

RESOLUTION NO. R-2025-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE CONSENT TO THE CREATION OF A MUNICIPAL UTILITY DISTRICT TO BE KNOWN AS BASTROP COUNTY MUNICIPAL UTILITY DISTRICT NO. 5; OR NEXT AVAILABLE NUMERICAL DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City of Bastrop ("City") has general authority to adopt an ordinance, resolution, or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City of Bastrop (the "City") received a Petition for Consent to Creation of a Municipal Utility District (the "District"), more or less, which land is described by metes and bounds in Exhibit A-1 save and except the land described in Exhibit A-2 (the "Land"); and

WHEREAS, Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code provide that land within the corporate limits or extraterritorial jurisdiction of a city may not be included within a municipal utility district without the city's consent; and

WHEREAS, Chapter 54 of the Texas Water Code authorizes the City to impose certain terms and conditions in connection with granting the City's consent to the creation of the municipal utility district; and

WHEREAS, the City desires to evidence its written consent to the creation of the District and inclusion of the Land within the District pursuant to Section 42.042, Texas Local Government Code and Section 54.016, Texas Water Code.

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council hereby consents to the creation of the District and inclusion of the Land within the District in accordance with Section

54.016, Texas Water Code, and Section 42.042, Texas Local Government Code. The District is authorized to exercise all powers granted to a municipal utility district, or which may hereafter be granted, under the Constitution and laws of the State of Texas. The District may issue bonds for all purposes for which bonds may be issued by a municipal utility district under the Constitution and the laws of the State of Texas.

Section 3. The City Council grants the authorization to execute any documents necessary to effectuate this Resolution.

Section 4. Repealer: To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that 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 regulated.

Section 5. Severability: Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

Section 6. Effective Date: This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.

Section 7. Proper Notice & Meeting: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 27th day of May, 2025.

[Signature Page Follows]

THE CITY OF BASTROP, TEXAS:



John Kirkland, Mayor Pro-Tem

ATTEST:



Victoria Psencik, Assistant City Secretary



APPROVED AS TO FORM:



City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.

LEGAL DESCRIPTION

FIELD NOTES FOR A 289.413 ACRE TRACT OF LAND SITUATED IN THE MOZEA ROUSSEAU SURVEY, ABSTRACT NO. 56, BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 289.5 ACRE TRACT OF LAND AS CONVEYED TO DAVID C. MCFARLAND AND ANN L. MCFARLAND BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201914775 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 289.413 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 found on the southwest right-of-way line of State Highway 304 (120 feet wide) as dedicated in Volume 130, Pages 366 and 441 of the Deed Records of Bastrop County, Texas, at the intersection with the southeast right-of-way line of Lower Red Rock Road (a/k/a County Road 108) (width varies) as dedicated in Cabinet 4, Pages 39B, 82A and 109A of the Plat Records of Bastrop County, Texas, and at the northeast corner of Lot 1 of CEDAR CREEK BEND PHASE 3, a subdivision recorded in Cabinet 4, Page 109A of the Plat Records of Bastrop County, Texas; Thence, with the southwest right-of-way of said State Highway 304 and the northeast terminus of said Lower Red Rock Road, N 24°51'23" W a distance of 58.06 feet to a calculated point on the approximate centerline of said Lower Red Rock Road, at the most easterly corner of the above described McFarland Tract, for the most easterly corner and **POINT OF BEGINNING** of the herein described tract, from which a 5/8-inch iron rod with cap stamped "5085" found at the intersection of the northeast right-of-way line of said State Highway 305 and the northwest right-of-way of Lower Red Rock Road, and at the most southerly corner of Lot 8, Block 'A' of CASSENA RANCH, a subdivision recorded in Cabinet 5, Page 102B of the Plat Records of Bastrop County, Texas, bears N 33°23'49" E a distance of 143.24 feet;

THENCE, with the approximate centerline of said Lower Red Rock Road and the southeast line of said McFarland Tract, S 42°38'31" W a distance of 3,485.13 feet to a calculated point at the intersection with the approximate centerline of Bob's Trail (a/k/a County Road 109) (width varies, no deed of record found), for the most southerly corner of the herein described tract;

THENCE, with the approximate centerline of said Bob's Trail and the southerly lines of said McFarland Tract, the following six (6) courses:

- 1) N 46°37'22" W a distance of 644.19 feet to a calculated angle point for corner;
- 2) N 47°30'22" W a distance of 484.70 feet to a calculated angle point for corner;
- 3) N 47°33'28" W a distance of 726.11 feet to a calculated angle point for corner;
- 4) N 47°55'19" W a distance of 693.67 feet to a calculated point of curvature of a curve to the left;

- 5) Along said curve to the left, an arc distance of 173.00 feet, having a radius of 220.22 feet, a central angle of 45°00'41" and a chord which bears N 70°25'40" W a distance of 168.59 feet to a calculated point of tangency; and
- 6) S 87°04'00" W a distance of 784.64 feet to a calculated point at the southwest corner of said McFarland Tract, and at the southeast corner of a called 100.06 acre tract of land as conveyed to Janis Marie Gills, Karen Sue Cathey, Jacquelyn Kaye Bigham And Darcus Ann Cathey by Warranty Deed recorded in Volume 284, Page 20 of the Deed Records of Bastrop County, Texas, for the southwest corner of the herein described tract;

THENCE, with the west line of said McFarland Tract and the east line of said 100.06 acre tract and continuing over and across the occupied right-of-way of said Bob's Trail, N 01°52'43" W a distance of 12.93 feet to a calculated point at the most westerly corner of said McFarland Tract, and at the most southerly corner of the remainder of a called 349 acre tract of land as described by Deed recorded in Volume 182, Page 723 of the Deed Records of Bastrop County, Texas and as conveyed to Patricia Ann Jacobs by Executrix's Deeds recorded in Document Numbers 201308783, 201308784, 201308785 and 201308786, all of the Official Public Records of Bastrop County, Texas and in Volume 114, Page 881 of the Probate Minutes of Bastrop County, Texas, for the most westerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 21°40'15" W a distance of 2.08 feet;

THENCE, generally along a fence, with the northwest line of said McFarland Tract and the southeast line of said Jacobs Tract, the following four (4) courses:

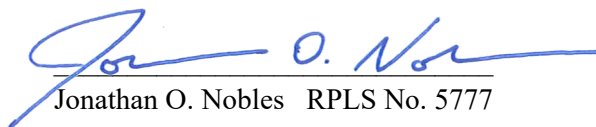
- 1) N 45°55'45" E, pass a fence post found on the occupied north right-of-way line of said Bob's Trail at a distance of 14.63 feet, and continuing on for a total distance of 2,275.05 feet to a 1/2-inch iron rod found at the most southerly corner of a called 15.000 acre tract of land as described by Deed of Gift recorded in Volume 402, Page 340 of the Deed Records of Bastrop County, Texas, for an angle point;
- 2) N 45°34'31" E a distance of 927.91 feet to a 1/2-inch iron rod found at the most easterly corner of said 15.000 acre tract, for an angle point;
- 3) N 45°14'30" E a distance of 647.74 feet to a fence post found for an angle point; and
- 4) N 67°14'32" E a distance of 1,463.85 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the curving southwest right-of-way of said State Highway 304, at an easterly corner of a remaining portion of said Jacobs Tract, and at the most northerly corner of said McFarland Tract, for the most northerly corner of the herein described tract;

THENCE, with the southwest right-of-way of said State Highway 304 and the northeast line of said McFarland Tract, along a curve to the left, an arc distance of 389.16 feet, having a radius of 2,351.83 feet, a central angle of 09°28'51" and a chord which bears S 19°38'49" E a distance of 388.71 feet to a TXDOT Type I concrete monument found for a point of tangency;

THENCE, continuing with the southwest right-of-way of said State Highway 304 and the northeast line of said McFarland Tract, S 24°23'14" E, pass a found TXDOT Type I concrete monument at a distance of 1,923.20 feet, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection with the occupied northwest right-of-way of said Lower Red Rock Road at a distance of 2,252.54 feet, and continuing on for a total distance of 2,282.12 feet to the **POINT OF BEGINNING** and containing 289.413 acres of land, more or less.

Note: The area of occupied right-of-way that falls inside the above described tract is 3.742 acres.

I hereby certify that these notes were prepared by a survey made on the ground by BGE, Inc., under my supervision on September 10, 2021 and are true and correct to the best of my knowledge. A survey plat of even date accompanies this description.


Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 787
Telephone: (512) 879-0400
TBPELS Licensed Surveying Firm No. 10106502



12/13/2021

Date

Client: Wan Bridge, LLC
Date: December 8, 2021
Revised: December 13, 2021
Job No: 9294-00

BASIS OF BEARING:

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

EXHIBIT A-2

Wan Bridge, LLC
0.164 Acre
9294-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 0.164 ACRE (7,134 SQUARE FOOT) TRACT OF LAND SITUATED IN THE MOZEA ROUSSEAU SURVEY, ABSTRACT NO. 56, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 289.413 ACRE TRACT OF LAND AS CONVEYED TO WB BASTROP LAND LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126850 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 0.164 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:


COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "BGE INC" set on the southwest right-of-way line of State Highway 304 (120 feet wide) as dedicated in Volume 130, Pages 366 and 441 of the Deed Records of Bastrop County, Texas, at the most northerly corner of the above described WB Bastrop Tract, and at an easterly corner of a remaining portion of a called 349 acre tract of land as described by Deed recorded in Volume 182, Page 723 of the Deed Records of Bastrop County, Texas and as conveyed to Patricia Ann Jacobs by Executrix's Deeds recorded in Document Numbers 201308783, 201308784, 201308785 and 201308786, all of the Official Public Records of Bastrop County, Texas and in Volume 114, Page 881 of the Probate Minutes of Bastrop County, Texas; Thence, with a northwest line of said WB Bastrop Tract and a southeast line of said Jacobs Tract, S 67°14'32" W a distance of 1,279.66 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the east corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, over and across said WB Bastrop Tract, generally along a fence, S 55°35'56" W a distance of 383.80 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on a northwest line of said WB Bastrop Tract and a southeast line of said Jacobs Tract, from which a 1/2-inch iron rod found at the most easterly corner of a called 15.000 acre tract of land as described by Deed of Gift recorded in Volume 402, Page 340 of the Deed Records of Bastrop County, Texas, bears S 45°14'30" W a distance of 440.97 feet, for the south corner of the herein described tract;

THENCE, with a northwest line of said WB Bastrop Tract and a southeast line of said Jacobs Tract, N 45°14'30" E a distance of 206.77 feet to a fence post found at an angle point on the common line of said WB Bastrop Tract and said Jacobs Tract, for an angle point of the herein described tract;

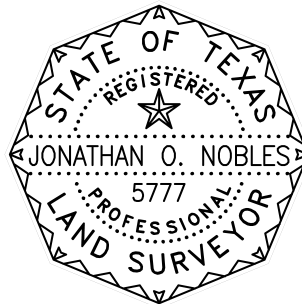
THENCE, continuing with a northwest line of said WB Bastrop Tract and a southeast line of said Jacobs Tract, N 67°14'32" E a distance of 184.19 feet to the **POINT OF BEGINNING** and containing 0.164 acre (7,134 square feet) of land, more or less.

I hereby certify that these notes were prepared by a survey made on the ground by BGE, INC., under my supervision on September 10, 2021 and are true and correct to the best of my knowledge. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777

BGE, INC.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 787

Telephone: (512) 879-0400
TBPELS Licensed Surveying Firm No. 10106500



05/23/2025
Date

Client: Wan Bridge, LLC
Date: May 23, 2025
Job No: 9294-00

BASIS OF BEARING:

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

SKETCH TO ACCOMPANY METES & BOUNDS DESCRIPTION

PATRICIA ANN JACOBS
REMAINDER OF A CALLED 349 ACRES
AS DESCRIBED IN
VOL. 182, PG. 723 D.R.B.C.
(AS CONVEYED IN DOC. NOS.
201308783, 201308784, 201308785
& 201308786 O.P.R.B.C.
& VOL. 114, PG. 881 P.M.B.C.)

MOZEA ROUSSEAU SURVEY,
ABSTRACT NO. 53

STATE HIGHWAY 304
120' R.O.W.
VOL. 130, PGS. 366 & 441 D.R.B.C.

P.O.R.

{N 70° E}
[N 70° E]
N 67°14'32" E 1,463.85'
S 67°14'32" W 1,279.66'

P.O.B.

0.164 ACRE
7,134 SQUARE FEET

LEGEND

DOC.	DOCUMENT
D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
NO.	NUMBER
NOS.	NUMBERS
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.M.B.C.	PROBATE MINUTES OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	RECORD INFO., DOC. 201914775 O.P.R.B.C.
[]	RECORD INFO., VOL. 1194, PG. 715 O.P.R.B.C.
{ }	RECORD INFO., VOL. 182, PG. 723 D.R.B.C.
●	FOUND 1/2-INCH IRON ROD
●	FOUND FENCE POST
○	SET 1/2-INCH IRON ROD
—x—	W/CAP STAMPED "BGE INC"
	BARBED WIRE FENCE

WB BASTROP LAND LLC
CALLED 289.413 ACRES
DOC. NO. 202126850
O.P.R.B.C.

(N 45°14'30" E 647.74')
N 45°14'30" E 647.74'
S 45°14'30" W 440.97'



BGE, Inc.

101 West Louis Henna Blvd, Suite 400, Austin, TX 78728

Tel: 512-879-0400 • www.bgeinc.com

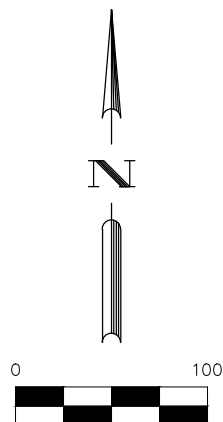
TBPELS Licensed Surveying Firm No. 10106500

SCALE: 1"=100'

SHEET 3

OF 3

Copyright 2025



BEARING BASIS

BEARING ORIENTATION IS BASED ON
THE TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE 4203, NAD83

NOTE:

IMPROVEMENTS SHOWN
LOCATED ON 9/10/21.

Attachment 1 - Creation Request

ALLEN BOONE HUMPHRIES ROBINSON LLP
ATTORNEYS AT LAW
PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Direct Line: (713) 860-6424
Direct Fax: (713) 860-6624

lsotirake@abhr.com

Linda F. Sotirake
Legal Assistant

August 30, 2023

VIA OVERNIGHT DELIVERY AND EMAIL (citysec@cityofbastrop.org)

Ms. Ann Franklin
City Secretary
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Bastrop County Municipal Utility District No. 5 (the "District")-Creation
of 289.413-acre tract of land

Dear Ms. Franklin:

Enclosed for review and consideration by the City of Bastrop (the "City") please
find a Petition for Consent to the Creation of a Municipal Utility.

Should you have any questions or need additional information, please feel free to
call me at (713) 860-6424. Thank you for your attention to this matter.

Sincerely,



Linda F. Sotirake
Legal Assistant

Enclosure

cc: Mr. Rezzin Pullum, City Attorney
(via email rezzin@texasmunicipallawyers.com)

PETITION FOR CONSENT TO THE CREATION
OF A MUNICIPAL UTILITY DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BASTROP, TEXAS:

WB BASTROP LAND LLC, a Texas limited liability company (the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petitions the City Council of the City of Bastrop, Texas, for its written consent to the creation of a municipal utility district and would show the following:

I.

The name of the proposed District shall be BASTROP COUNTY MUNICIPAL UTILITY DISTRICT NO. 5, or the next available numerical designation (the "District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain an area of 289.413 acres of land, more or less, situated in Bastrop County, Texas, as described by metes and bounds in **Exhibit A** (the "Land"). The Land to be included in the District is within the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City"). All of the Land proposed to be included may properly be included in the District.

IV.

The Petitioner holds fee simple title to the Land. The Petitioner hereby represents that it owns a majority in value of the Land which is proposed to be included in the District, as indicated by the tax rolls of the Bastrop Central Appraisal District.

V.

The Petitioner represents that there are no lienholders on the Land and that there are no residents on the Land.

VI.

The general nature of the work proposed to be done by the District at the present time is the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of a waterworks and sanitary sewer system for residential and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such additional facilities, including roads, parks and recreation facilities, systems, and enterprises as shall be consistent with all of the purposes for which the District is created.

IX.

There is, for the following reasons, a necessity for the above-described work. The area proposed to be within the District is urban in nature, is within the growing environs of the City, and is in close proximity to populous and developed sections of Bastrop County, Texas. There is not now available within the area, which will be developed for residential and commercial uses, an adequate waterworks system, sanitary sewer system, or drainage and storm sewer system, or roads, or parks and recreational facilities. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system, roads, and parks and recreational facilities. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system, and drainage and storm sewer system, roads, and parks and recreational facilities to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

X.

A preliminary investigation has been made to determine the cost of the proposed District's waterworks system, sanitary sewer system, and drainage and storm sewer system projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$51,450,000.

XI.

A preliminary investigation has been made to determine the cost of the proposed District's road projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$11,830,000.

XII.

A preliminary investigation has been made to determine the cost of the proposed District's park and recreational facilities, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$3,415,000.

XII.

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$66,785,000.

WHEREFORE, the Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Land within the District.

[EXECUTION PAGES FOLLOW]

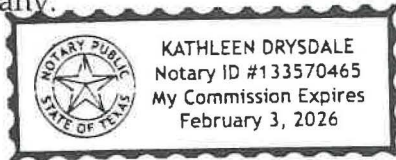
RESPECTFULLY SUBMITTED this 28 day of August, 2023.

WB BASTROP LAND LLC
a Texas limited liability company

By: 
Name: Ting Qiao
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on this 28th day of August, 2023, by Ting Qiao, Manager of **WB BASTROP LAND LLC**, a Texas limited liability company, on behalf of said limited liability company.



(NOTARY SEAL)


Notary Public, State of Texas

LEGAL DESCRIPTION

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THENCE, with the approximate centerline of said Lower Red Rock Road and the southeast line of said McFarland Tract, S 42°38'31" W a distance of 3,485.13 feet to a calculated point at the intersection with the approximate centerline of Bob's Trail (a/k/a County Road 109) (width varies, no deed of record found), for the most southerly corner of the herein described tract;

THENCE, with the approximate centerline of said Bob's Trail and the southerly lines of said McFarland Tract, the following six (6) courses:

- 1) N 46°37'22" W a distance of 644.19 feet to a calculated angle point for corner;
- 2) N 47°30'22" W a distance of 484.70 feet to a calculated angle point for corner;
- 3) N 47°33'28" W a distance of 726.11 feet to a calculated angle point for corner;
- 4) N 47°55'19" W a distance of 693.67 feet to a calculated point of curvature of a curve to the left;

- 5) Along said curve to the left, an arc distance of 173.00 feet, having a radius of 220.22 feet, a central angle of 45°00'41" and a chord which bears N 70°25'40" W a distance of 168.59 feet to a calculated point of tangency; and
- 6) S 87°04'00" W a distance of 784.64 feet to a calculated point at the southwest corner of said McFarland Tract, and at the southeast corner of a called 100.06 acre tract of land as conveyed to Janis Marie Gills, Karen Sue Cathey, Jacquelyn Kaye Bigham And Darcus Ann Cathey by Warranty Deed recorded in Volume 284, Page 20 of the Deed Records of Bastrop County, Texas, for the southwest corner of the herein described tract;

THENCE, with the west line of said McFarland Tract and the east line of said 100.06 acre tract and continuing over and across the occupied right-of-way of said Bob's Trail, N 01°52'43" W a distance of 12.93 feet to a calculated point at the most westerly corner of said McFarland Tract, and at the most southerly corner of the remainder of a called 349 acre tract of land as described by Deed recorded in Volume 182, Page 723 of the Deed Records of Bastrop County, Texas and as conveyed to Patricia Ann Jacobs by Executrix's Deeds recorded in Document Numbers 201308783, 201308784, 201308785 and 201308786, all of the Official Public Records of Bastrop County, Texas and in Volume 114, Page 881 of the Probate Minutes of Bastrop County, Texas, for the most westerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 21°40'15" W a distance of 2.08 feet;

THENCE, generally along a fence, with the northwest line of said McFarland Tract and the southeast line of said Jacobs Tract, the following four (4) courses:

- 1) N 45°55'45" E, pass a fence post found on the occupied north right-of-way line of said Bob's Trail at a distance of 14.63 feet, and continuing on for a total distance of 2,275.05 feet to a 1/2-inch iron rod found at the most southerly corner of a called 15.000 acre tract of land as described by Deed of Gift recorded in Volume 402, Page 340 of the Deed Records of Bastrop County, Texas, for an angle point;
- 2) N 45°34'31" E a distance of 927.91 feet to a 1/2-inch iron rod found at the most easterly corner of said 15.000 acre tract, for an angle point;
- 3) N 45°14'30" E a distance of 647.74 feet to a fence post found for an angle point; and
- 4) N 67°14'32" E a distance of 1,463.85 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the curving southwest right-of-way of said State Highway 304, at an easterly corner of a remaining portion of said Jacobs Tract, and at the most northerly corner of said McFarland Tract, for the most northerly corner of the herein described tract;

THENCE, with the southwest right-of-way of said State Highway 304 and the northeast line of said McFarland Tract, along a curve to the left, an arc distance of 389.16 feet, having a radius of 2,351.83 feet, a central angle of 09°28'51" and a chord which bears S 19°38'49" E a distance of 388.71 feet to a TXDOT Type I concrete monument found for a point of tangency;

THENCE, continuing with the southwest right-of-way of said State Highway 304 and the northeast line of said McFarland Tract, S 24°23'14" E, pass a found TXDOT Type I concrete monument at a distance of 1,923.20 feet, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection with the occupied northwest right-of-way of said Lower Red Rock Road at a distance of 2,252.54 feet, and continuing on for a total distance of 2,282.12 feet to the **POINT OF BEGINNING** and containing 289.413 acres of land, more or less.

Note: The area of occupied right-of-way that falls inside the above described tract is 3.742 acres.

I hereby certify that these notes were prepared by a survey made on the ground by BGE, Inc., under my supervision on September 10, 2021 and are true and correct to the best of my knowledge. A survey plat of even date accompanies this description.


Jonathan O. Nobles RPLS No. 5777
BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, Texas 787
Telephone: (512) 879-0400
TBPELS Licensed Surveying Firm No. 10106502



12/13/2021

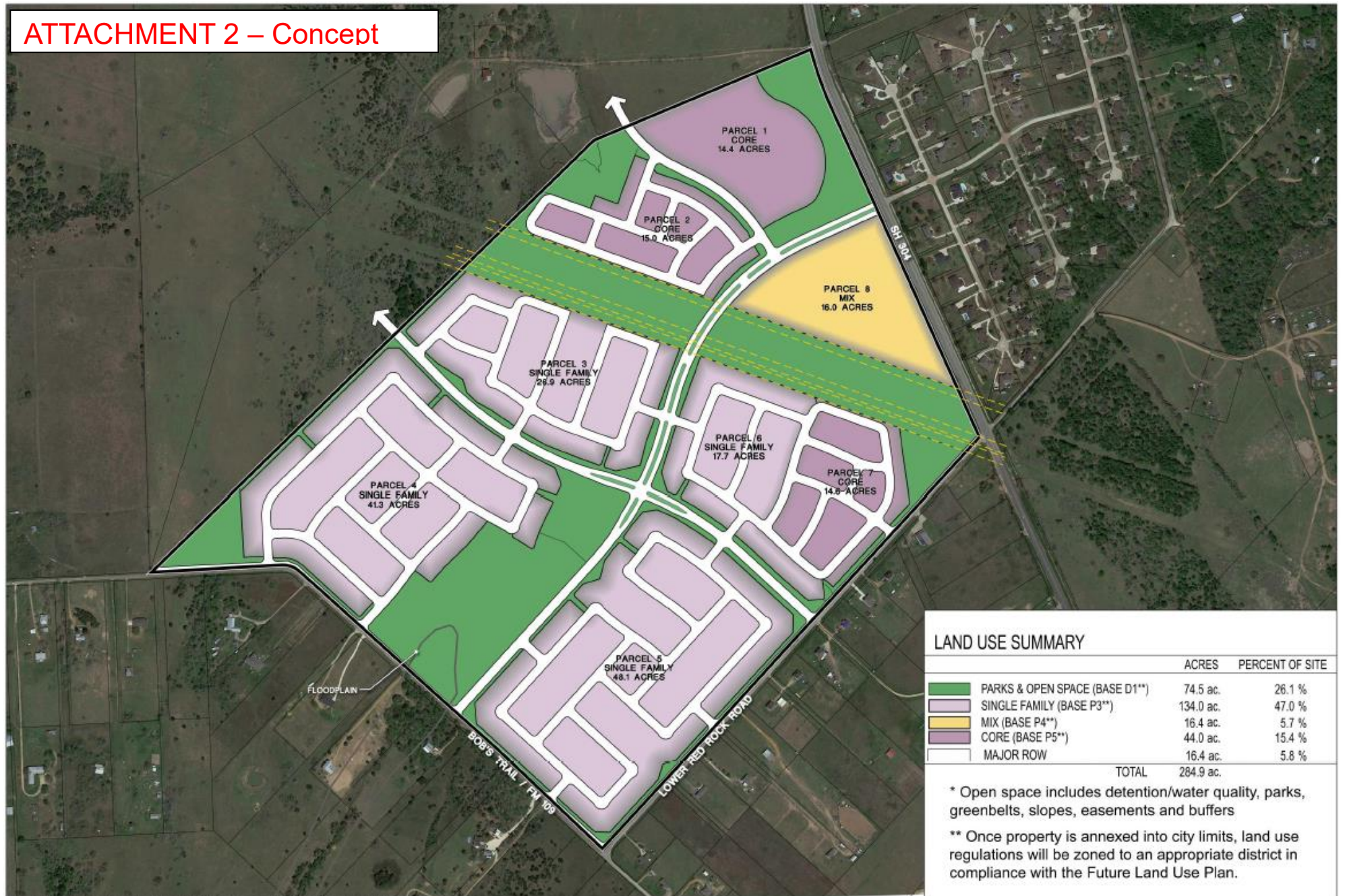
Date

Client: Wan Bridge, LLC
Date: December 8, 2021
Revised: December 13, 2021
Job No: 9294-00

BASIS OF BEARING:

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

ATTACHMENT 2 – Concept



NOTE: ROADWAY ALIGNMENTS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FUTURE PLATTING AND CONSTRUCTION DOCUMENTS



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IRONWOOD
 BASTROP, TEXAS



0 400' 800' 1,200'

Scale: 1" = 800'

Date: October 25, 2024

SHEET FILE: J:\202503-WLDC\Ironwood\PLANNING\GIS\Ironwood\DA Development Exhibits\2024-10-25 Updates\Conceptual Land Use_2024-10-25.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.