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resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.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: 2-10-2023

THE STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this the 10th day of February 2023, by Sylvia Carrillo, the city manager and the duly authorized representative of the City of Bastrop.

VICTORIA ANN PSENCIK
Notary ID #132927966
My Commission Expires
February 16, 2025

Notary Public, State of Texas

My Commission Expires: 2-10-2025
AGREED:

By: [Signature]
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
Comm. Expires 12-27-2026
Notary ID 13002362

My Commission Expires: 12-27-2026
### Irrigation Schedule (Overall)

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#### Design Notes:

1. This bid design has been based on 35 GPM and 72 PSI.
2. This document is an bid design that has been drawn for bidding purposes only and is not for construction.
3. Ewing Irrigation bears no responsibility or liability for any errors in this bid design or installation of this system.
4. This bid design has been drawn diagrammatically. Manifolds, 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 ensure that this system meets all local codes and state laws, including but not limited to backflow, building codes, and plumbing requirements, etc.
6. This bid design has been drawn diagrammatically. Manifolds, heads, and other materials may be shown outside of planting areas for graphic clarity only.
7. Final location of the irrigation controller, backflow, and other materials is to be determined by the contractor, the location for materials is only 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.

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**Note:**

- The design is not final until the final plans are completed.
- This design is for estimating purposes only.

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**Area Details:**

- Area A:
- Area B:
- Area C:
- Area D:
- Area E:
- Area F:
- Area G:
- Area H:
- Area I:
- Area J:
- Area K:
- Area L:
- Area M:
- Area N:
- Area O:
- Area P:
- Area Q:
- Area R:
- Area S:
- Area T:
- Area U:
- Area V:
- Area W:
- Area X:
- Area Y:
- Area Z:

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**Pipe Sizes:**

- PVC 1/2" (586 LF)
- PVC 3/4" (840 LF)

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**Irrigation Lines:**

- Irrigation Mainline Pipe 1" (4,450 LF)
- Irrigation Mainline Pipe 1.5" (2,200 LF)
- Irrigation Mainline Pipe 2" (102,311 LF)
- Irrigation Mainline Pipe 3" (1,720 LF)
- Irrigation Mainline Pipe 4" (3,200 LF)
- Irrigation Mainline Pipe 5" (2,200 LF)
- Irrigation Mainline Pipe 6" (1,720 LF)
- Irrigation Mainline Pipe 7" (1,720 LF)
- Irrigation Mainline Pipe 8" (1,720 LF)

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**Material:**

- PVC 1/2" (586 LF)
- PVC 3/4" (840 LF)

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**Dimensions:**

- Area A:
- Area B:
- Area C:
- Area D:
- Area E:
- Area F:
- Area G:
- Area H:
- Area I:
- Area J:
- Area K:
- Area L:
- Area M:
- Area N:
- Area O:
- Area P:
- Area Q:
- Area R:
- Area S:
- Area T:
- Area U:
- Area V:
- Area W:
- Area X:
- Area Y:
- Area Z:

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**Construction:**

For construction purposes, refer to the final plans and specifications.
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

Date:            March 17, 2022
Project Number:  8119-00
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

NANCY BLAKEY
SURVEY, A-99

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)

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

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

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.G.W. RIGHT-OF-WAY
O FOUND 1/2" IRON ROD W/CAP
STAMPED "BGE IND"
Δ CALCULATED POINT

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

SCALE: 1"=100'
### LINE TABLE

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LEGAL DESCRIPTION

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

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

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

1) S 63°38'06" E, a distance of 64.18 feet to a 1/2-inch iron rod with cap stamped “BGE INC” found at the beginning of a non-tangent curve to the left, for an angle point of the herein described tract;

2) Curving to the left, with a radius of 225.00 feet, an arc length of 49.78 feet, a central angle of 12°40'35", a chord bearing of N 86°32'41" E, and a chord distance of 49.68 feet to a 1/2-inch iron rod with cap stamped “BGE INC” found at the end of this curve, for an angle point of the herein described tract;

3) N 80°12'23" E, a distance of 196.17 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, departing said common line, over and across the right-of-way of said Cattail Lane, the following five (5) courses:
1) S 09°47'37" E, a distance of 9.49 feet to a calculated point for the southeast corner of the herein described tract;

2) S 80°12'14" W, a distance of 196.17 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

3) Curving to the right, with a radius of 234.44 feet, an arc length of 80.28 feet, a central angle of 19°37'10"", a chord bearing of N 89°59'11" W, and a chord distance of 79.89 feet to a calculated point at the point of tangency, for an angle point of the herein described tract;

4) N 80°10'45" W, a distance of 15.15 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

5) Curving to the right, with a radius of 49.50 feet, an arc length of 19.64 feet, a central angle of 22°44'12"", a chord bearing of N 68°48'39" W, and a chord distance of 19.51 feet to a calculated point on the common line of said State Highway 304 and said Cattail Lane, for the southwest corner of the herein described tract;

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

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

Dion P. Albertson  RPLS No. 4963  3/17/2022
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPELS Licensed Surveying Firm No. 10194490

Date: March 17, 2022
Project Number: 8119-00
### Line Table

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### Curve Table

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<td>C3</td>
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<td>N 68°48'39&quot; W</td>
<td>19.51'</td>
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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°37'32", a chord bearing of S 4°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°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°54'10", a chord bearing of S 32°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°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°59'53", a chord bearing of N 32°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°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°37'32", a chord bearing of N 04°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°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°38'30", a chord bearing of N 04°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

Date: March 17, 2022
Project Number: 8119-00
### LINE TABLE

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<td>S 09°40'46&quot; W</td>
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<td>69.60'</td>
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### CURVE TABLE

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<td>27°38'24&quot;</td>
<td>S 04°08'26&quot; E</td>
<td>102.95'</td>
</tr>
<tr>
<td>C2</td>
<td>88.96'</td>
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<td>27°37'31&quot;</td>
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<td>27°38'30&quot;</td>
<td>N 04°08'23&quot; W</td>
<td>107.50'</td>
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### 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
- O: FOUND 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- Δ: CALCULATED POINT

---

BGE, Inc.
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216
Tel: 210-581-3000 • www.bgelnc.com
TBPELS Licensed Surveying Firm No. 10194490

Scale: 1"=100'
Sheet 5 of 5
Copyright 2022
EXHIBIT E

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°37'32", a chord bearing of S 04°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°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°00'00", a chord which bears S 35°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°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°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°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°00'00", a chord bearing of N 35°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°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°37'32", a chord bearing of N 04°08'52" W, and a chord
distance of 102.90 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

6) N 17°57'38" W, a distance of 69.01 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

7) Curving to the right, with a radius of 184.50 feet, an arc length of 89.00 feet, a central angle of 27°38'24", a chord which bears N 04°08'26" W, and a chord distance of 88.14 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

8) N 09°40'46" E, a distance of 78.37 feet to a calculated point on the common line of said MC Bastrop remainder tract and said Bullhead Road, for the northwest corner of the herein described tract;

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

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

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

Date: March 17, 2022
Project Number: 8119-00
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

AGNES STREET  
(R.O.W.~VARIES)  
CABINET 8, PG. 114B~115A P.R.B.C.

NANCY BLAKEY  
SURVEY, A-98

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.

BASTROP GROVE  
SECTION 4 PHASE 1A-140B

CABINET 7, PAGES 140A-140B  
P.R.B.C.

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

BULLHEAD ROAD  
(R.O.W.'S, 50' MINIMUM)

SUNFISH LANE  
(R.O.W.'S, 50' MINIMUM)

FRESHWATER  
DRIVE  
R.O.W.'S

SCALE: 1"=100'

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

SHEET 4  
OF 5
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

### LINE TABLE

<table>
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</table>

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

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

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

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

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

1) Curving to the right, with a radius of 24.50 feet, an arc length of 11.65 feet, a central angle of 27°14'51", a chord bearing of S 3°57'31" E, and a chord distance of 11.54 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

2) S 09°39'55" W, a distance of 76.05 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

3) Curving to the right, with a radius of 24.50 feet, an arc length of 39.37 feet, a central angle of 92°04'47", a chord bearing of S 55°42'18" W, and a chord distance of 35.27 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
4) N 78°15'18" W, a distance of 500.33 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

5) Curving to the right, with a radius of 24.50 feet, an arc length of 37.60 feet, a central angle of 87°55'13"", a chord bearing of N 34°17'42" W, and a chord distance of 34.01 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

6) N 09°39'55" E, a distance of 76.05 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein describe tract;

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

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

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

1) Curving to the left, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of 92°04'47"", a chord bearing of S 55°42'18" W, and a chord distance of 21.59 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

2) S 09°39'55" W, a distance of 70.05 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;

3) Curving to the left, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of 87°55'13"", a chord bearing of S 34°17'42" E, and a chord distance
of 20.82 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

4) S 78°15'18" E, a distance of 500.33 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;

5) Curving to the left, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of 92°04'47", a chord bearing of N 55°42'18" E, and a chord distance of 21.59 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

6) N 09°39'55" E, a distance of 70.05 feet to a calculated point at the beginning of a non-tangent curve to the left, for an angle point of the herein described tract;

7) Curving to the left, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of 87°55'50", a chord bearing of N 34°17'23" W, and a chord distance of 20.82 feet to a calculated point the end of this curve on the common north line of said Lennar remainder tract and south line of said Bastrop Grove Section 4 Phase 1B, for an angle point of the herein described tract;

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

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

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

Date: March 17, 2022  
Project Number: 8119-00
## EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

### LINE TABLE

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<thead>
<tr>
<th>NUMBER</th>
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<tbody>
<tr>
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<td>L3</td>
<td>N 78°15'18&quot; W</td>
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<td>L4</td>
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</tr>
<tr>
<td>L10</td>
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### CURVE TABLE

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<td>87°55'50&quot; N 34°17'23&quot; W</td>
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</tr>
</tbody>
</table>

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**BGE, Inc.**  
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Copyright 2022  
Scale: 1"=100'  
Sheet 5 of 5
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°04'48", a chord bearing of S 55°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°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°55'22", a chord bearing of S 34°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°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°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°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;

3) 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;

4) Curving to the left, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of 87°56'05", a chord bearing of N 34°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°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
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7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPELS Licensed Surveying Firm No. 10194490

Date: March 17, 2022
Project Number: 8119-00
### Line Table

<table>
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<tr>
<th>NUMBER</th>
<th>BEARING</th>
<th>DISTANCE</th>
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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
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPELS Licensed Surveying Firm No. 10194490

Date: March 17, 2022
Project Number: 8119-00
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. ~ VARIIES, 60’ MINIMUM) AS SHOWN ON THE PLAT OF BASTROP GROVE SECTION 4, PHASE 1A ASRecorded 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  
BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPELS Licensed Surveying Firm No. 10194490

Date: March 17, 2022  
Project Number: 8119-00
## LINE TABLE

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## CURVE TABLE

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<td>C2</td>
<td>19.25'</td>
<td>24.50'</td>
<td>45°00'29&quot;</td>
<td>S 77°10'38&quot; W</td>
<td>18.75'</td>
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</table>
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-away 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       3/17/2022
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPELS Licensed Surveying Firm No. 10194490

Date:       March 17, 2022
Project Number:       8119-00
**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION**

**NANCY BLAKEY SURVEY, A-33**

**STATE HIGHWAY 304 (220' 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.**

**GREENLEAF FISK DRIVE**
**(R.O.W. WIDTH VARIES, 30’ MINIMUM)**
*CABINET 7, PAGES 1400-1409 B.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
- **O** Found 1/2” Iron Rod w/cap
- **Δ** 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
### LINE TABLE

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<td>S 80°19'07&quot; E</td>
<td>405.22'</td>
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### CURVE TABLE

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<td>15.00'</td>
<td>44°59'31&quot;</td>
<td>N 57°49'22&quot; W</td>
<td>11.48'</td>
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LEGAL DESCRIPTION

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

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

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

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

1) N 35°19’46” W, a distance of 9.50 feet to a calculated point at the beginning of a non-tangent curve to the right, for the northwest corner of the herein described tract;

2) Curving to the right, with a radius of 24.14 feet, an arc length of 19.26 feet, a central angle of 45°43’44”, a chord bearing of N 77°10’33” E, and a chord distance of 18.76 feet to a calculated point at the end of this curve, on the common east right-of-way line of said Greenleaf Fisk Drive and a west line of said Lennar remainder tract, for an angle point of the herein described tract;

THENCE, departing said common line, over and across said Lennar remainder tract, the following nine (9) courses:
1) S 80°19'07" E, a distance of 44.44 feet to a calculated point at the beginning of a tangent curve to the right, for an angle point of the herein described tract;

2) Curving to the right, with a radius of 380.20 feet, an arc length of 146.44 feet, a central angle of 22°04'08"", a chord bearing of S 69°17'03" E, and a chord distance of 145.54 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

3) S 58°14'59" E, a distance of 241.56 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;

4) Curving to the left, with a radius of 475.00 feet, an arc length of 60.37 feet, a central angle of 7°16'57"", a chord bearing of S 61°53'28" E, and a chord distance of 60.33 feet to a calculated point for the most easterly corner of the herein described tract;

5) S 24°28'03" W, a distance of 9.50 feet to a calculated point at the beginning of a non-tangent curve to the right, for the southeast corner of the herein described tract;

6) Curving to the right, with a radius of 484.50 feet, an arc length of 61.58 feet, a central angle of 7°16'57"", a chord bearing of N 61°53'28" W, and a chord distance of 61.54 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;

7) N 58°14'59" W, a distance of 241.56 feet to a calculated point at the beginning of a tangent curve to the left, for an angle point of the herein described tract;

8) Curving to the left, with a radius of 370.70 feet, an arc length of 142.78 feet, a central angle of 22°04'08"", a chord bearing of N 69°17'03" W, and a chord distance of 141.90 feet to a calculated point at the end of this curve, for an angle point of the herein described tract;
9) N 80°19'07" W, a distance of 44.44 feet to the **POINT OF BEGINNING** and containing 0.111 of one acre (4,818 Sq. Ft.) of land, more or less.

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

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

Date: March 17, 2022  
Project Number: 8119-00
### LINE TABLE

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<tr>
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<th>CHORD BEARING</th>
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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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Scale: 1"=100'
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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Telephone: 210-581-3600
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Date: March 17, 2022
Project Number: 8119-00

3/17/2022
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# CURVE TABLE

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<tr>
<td>C1</td>
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<td>24.50'</td>
<td>60'40'22&quot;</td>
<td>N 71°24'31&quot; E</td>
<td>24.75'</td>
</tr>
<tr>
<td>C2</td>
<td>25.94'</td>
<td>24.50'</td>
<td>60'40'22&quot;</td>
<td>S 47°55'07&quot; E</td>
<td>24.75'</td>
</tr>
</tbody>
</table>
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 209, 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

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

3/17/2022
Date
# Exhibit to Accompany Legal Description

## Line Table

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<td>L3</td>
<td>S 78°15'18&quot; E</td>
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<tr>
<td>L4</td>
<td>N 78°15'18&quot; W</td>
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## Curve Table

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<td>C1</td>
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<td>24.50'</td>
<td>60°40'22&quot;</td>
<td>N 71°24'31&quot; E</td>
<td>24.75'</td>
</tr>
<tr>
<td>C3</td>
<td>25.94'</td>
<td>24.50'</td>
<td>60°40'22&quot;</td>
<td>S 47°55'07&quot; E</td>
<td>24.75'</td>
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</tbody>
</table>

BGE, Inc.
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Tel: 210-581-3600 • www.bgeinc.com
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