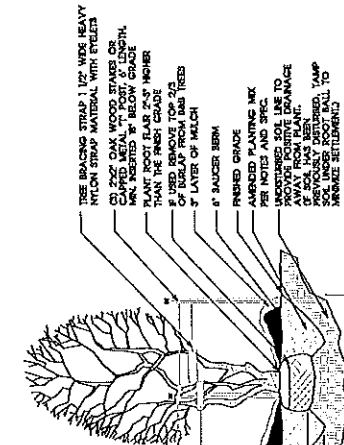


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 www.811.com

SEC
 SEC Planning, LLC
 10000 W. HIGHTWAY 170
 FORT WORTH, TEXAS 76154
 817.333.4400

1 TREE PLANTING - PYRAMIDAL

SCALE 3/4" = 1'-0"



NOTE: REMOVE ALL TREATED OR PLASTIC COATED BRACKLING STRAPPING, WIRE OR NYLON TRUNK CUT AWAY TOP AND SIDES OF WIRE BASKET OR CHAINED ROOTBALL. WIRE BASKET OR CHAINED ROOTBALL WILL BE REJECTED. BRACKLING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

NEVER CUT LEADER

3/4" GAUGE GALVANIZED WIRE (DOUBLE STRAND) WRAP DOUBLE BRANCH TRUNK TO SECOND BRANCH WITH APPROVED TREE WRAPPING SECURING WITH ELECTRICAL TAPE

CUT ALL TRUNK AND BRANCHES FROM INNER ROOTBALL

1A GAUGE GALVANIZED WIRE (DOUBLE STRAND) WRAP DOUBLE BRANCH TRUNK TO SECOND BRANCH WITH APPROVED TREE WRAPPING SECURING WITH ELECTRICAL TAPE

REMOVE TOP 2/3 OF BRACKLING FROM 888 TREES

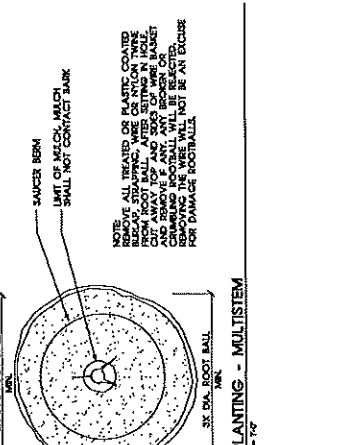
UNDISTURBED SOIL LINE TO PROVIDE PLANT, IF SOIL HAS BEEN REMOVED UNDER ROOT BALL TO MINIMIZE SETTLEMENT

3X DIA. ROOT BALL MIN.

3X DIA. ROOT BALL MIN.

2 TREE PLANTING - MULTISTEM

SCALE 3/4" = 1'-0"



NOTE: REMOVE ALL TREATED OR PLASTIC COATED BRACKLING STRAPPING, WIRE OR NYLON TRUNK CUT AWAY TOP AND SIDES OF WIRE BASKET OR CHAINED ROOTBALL. WIRE BASKET OR CHAINED ROOTBALL WILL BE REJECTED. BRACKLING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

REMOVE TOP 2/3 OF BRACKLING FROM 888 TREES

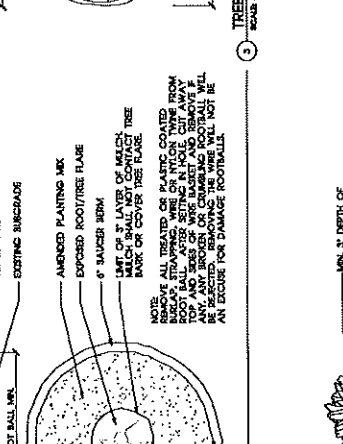
UNDISTURBED SOIL LINE TO PROVIDE PLANT, IF SOIL HAS BEEN REMOVED UNDER ROOT BALL TO MINIMIZE SETTLEMENT

3X DIA. ROOT BALL MIN.

3X DIA. ROOT BALL MIN.

3 SHRUB BED PLANTING

SCALE 1/2" = 1'-0"



NOTE: REMOVE ALL TREATED OR PLASTIC COATED BRACKLING STRAPPING, WIRE OR NYLON TRUNK CUT AWAY TOP AND SIDES OF WIRE BASKET OR CHAINED ROOTBALL. WIRE BASKET OR CHAINED ROOTBALL WILL BE REJECTED. BRACKLING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

REMOVE TOP 2/3 OF BRACKLING FROM 888 TREES

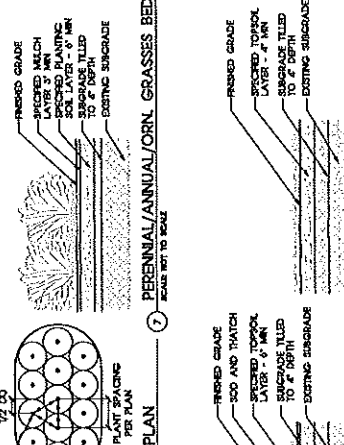
UNDISTURBED SOIL LINE TO PROVIDE PLANT, IF SOIL HAS BEEN REMOVED UNDER ROOT BALL TO MINIMIZE SETTLEMENT

3X DIA. ROOT BALL MIN.

3X DIA. ROOT BALL MIN.

4 TREE PLANTING - WITH ROOT BARRIER

SCALE 3/4" = 1'-0"



NOTE: REMOVE ALL TREATED OR PLASTIC COATED BRACKLING STRAPPING, WIRE OR NYLON TRUNK CUT AWAY TOP AND SIDES OF WIRE BASKET OR CHAINED ROOTBALL. WIRE BASKET OR CHAINED ROOTBALL WILL BE REJECTED. BRACKLING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

REMOVE TOP 2/3 OF BRACKLING FROM 888 TREES

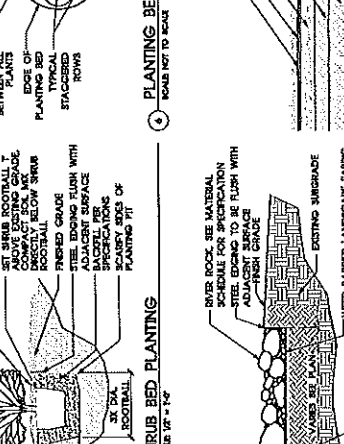
UNDISTURBED SOIL LINE TO PROVIDE PLANT, IF SOIL HAS BEEN REMOVED UNDER ROOT BALL TO MINIMIZE SETTLEMENT

3X DIA. ROOT BALL MIN.

3X DIA. ROOT BALL MIN.

5 PERENNIAL/ANNUAL/ORN. GRASSES BED

SCALE NOT TO SCALE



NOTE: REMOVE ALL TREATED OR PLASTIC COATED BRACKLING STRAPPING, WIRE OR NYLON TRUNK CUT AWAY TOP AND SIDES OF WIRE BASKET OR CHAINED ROOTBALL. WIRE BASKET OR CHAINED ROOTBALL WILL BE REJECTED. BRACKLING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

REMOVE TOP 2/3 OF BRACKLING FROM 888 TREES

UNDISTURBED SOIL LINE TO PROVIDE PLANT, IF SOIL HAS BEEN REMOVED UNDER ROOT BALL TO MINIMIZE SETTLEMENT

3X DIA. ROOT BALL MIN.

3X DIA. ROOT BALL MIN.

811

811 CALL BEFORE YOU DIG

811 TEXAS

811 TEXAS

811 TEXAS

811 TEXAS

TURF SEED

SCALE NOT TO SCALE

TURF SOD

SCALE NOT TO SCALE

RIVER ROCK AREAS

SCALE NOT TO SCALE

PLANTING BED PLAN

SCALE NOT TO SCALE

PERENNIAL/ANNUAL/ORN. GRASSES BED

SCALE NOT TO SCALE

TURF SEED

SCALE NOT TO SCALE

TURF SOD

SCALE NOT TO SCALE



THIS PLAN IS NOT FOR
CONSTRUCTION. THE
CONTRACTOR SHALL
VERIFY ALL DIMENSIONS
ON-SITE.

PROJECT:
BACTHOP DRIVE
BACTHOP, AZ

SHEET SIZE: 24" x 36"
DATE: 03/23/22
SCALE: 1" = 10'
PROJECT: 24145

REVISION:

DATE: 03/23/22
SCALE: 1" = 10'
PROJECT: 24145

TITLE: IRRIGATION BID

DESIGN ESTIMATE

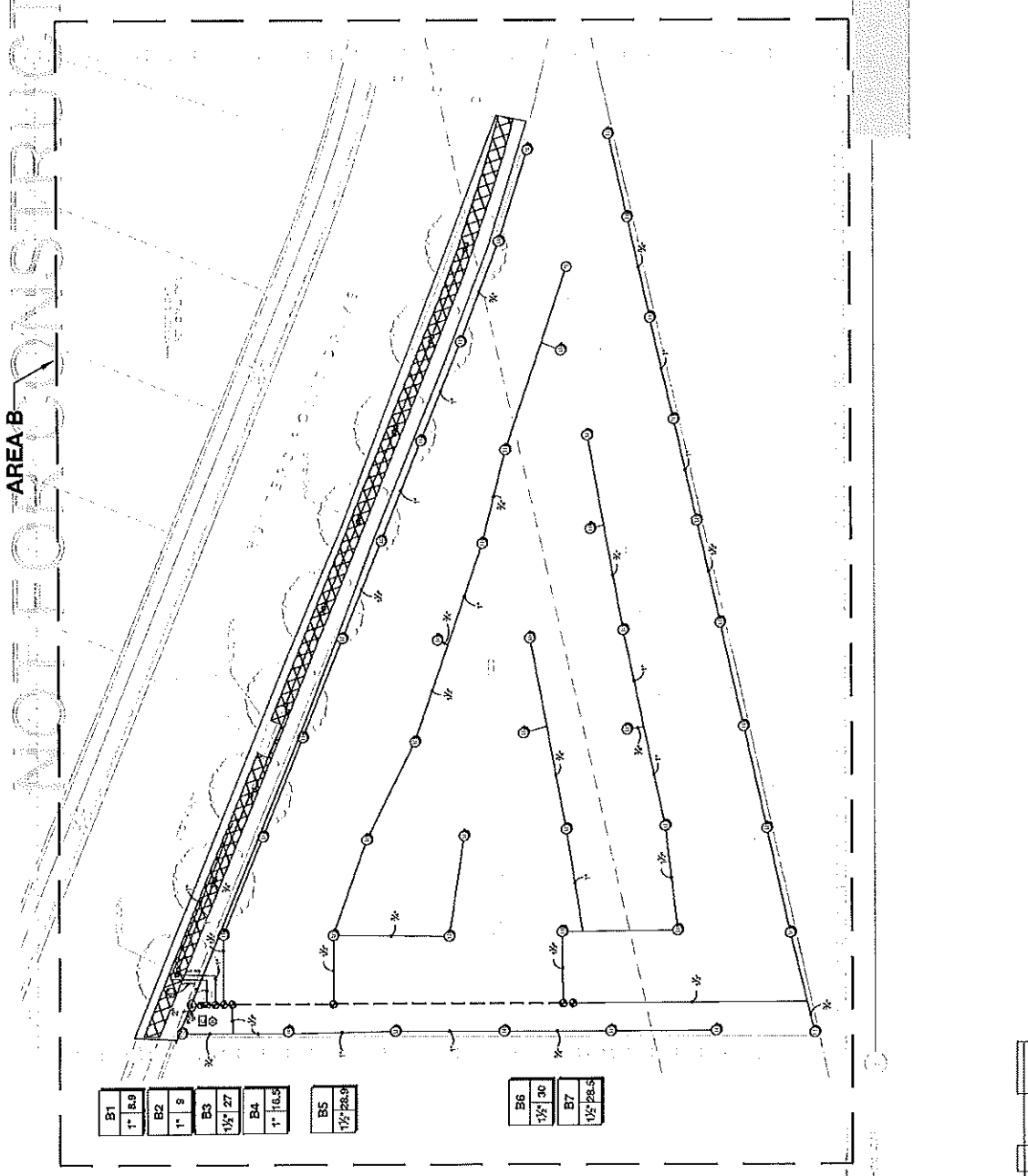
SHEET: IR-2

SHEET: 2 of 4

SYMBOL		MANUFACTURER/MODEL	QTY
A	10	Submittal	10
B	44	MANUFACTURER/MODEL	44
C	1	Riser Head, 30" - 20" radius	1
D	1	Riser Head, 17" - 22" radius	1
E	1	Drip Valve 1"	1
F	1	Drip Air Inlet Valve	1
G	1	Point to Point Pipe (10' length) (1/2" PEX)	1
H	2	Remains Control Valve 1/2"	2
I	4	Remains Control Valve 1/2"	4
J	1	Check Control	1
K	1	Backflow Preventer 1/2"	1
L	1	Irrigation Controller	1
M	1	Rel. Sensor	1
N	1	POC to the Water Supply	1
O	702	Irrigation Lateral Line Pipe 3/4"	702
P	44	Irrigation Lateral Line Pipe 1"	44
Q	600	Irrigation Lateral Line Pipe 1 1/2"	600
R	12	Irrigation Mainline Pipe 2"	12
S	3	Flap Sleeve 4"	3



- DESIGN NOTES:**
1. THIS BID DESIGN HAS BEEN BASED ON: 35 GPM AND 72 PSI.
 1. THIS DOCUMENT IS AN BID DESIGN THAT HAS BEEN DRAWN FOR BIDDING PURPOSES ONLY, AND IS NOT FOR CONSTRUCTION.
 2. EWING IRRIGATION BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN THIS BID DESIGN OR INSTALLATION OF THIS SYSTEM.
 3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT THIS SYSTEM MEETS ALL LOCAL CODES AND STATE BUILDING AND PLUMBING REQUIREMENTS, ETC.
 4. THIS BID DESIGN HAS BEEN DRAWN ON AN AUTOMATICALLY GENERATED LAYOUT. MATERIALS AND OTHER MATERIALS MAY HAVE BEEN SHOWN OUTSIDE OF PLANTING AREAS FOR GRAPHIC CLARITY ONLY.
 5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO VERIFY THE SIZE, PRESSURE, AND FLOW OF THE POINT OF ENTRY TO THE SYSTEM TO ENSURE THAT THE MINIMUM OPERATIONAL REQUIREMENTS OF THIS BID DESIGN.
 6. THIS BID DESIGN REQUIREMENTS AT THE POINT OF ENTRY TO THE SYSTEM SHALL BE DETERMINED BY THE IRRIGATION CONTRACTOR. THE LOCATION OF THE POINT OF ENTRY SHALL BE DETERMINED BY THE IRRIGATION CONTRACTOR. THE LOCATION FOR MATERIALS HAS ONLY BEEN SHOWN FOR BID PURPOSES.
 7. FINAL LOCATION OF THE IRRIGATION CONTROLLER, BACKFLOW, AND OTHER MATERIALS IS TO BE DETERMINED BY THE IRRIGATION CONTRACTOR. THE LOCATION FOR MATERIALS HAS ONLY BEEN SHOWN FOR BID PURPOSES.
 8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL AREAS THAT REQUIRE IRRIGATION HAVE BEEN INCLUDED AND TO MAKE ADJUSTMENTS IF NEEDED.
 9. SLEEVE LOCATIONS SHOWN ARE ONLY ESTIMATES. CONTRACTOR TO VERIFY SIZE AND QUANTITIES NEEDED.





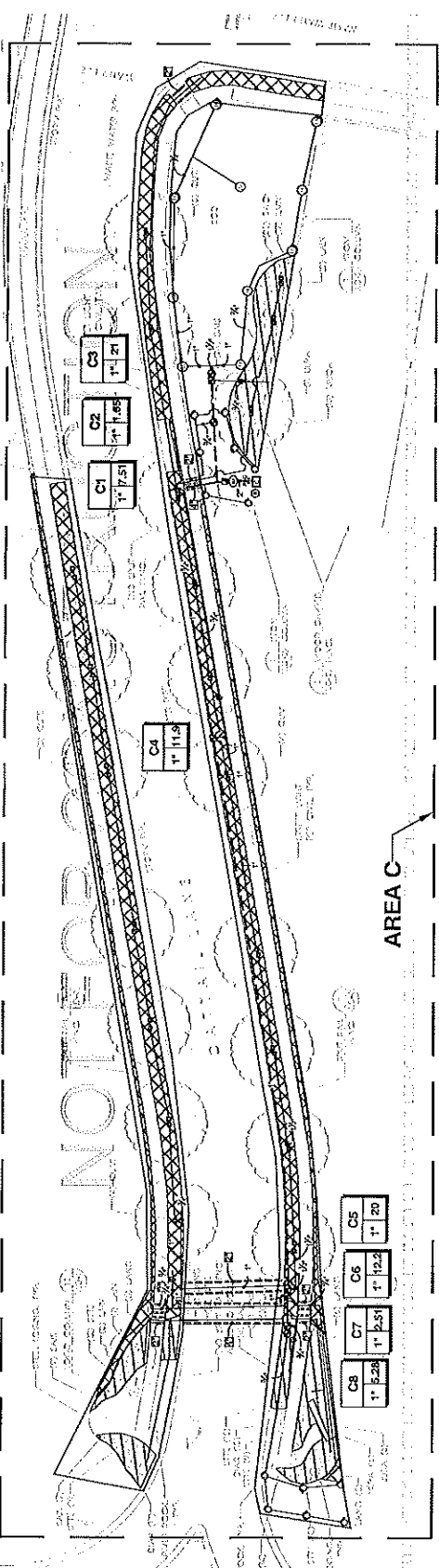
THIS PLAN IS NOT FOR
CONSTRUCTION. IT IS FOR
ESTIMATING PURPOSES
ONLY.

PROJECT:
BACSTROP GROVE
BACSTROP, TX

DATE: 08/23/22
SCALE: 1" = 16'
PROJECT: 24145

TITLE:
IRRIGATION BID
DESIGN ESTIMATE

SHEET:
IR-3
SHEET 3 of 6



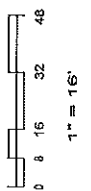
AREA C

DESIGN NOTES:

1. THIS BID DESIGN HAS BEEN BASED ON: IS OPM AND 72.75L.
1. THIS DESIGN IS A BID DESIGN THAT HAS BEEN DRAWN FOR BIDDING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION.
2. EXISTING IRRIGATION RELEASES NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN THIS BID DESIGN OR INSTALLATION OF THIS SYSTEM.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT THIS SYSTEM MEETS ALL LOCAL, COUNTY AND STATE LAWS, INCLUDING BUT NOT LIMITED TO BACKFLOW, ELECTRICAL, BUILDING, AND PLUMBING REQUIREMENTS, ETC.
4. THIS BID DESIGN HAS BEEN DRAWN DIAPHRAGMATICALLY. MAINLINES, HEADS, AND OTHER MATERIALS MAY HAVE BEEN SHOWN OUTSIDE OF PLANTING AREAS FOR GRAPHIC CLARITY ONLY.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO VERIFY ALL SIZE, PRESSURE, AND LOCATION OF THE CONNECTION AND VERIFY IT MEETS THE MINIMUM OPERATION REQUIREMENTS OF THIS BID DESIGN.
6. THIS BID DESIGN PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE ALONG THE MAINLINE PATH AND IRRIGATED AREAS.
7. FINAL LOCATION OF THE IRRIGATION CONTROLLER, BACKFLOW, AND OTHER MATERIALS IS TO BE DETERMINED BY THE IRRIGATION CONTRACTOR. MATERIALS LOCATION FOR THIS DESIGN IS SHOWN FOR BID PURPOSES.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL MATERIALS AND METHODS SHOWN ON THIS PLAN ARE INCLUDED AND TO MAKE ADJUSTMENTS IF NEEDED.
9. BLENDING LOCATIONS SHOWN ARE ONLY ESTIMATES. CONTRACTOR TO VERIFY SIZE AND QUANTITIES NEEDED.

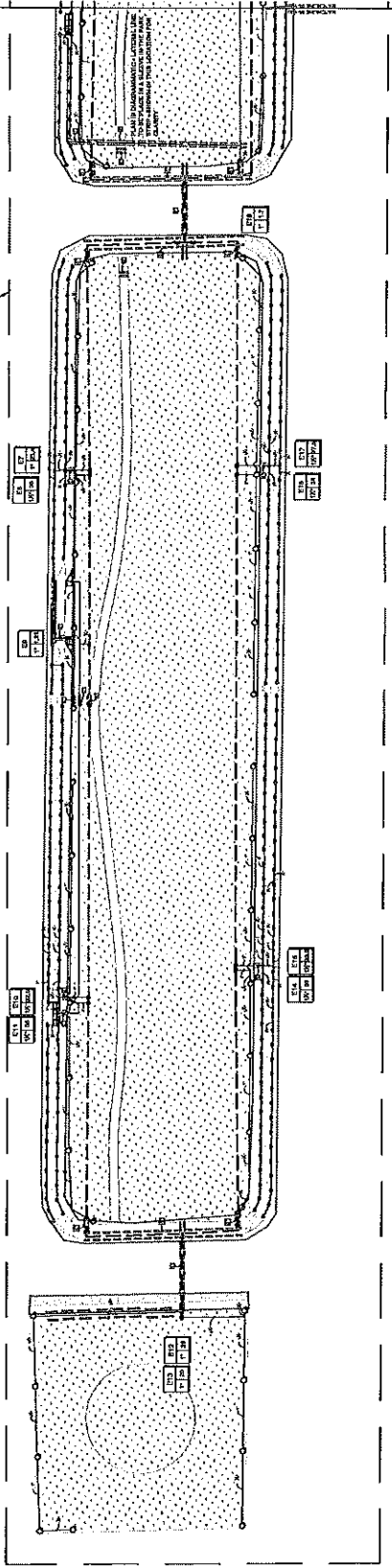
IRRIGATION SCHEDULE (AREA-C)

SYMBOL	MANUFACTURER/MODEL	QTY
	1/2" Polyethylene	12
	3/4" Polyethylene	1
	1" Polyethylene	40
	1 1/2" Polyethylene	9
	2" Polyethylene	8
	3" Polyethylene	4
	4" Polyethylene	4
	6" Polyethylene	2,298 LL
	8" Polyethylene	203 LL
	10" Polyethylene	4
	12" Polyethylene	1
	14" Polyethylene	1
	16" Polyethylene	1
	18" Polyethylene	1
	20" Polyethylene	1
	22" Polyethylene	1
	24" Polyethylene	1
	26" Polyethylene	1
	28" Polyethylene	1
	30" Polyethylene	1
	32" Polyethylene	1
	34" Polyethylene	1

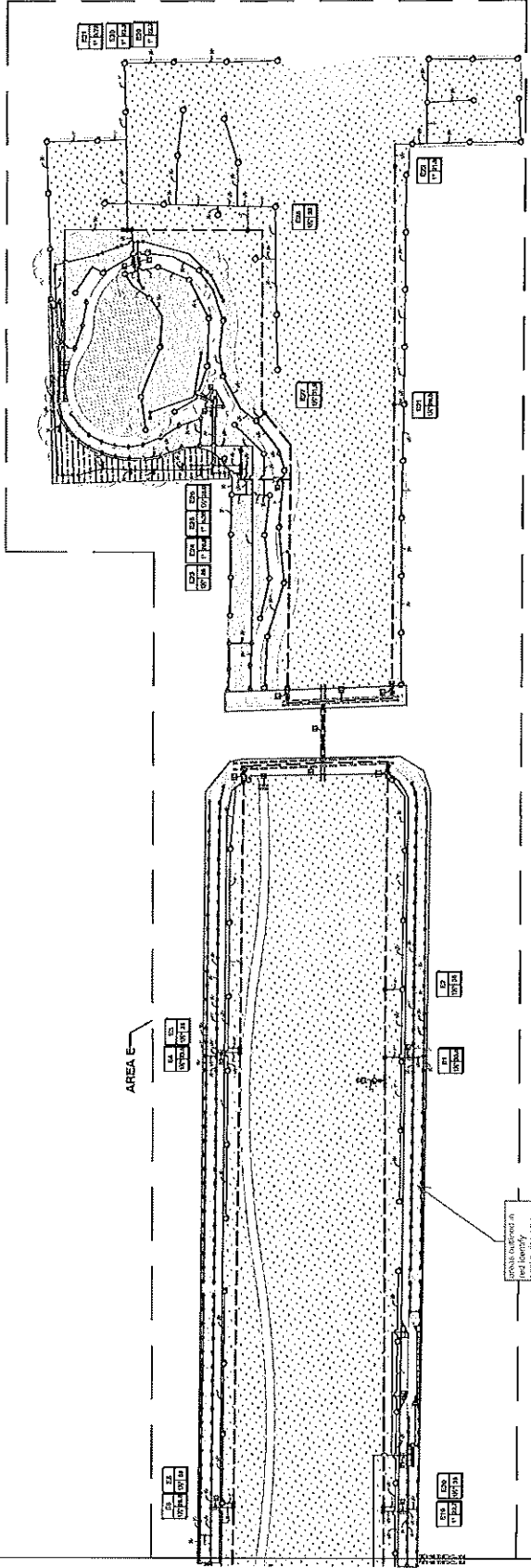


NOT FOR CONSTRUCTION

AREA E



AREA E



PLEASE REFER TO
SPECIFICATIONS FOR
APPLICATIONS
OR REVISIONS
TO THIS PLAN.



DESIGN NOTES:

1. THIS BID DESIGN HAS BEEN BASED ON: 35 GPM AND 72 PSI.
2. EWING IRRIGATION BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN THIS BID DESIGN OR INSTALLATION OF THIS SYSTEM.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT THIS SYSTEM MEETS ALL LOCAL CODES AND STATE LAWS, INCLUDING BUT NOT LIMITED TO BACKFLOW, ELECTRICAL, BUILDING, AND PLUMBING REQUIREMENTS, ETC.
4. THIS BID DESIGN HAS BEEN DRAWN DIAGRAMMATICALLY. MAINLINES, HEADS, AND OTHER MATERIALS MAY HAVE BEEN SHOWN OUTSIDE OF PLANTING AREAS FOR GRAPHIC CLARITY ONLY.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO VERIFY THE SIZE, PRESSURE, AND FLOW OF THE POINT OF CONNECTION AND VERIFY IT MEETS THE MINIMUM OPERATION REQUIREMENTS OF THIS BID DESIGN.
6. THIS BID DESIGN PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE ALONG THE MAINLINE PATH AND IRRIGATED AREAS.
7. FINAL LOCATION OF THE IRRIGATION CONTROLLER, BACKFLOW, AND OTHER MATERIALS IS TO BE DETERMINED BY THE CONTRACTOR. THE LOCATION FOR MATERIALS HAS ONLY BEEN SHOWN FOR BID PURPOSES.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL AREAS THAT REQUIRE IRRIGATION HAVE BEEN INCLUDED AND TO MAKE ADJUSTMENTS IF NEEDED.
9. SLEEVE LOCATIONS SHOWN ARE ONLY ESTIMATES. CONTRACTOR TO VERIFY SIZE AND QUANTITIES NEEDED.

IRRIGATION SCHEDULE OVERALL

SYMBOL	MANUFACTURER/MODEL	QTY
	Spray Turf Head, emp 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
	Rotor Head, 25"-36" radius	128
	Rotor Head, 17"-22" radius	44
	Drip Valve 2"	18
	Drip Air Relief Valve	16
	Area to Receive Drip Line (Turf) 0.46gh-12" inline spacing (12" row)	12,875 LL
	Area to Receive Drip Line (Shrub) 0.46gh-18" inline spacing (12" row)	2,880 LL
	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	48
	Rain Sensor	5
	POC to the Water Supply	5
	Irrigation Lateral Line Pipe 3/4"	11,700 LL
	Irrigation Lateral Line Pipe 1"	3,300 LL
	Irrigation Lateral Line Pipe 1-1/2"	2,200 LL
	Irrigation Lateral Line Pipe 2"	160 LL
	Irrigation Mainline Pipe 2"	4,400 LL
	Pipe Sleeve 2"	280 LL
	Pipe Sleeve 4"	640 LL

Value Callout



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

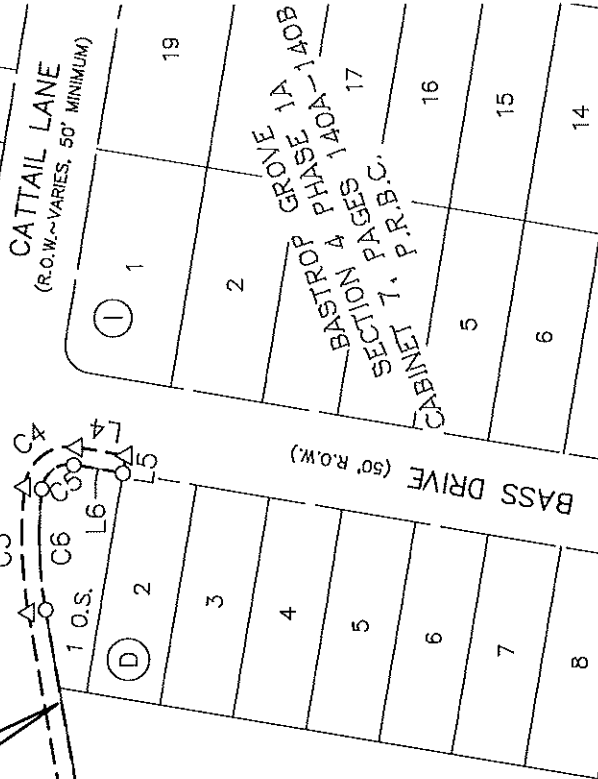
HAGLEY BLAKEY SURVEY, A-93

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.

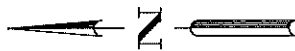
LICENSE AGREEMENT
0.120 OF ONE ACRE
(5,226 SQUARE FEET)

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



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



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

Copyright 2022

SCALE: 1"=100'

SHEET 4

OF 5

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'

SCALE: 1"=100'

SHEET **5**

OF **5**

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



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.



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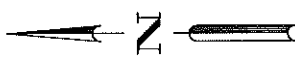


3/17/2022

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.

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

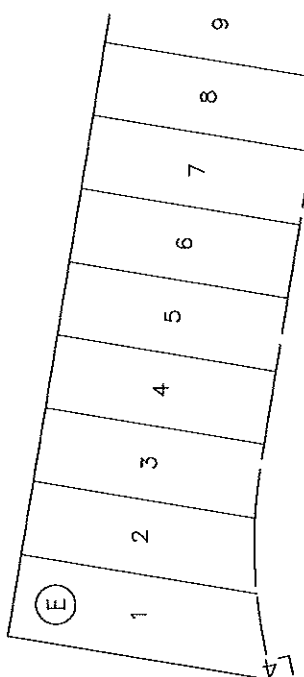
LICENSE AGREEMENT
 0.082 OF ONE ACRE
 (3,560 SQUARE FEET)

**NADY BLAKELY
 SURVEY, A-93**

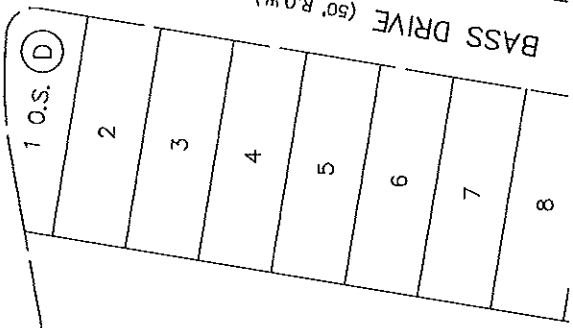
MC BASTROP 71, LP
 REMAINDER OF A CALLED
 145.691 ACRES
 VOLUME 2097, PG. 241 O.P.R.B.C.

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

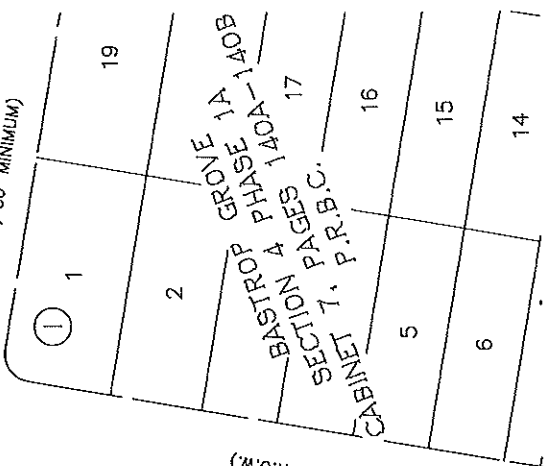
MC BASTROP 71, LP
 REMAINDER OF A
 CALLED 145.691 ACRES
 VOLUME 2097, PG. 241 O.P.R.B.C.



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



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



GRONE 1A 1A0B
 BASTROP PHASE 1 1A0A-1A0B
 SECTION 7, PAGES 17
 CABINET 7, P.P.R.B.C.

- 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

SCALE: 1"=100'
 SHEET **3**
 OF **4**

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



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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'

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;

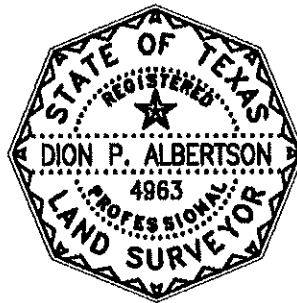
- 6) N 09°40'53" E, a distance of 11.70 feet to a calculated point for an angle point of the herein described tract;

- 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
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-98**

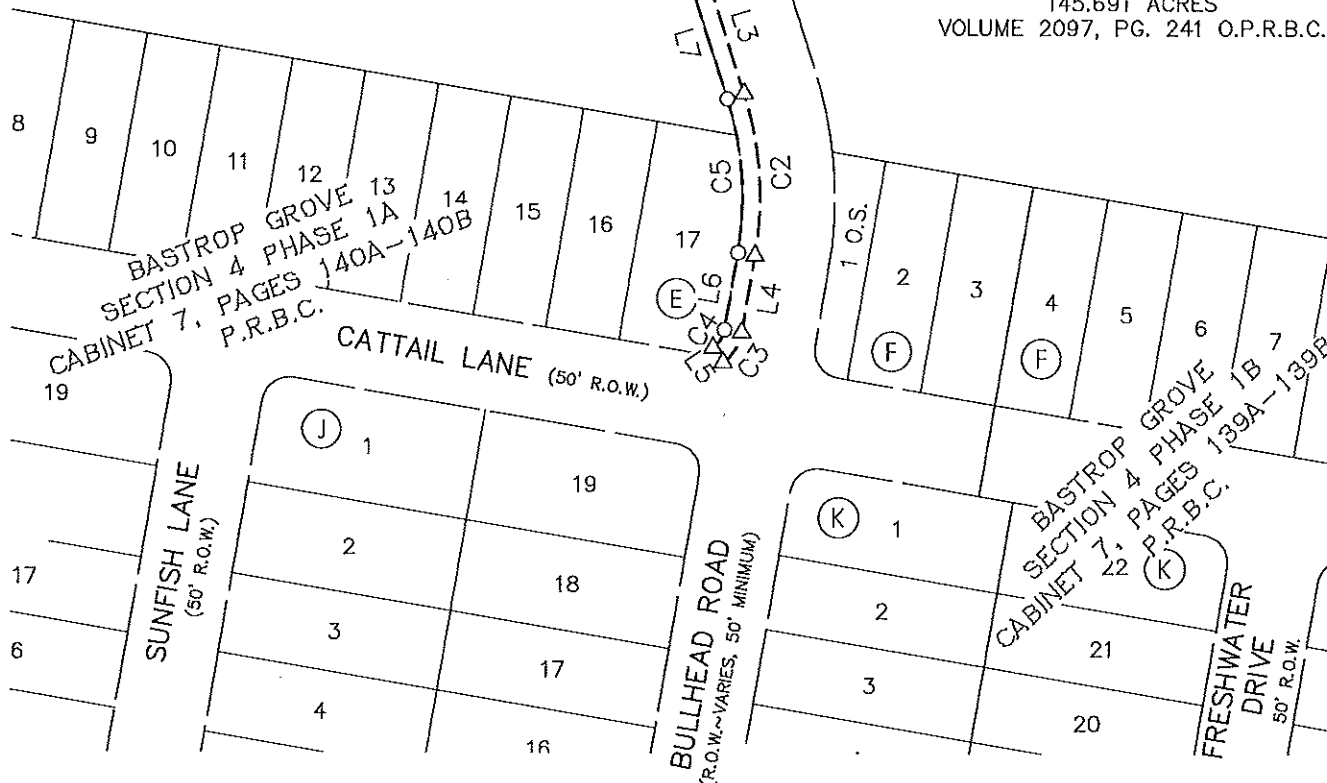
BEARING BASIS NOTE:

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

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

**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.
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

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'



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 TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'	
SHEET	5
OF	5

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.
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San Antonio TX 78216
Telephone: 210-581-3600
TBPELS Licensed Surveying Firm No. 10194490

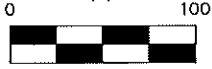


3/17/2022

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.

**NANBY BLAKEY
SURVEY, A-93**

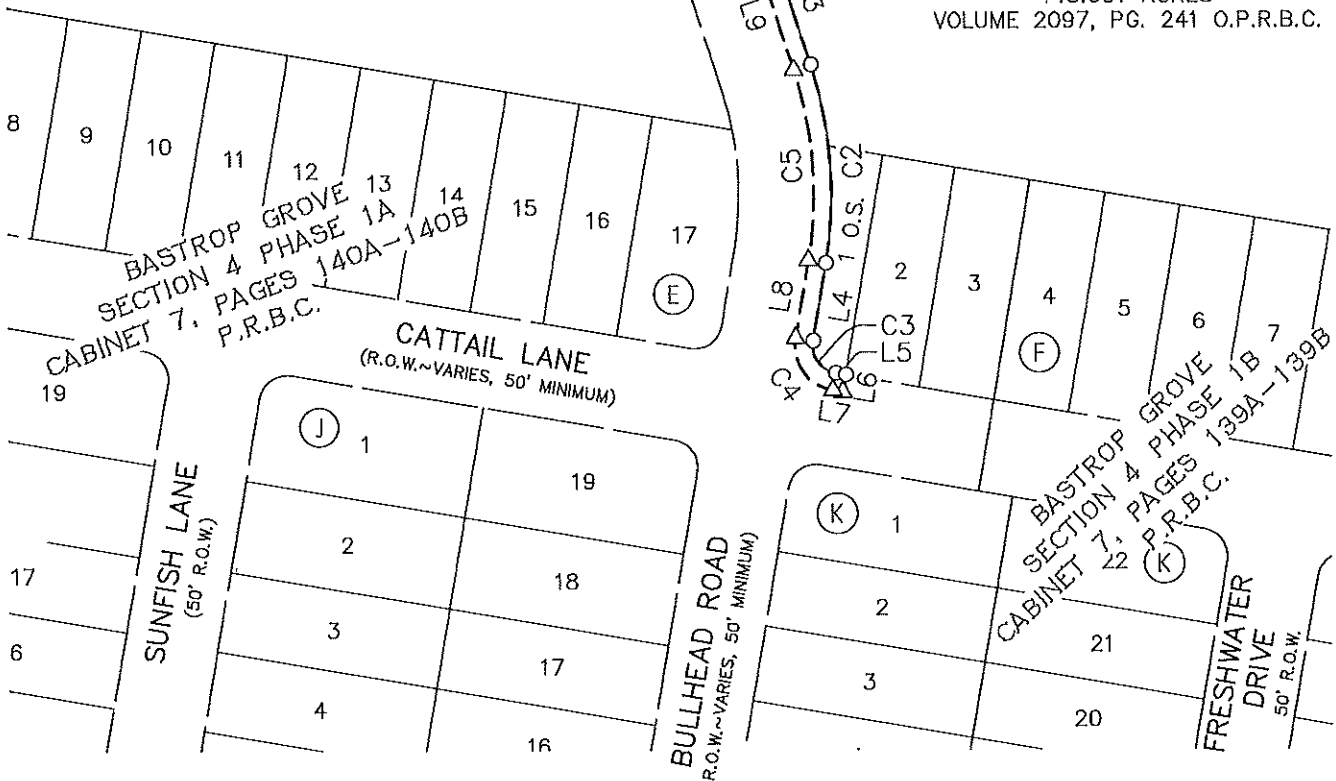
BEARING BASIS NOTE:

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.



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Tel: 210-581-3600 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET 4

OF 5

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'



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 TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=100'

SHEET **5**

OF 5

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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TBPELS Licensed Surveying Firm No. 10194490



3/17/2022

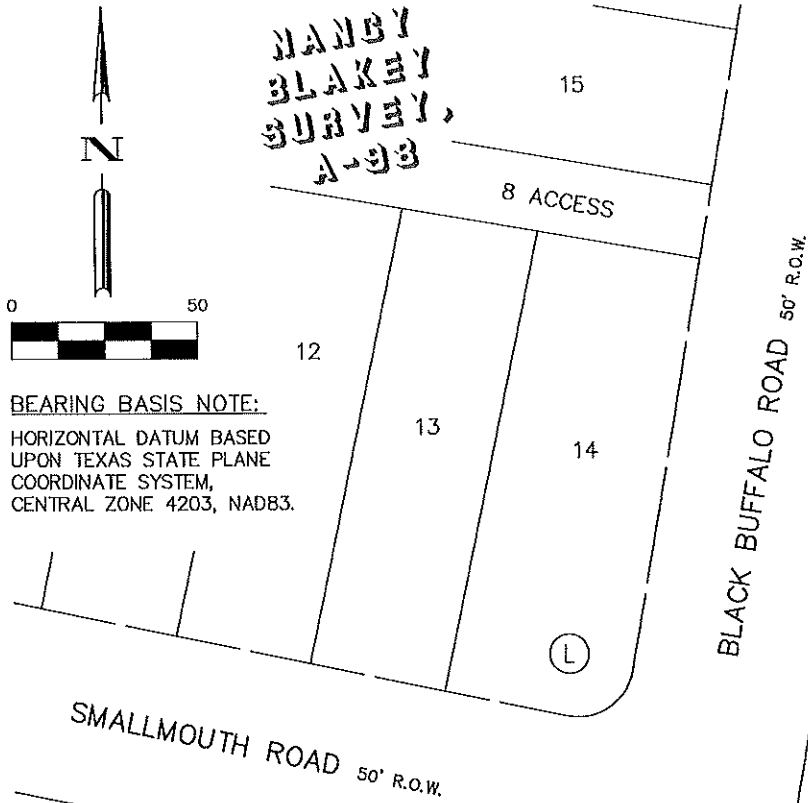
Date

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

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

**HANBY
BLAKEY
SURVEY,
A-93**

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'



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

(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)**

(A)
36
GREEN SPACE/
FUTURE PARK

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

SCALE: 1"=50'

SHEET **3**

OF 3



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

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;

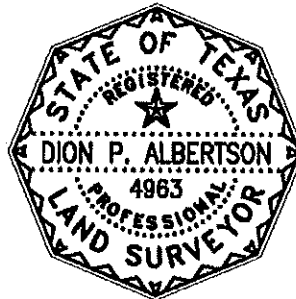
- 4) S 78°15'18" E, a distance of 500.33 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;
- 5) Curving to the left, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of 92°04'47", a chord bearing of N 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.



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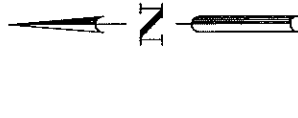
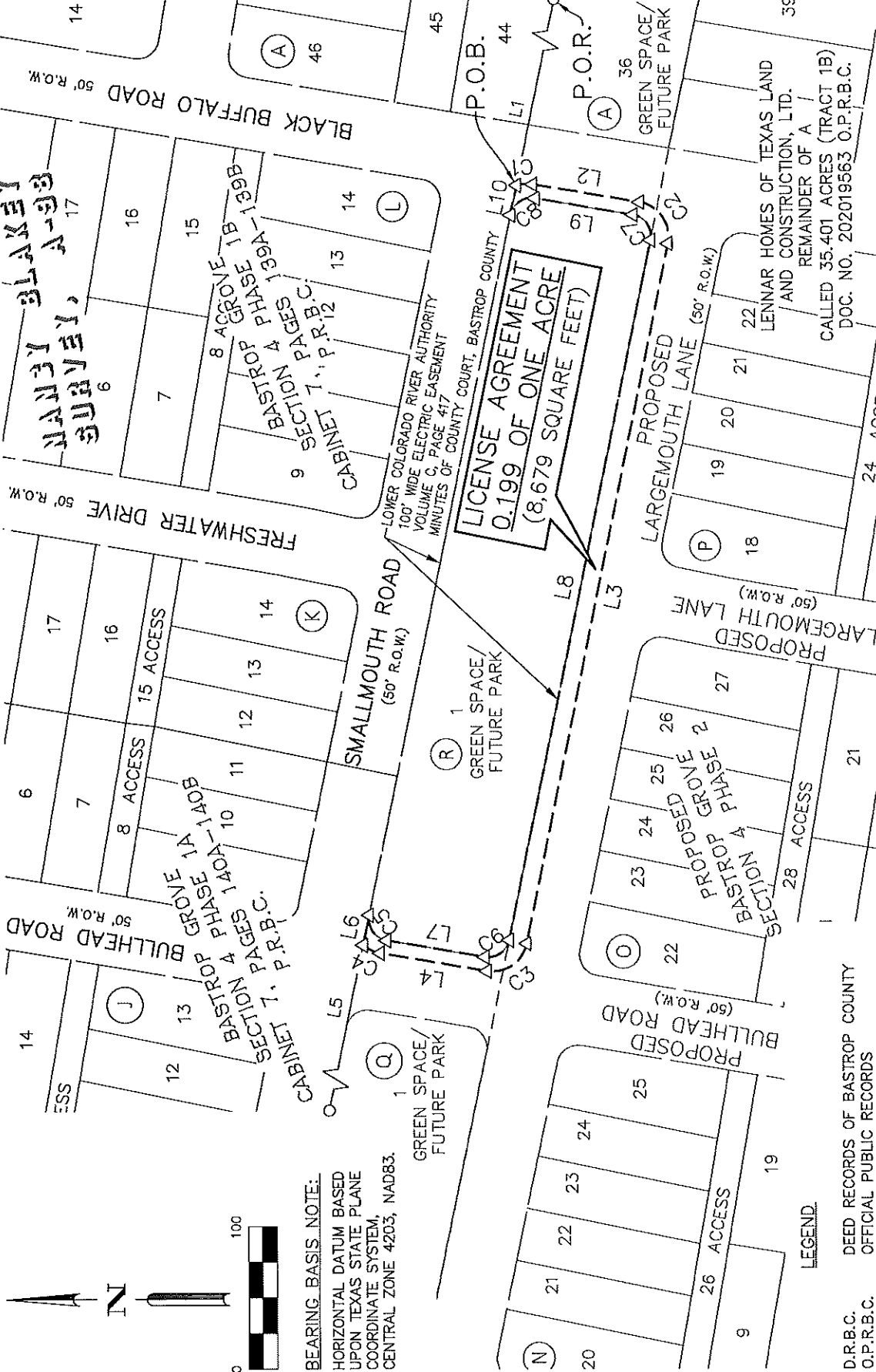


3/17/2022

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.
 - O.P.R.B.C.
 - O.S.
 - P.O.B.
 - P.O.R.
 - P.R.B.C.
 - R.O.W.
 -
 - △
- DEED RECORDS OF BASTROP COUNTY
 OFFICIAL PUBLIC RECORDS
 OF BASTROP COUNTY
 OPEN SPACE
 POINT OF BEGINNING
 POINT OF REFERENCE
 PLAT RECORDS OF BASTROP COUNTY
 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 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'

SCALE: 1"=100'

SHEET **5**

OF **5**

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 Tel: 210-581-3600 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10194490



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°24'25", a chord bearing of N 25°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.

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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

**NABBY
BLAKLEY,
SURVEY,
A-93**

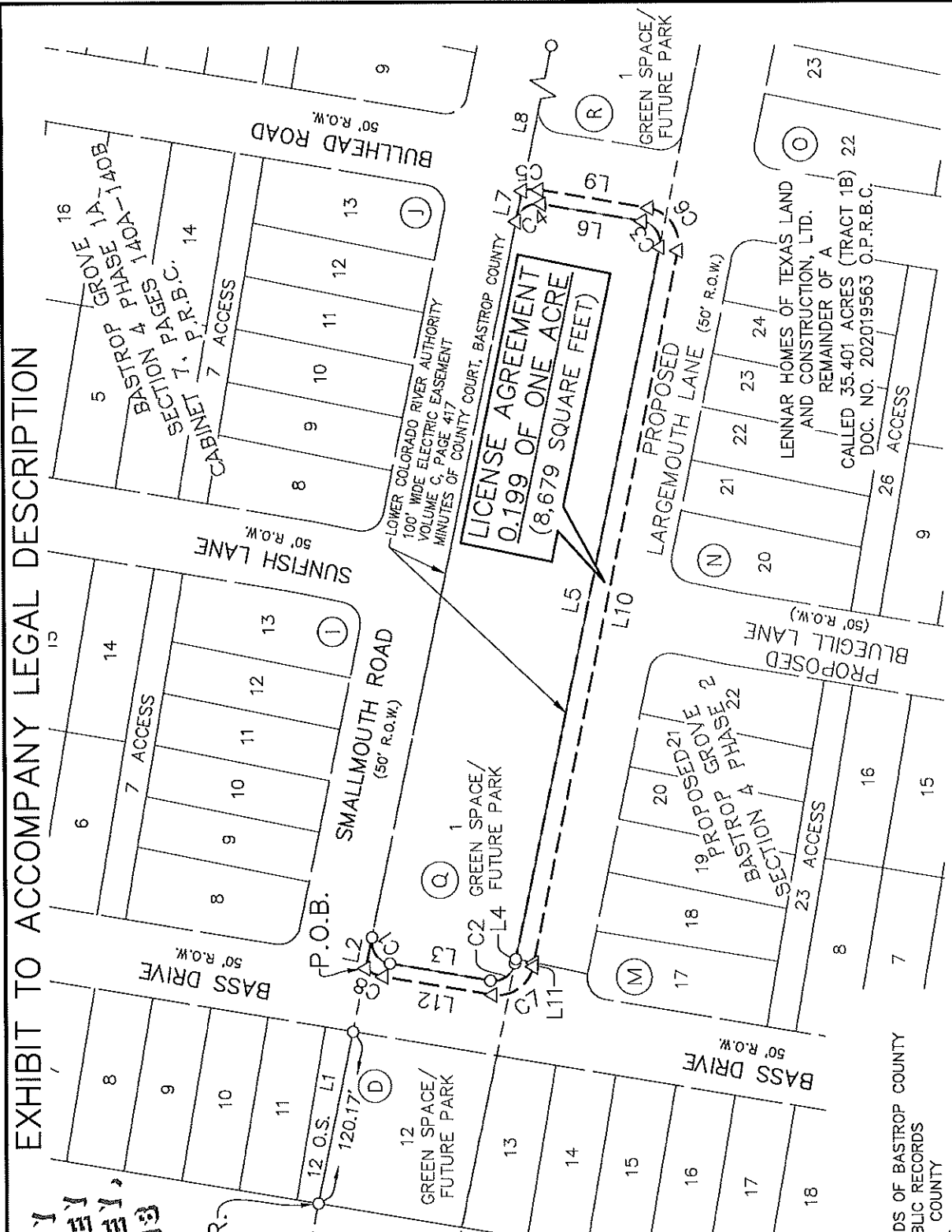


BEARING BASIS NOTE:
HORIZONTAL DATUM BASED
UPON TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE 4203, NAD83.

MC BASTROP 71, LP
REMAINDER OF A CALLED
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



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.



Dion P. Albertson RPLS No. 4963
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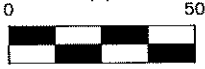


3/17/2022

Date

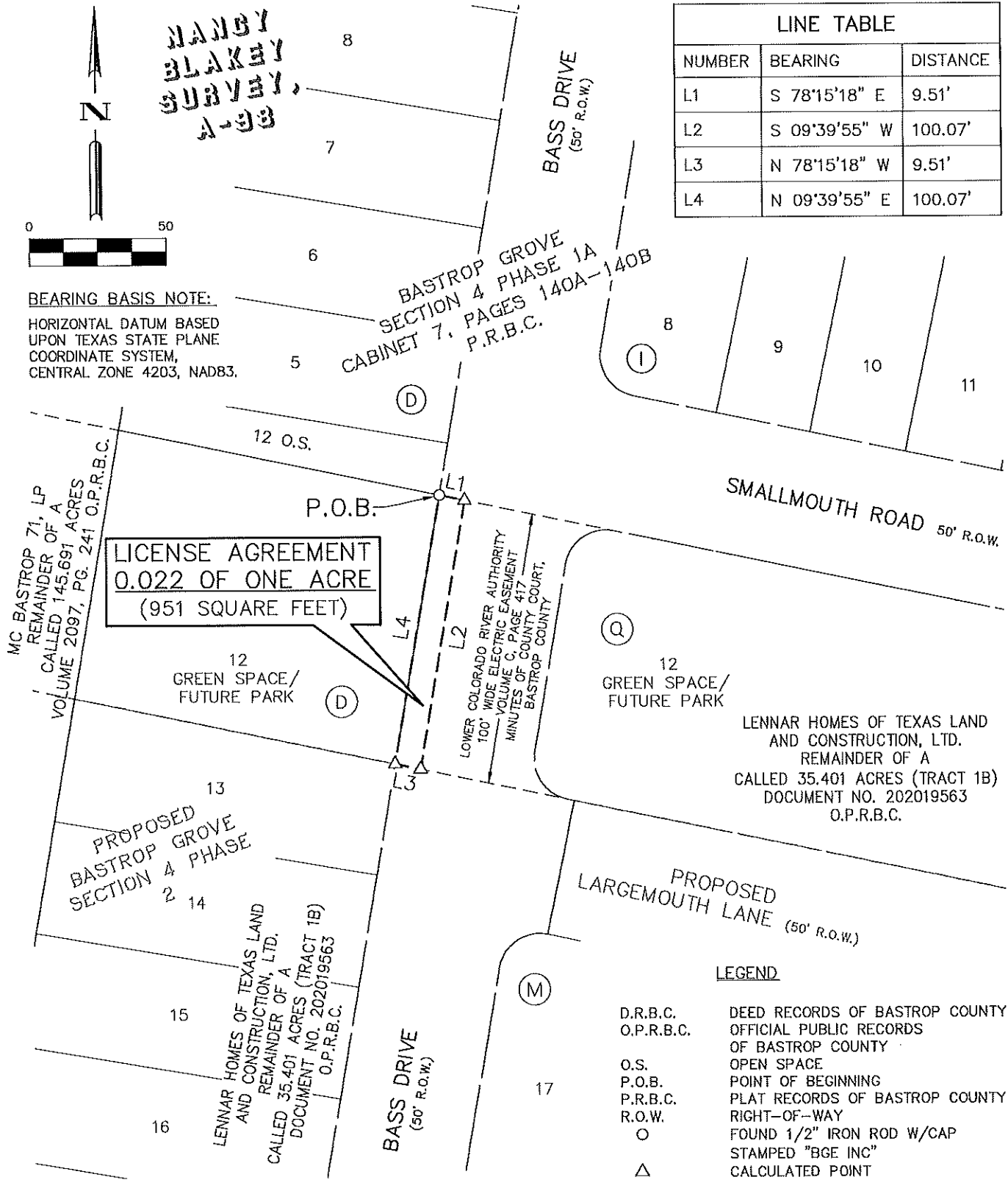
Date: March 17, 2022
Project Number: 8119-00

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



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

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'



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



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 TBPELS Licensed Surveying Firm No. 10194490

SCALE: 1"=50'
 SHEET **3**
 OF **3**

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.



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

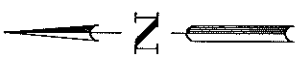


3/17/2022

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.

P.O.B.

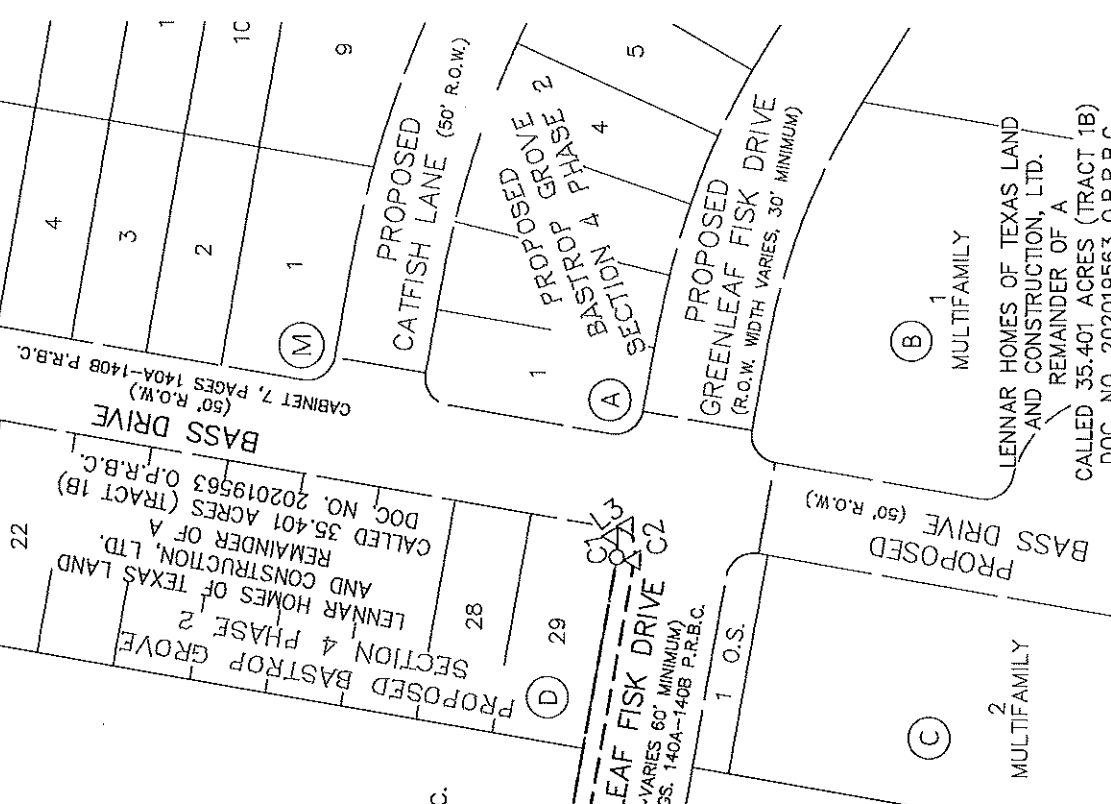
ELECTRIC TRANSMISSION AND/OR
 DISTRIBUTION LINE EASEMENT
 VOLUME 155, PAGE 209
 O.P.R.B.C.

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

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.

- 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



SCALE: 1"=100'
 SHEET 3
 OF 4

BGE, Inc.
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 Tel: 210-581-3600 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10194490



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'

SCALE: 1" = 100'

SHEET **4**

OF 4

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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.



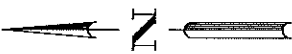
Dion P. Albertson RPLS No. 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPELS Licensed Surveying Firm No. 10194490

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.

**JANBY BLAKEY
 SURVEY, A-93**

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

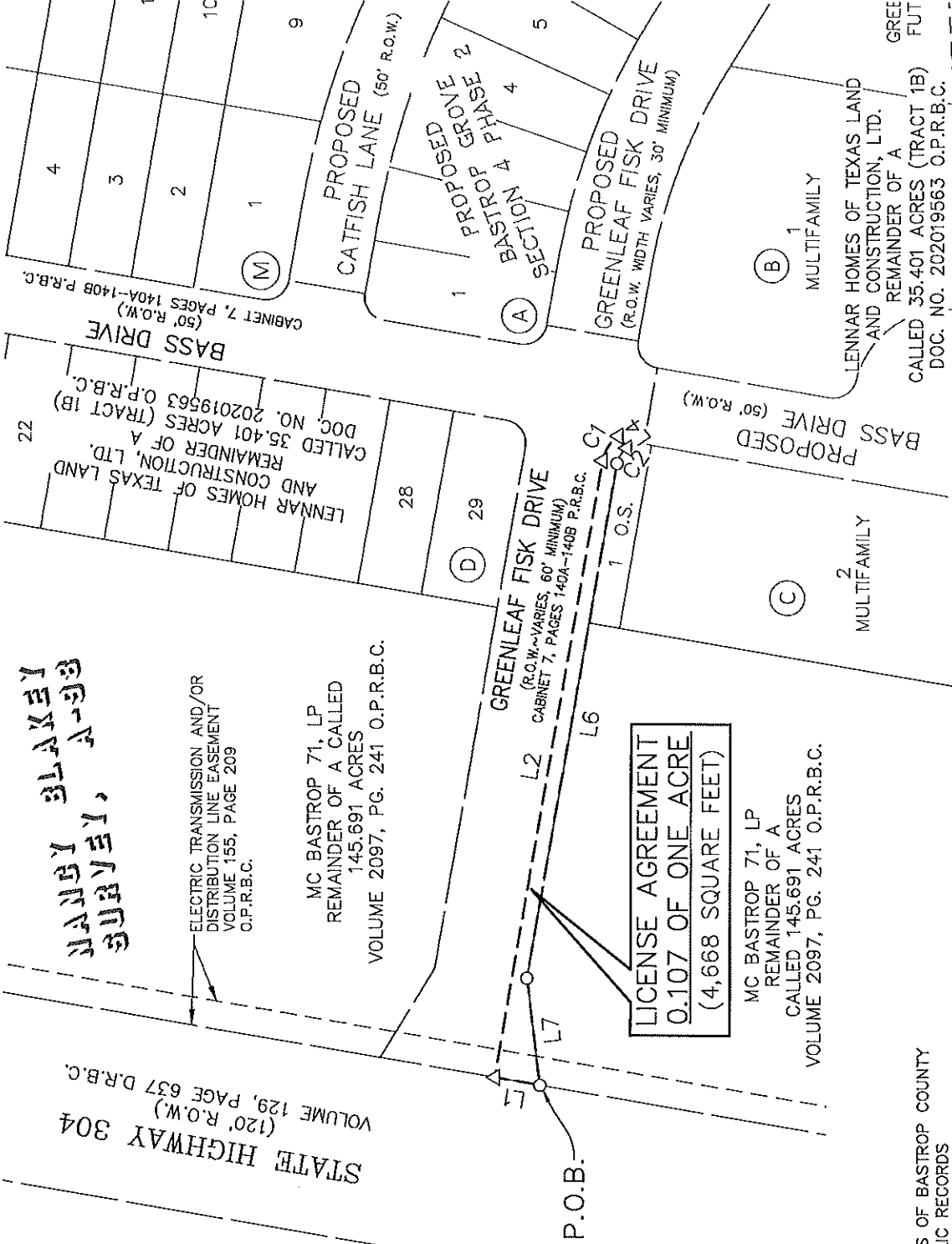
MC BASTROP 71, LP
 REMAINDER OF A CALLED
 145.691 ACRES
 VOLUME 2097, PG. 241 O.P.R.B.C.

**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.

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



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

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

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

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

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



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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 Tel: 210-581-3600 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10194490

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SCALE: 1" = 100'

SHEET 4

OF 4

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.



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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

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

(D) 29
 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.

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
 BLAKELY,
 A-93**

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

LEGEND

(M) 1
 PROPOSED
 BASTROP GROVE
 SECTION 4 PHASE 2
 3
 2
 2
 1
 (N)

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

CATFISH LANE (50' R.O.W.)
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15

PROPOSED
 GREENLEAF FISK DRIVE
 L3 (R.O.W. WIDTH VARIES, 30' MINIMUM)
 L4
 L5
 L6
 C1
 C2
 C3
 C4
 C5
 C6

(A) 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.

(B) 2
 GREEN SPACE/
 FUTURE PARK

25' PUBLIC UTILITY EASEMENT
 VOLUME 1961, PAGE 649
 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
 SERVICES AND SYSTEMS EASEMENT
 VOLUME 1790, O.P.R.B.C.

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

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

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

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

△

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

SCALE: 1"=100'

SHEET 4

OF 5

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BGE

MC BASTROP 71, LP
 REMAINDER OF A CALLED
 145.691 ACRES
 VOLUME 2097, PG. 241
 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.

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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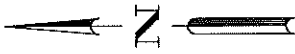


3/17/2022

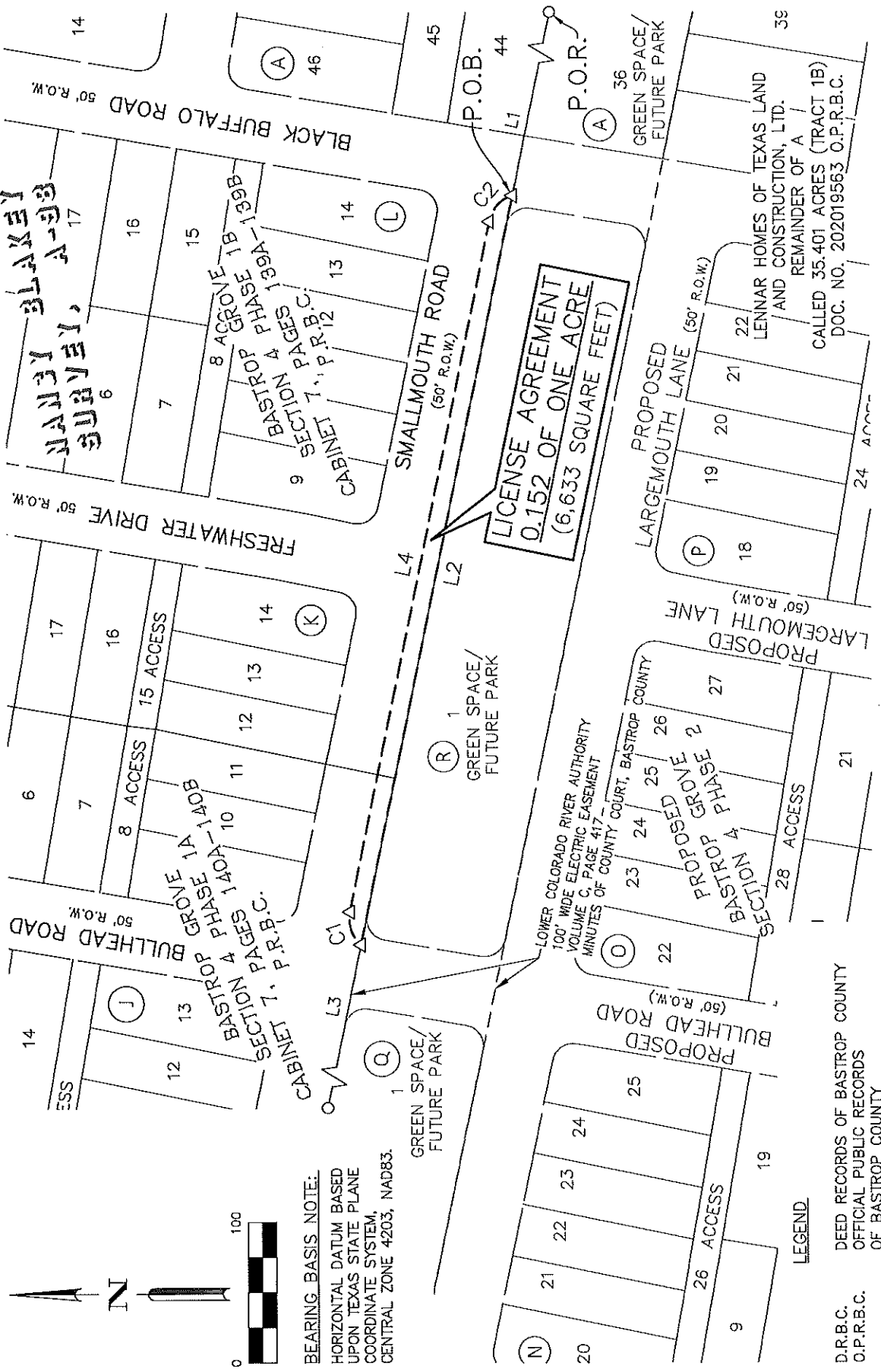
Date

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.
 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
 Copyright 2022

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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SHEET **5**

OF **5**

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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

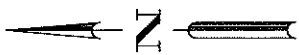
Date

Date: March 17, 2022

Project Number: 8119-00

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

NANCY BLAKEY, SURVEY, A-33

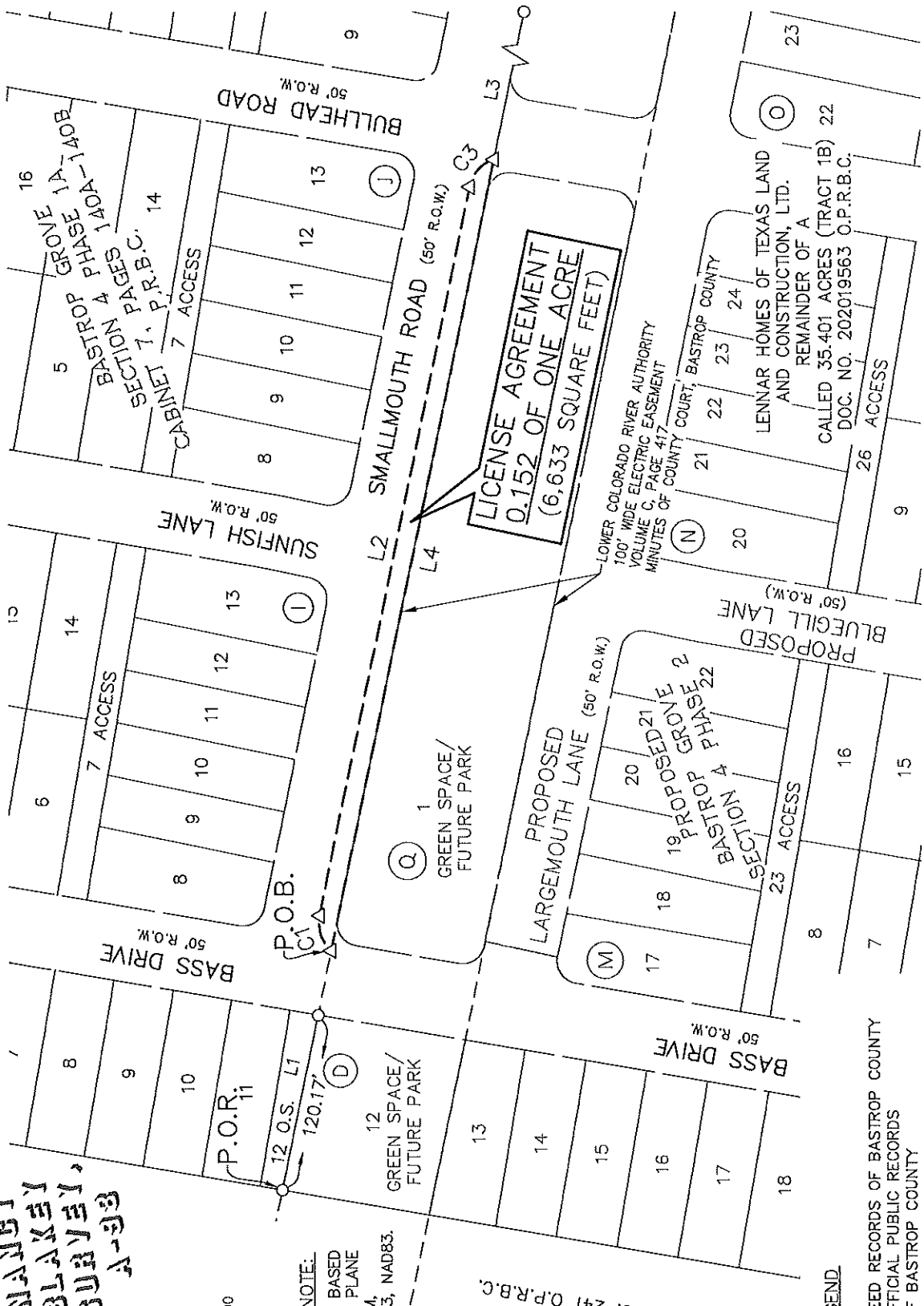


BEARING BASIS NOTE:
 HORIZONTAL DATUM BASED
 UPON TEXAS STATE PLANE
 COORDINATE SYSTEM,
 CENTRAL ZONE 4203, NAD83.

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

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
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SCALE: 1"=100'

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