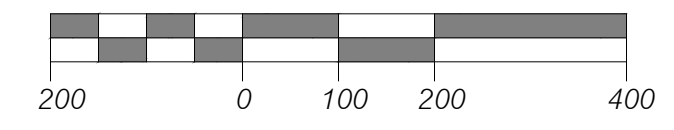
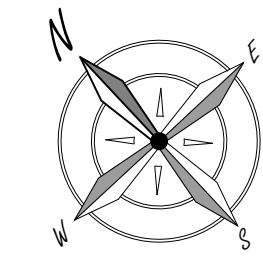


EL DORADO SUBDIVISION

214.967 ACRES IN BASTROP COUNTY, TEXAS



MONUMENT LEGEND / NOTES:

- = CALCULATED POINT
- = FOUND MONUMENT AS DESCRIBED
- = SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING"
- A FOUND 3/4" IRON ROD
- B FOUND 1/2" IRON ROD
- C FOUND 5/8" IRON ROD
- D FOUND IRON ROD WITH CAP "LEGIBLE"
- E FOUND IRON ROD WITH CAP STAMPED "RPLS 1753"
- F FOUND 1/4" IRON ROD
- G FOUND 3/4" IRON PIPE
- H FOUND CEDAR FENCE POST

SURVEYORS NOTE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

FLOOD PLAIN NOTE:

PORTIONS OF THIS TRACT ARE WITHIN THE ZONE "A" BOUNDARIES OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, PER NFIP FLOOD INSURANCE RATE MAP NO. 48021C0325E, COMMUNITY NAME BASTROP COUNTY, COMMUNITY NO. 481193, DATED JANUARY 19, 2006. THE OTHER PORTIONS OF THIS TRACT FALL WITHIN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

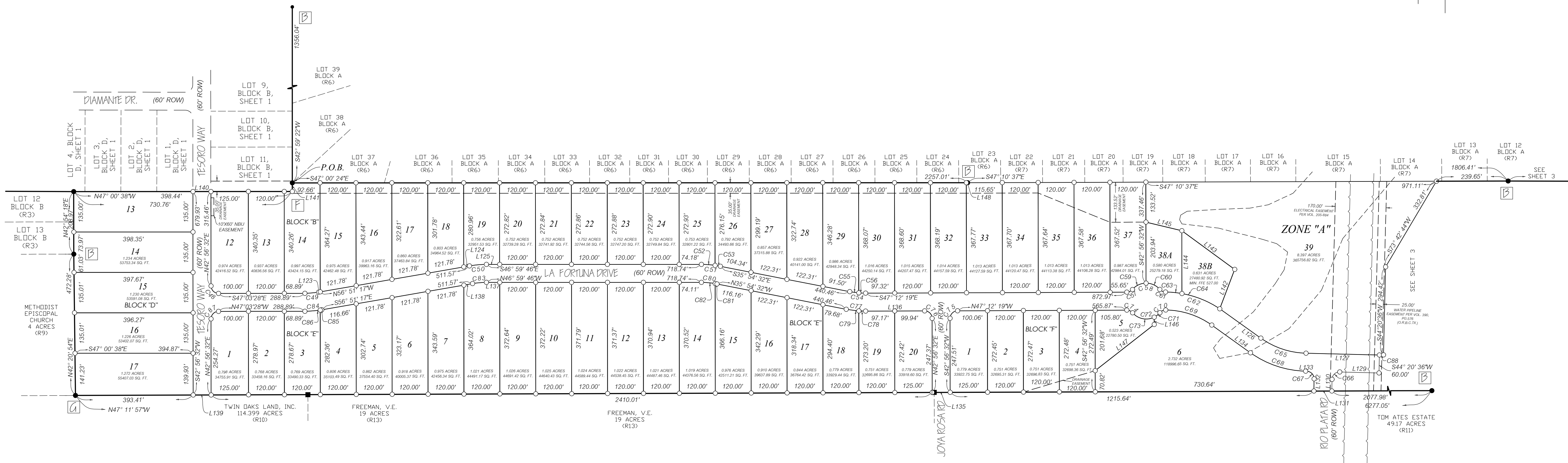
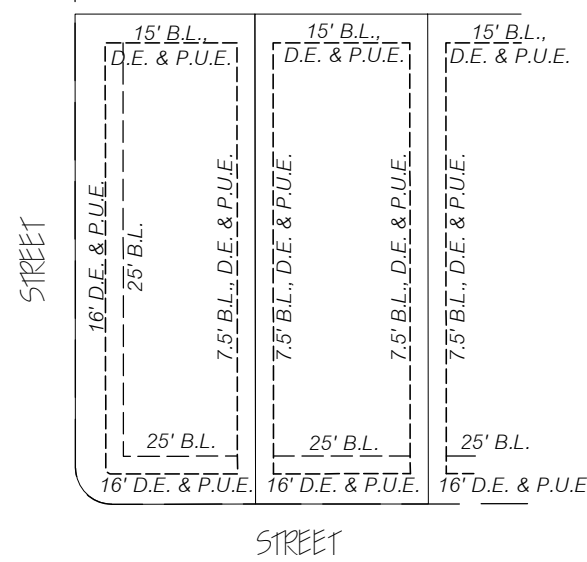
L #	BEARING	LENGTH
L123	S56°50'53"E	5.25'
L124	S56°51'24"E	19.21'
L125	S46°59'46"E	44.58'
L126	S11°23'42"E	158.73'
L127	S45°39'24"E	245.37'
L128	N44°20'36"E	60.00'
L129	N45°39'24"W	131.22'
L130	S44°20'36"W	39.02'
L131	N47°11'57"W	60.02'
L132	N44°20'36"E	40.63'
L133	N45°39'24"W	4.15'
L134	N11°23'42"W	158.73'
L135	N47°11'57"W	60.00'

L #	BEARING	LENGTH
L136	N47°12'19"W	197.10'
L137	N46°59'46"W	44.62'
L138	N56°51'17"W	29.58'
L139	N47°11'57"W	60.00'
L140	S47°00'38"E	60.00'
L141	S42°59'22"W	28.95'
L142	N63°52'17"E	140.63'
L143	N10°48'04"W	219.11'
L144	S42°56'32"W	209.91'
L145	N33°29'58"W	123.44'
L146	N42°56'32"E	24.40'
L147	S85°01'40"E	250.44'
L148	S47°10'37"E	4.35'

C #	DELTA	RADIUS	LENGTH	CHD. BEAR	CHD. L.
C48	Δ=90°00'00"	R=25.00'	L=39.27'	S2°03'28"E	35.36'
C49	Δ=9°47'49"	R=270.00'	L=46.17'	S51°57'22"E	46.11'
C50	Δ=9°51'30"	R=330.00'	L=56.78'	S51°55'31"E	56.71'
C51	Δ=11°05'15"	R=330.00'	L=63.88'	S41°27'09"E	63.78'
C52	Δ=7°58'55"	R=330.00'	L=45.97'	S43°00'19"E	45.94'
C53	Δ=3°06'19"	R=330.00'	L=17.89'	S37°27'41"E	17.88'
C54	Δ=11°17'47"	R=270.00'	L=53.23'	S41°33'25"E	53.15'
C55	Δ=6°28'42"	R=270.00'	L=30.53'	S39°08'53"E	30.51'
C56	Δ=4°49'04"	R=270.00'	L=22.70'	S44°47'46"E	22.70'
C57	Δ=9°40'47"	R=25.00'	L=21.68'	S72°02'42"E	21.00'
C58	Δ=99°22'37"	R=60.00'	L=104.07'	S47°11'47"E	91.50'
C59	Δ=9°19'00"	R=60.00'	L=51.64'	S72°13'36"E	50.06'
C60	Δ=50°03'37"	R=60.00'	L=52.42'	S22°32'16"E	60.77'
C61	Δ=9°05'43"	R=25.00'	L=21.42'	S22°03'21"E	20.77'
C62	Δ=35°12'30"	R=330.00'	L=202.79'	S28°59'57"E	199.61'
C63	Δ=9°35'51"	R=330.00'	L=55.28'	S41°48'16"E	55.21'
C64	Δ=23°50'45"	R=330.00'	L=137.34'	S25°04'58"E	136.35'
C65	Δ=34°15'42"	R=270.00'	L=161.45'	S28°31'33"E	159.06'
C66	Δ=90°00'00"	R=25.00'	L=39.27'	S89°20'36"W	35.36'
C67	Δ=90°00'00"	R=25.00'	L=39.27'	N0°39'24"W	35.36'

C #	DELTA	RADIUS	LENGTH	CHD. BEAR	CHD. L.
C68	Δ=34°15'42"	R=330.00'	L=197.33'	N28°31'33"W	194.41'
C69	Δ=34°56'51"	R=270.00'	L=164.69'	N28°52'07"W	162.15'
C70	Δ=50°31'05"	R=25.00'	L=22.04'	N71°30'05"W	21.34'
C71	Δ=23°10'08"	R=60.00'	L=24.26'	S85°16'34"E	24.10'
C72	Δ=99°20'06"	R=60.00'	L=104.02'	N47°11'34"W	91.48'
C73	Δ=76°09'58"	R=60.00'	L=79.76'	N35°36'31"W	74.02'
C74	Δ=49°40'47"	R=25.00'	L=21.68'	N22°15'55"W	21.00'
C75	Δ=89°51'09"	R=25.00'	L=39.21'	S87°52'07"W	35.31'
C76	Δ=90°08'51"	R=25.00'	L=39.33'	N2°07'53"W	35.40'
C77	Δ=11°17'47"	R=330.00'	L=65.06'	N41°33'25"W	64.96'
C78	Δ=3°58'02"	R=330.00'	L=22.85'	N45°13'17"W	22.85'
C79	Δ=7°19'45"	R=330.00'	L=42.21'	N39°34'24"W	42.18'
C80	Δ=11°05'15"	R=270.00'	L=52.25'	N41°27'09"W	52.17'
C81	Δ=11°18'06"	R=270.00'	L=46.13'	N36°33'35"W	6.13'
C82	Δ=9°47'09"	R=270.00'	L=46.11'	N42°06'12"W	46.06'
C83	Δ=9°51'30"	R=270.00'	L=46.46'	N51°55'31"W	46.40'
C84	Δ=9°47'48"	R=330.00'	L=56.43'	N51°57'22"W	56.36'
C85	Δ=0°53'12"	R=330.00'	L=5.11'	N56°24'40"W	5.11'
C86	Δ=8°54'36"	R=330.00'	L=51.32'	N51°30'46"W	51.27'
C87	Δ=90°00'00"	R=25.00'	L=39.27'	S87°56'32"W	35.36'
C88	Δ=2°55'32"	R=270.00'	L=13.78'	N47°07'10"W	13.78'

TYPICAL LOT EASEMENT AND BUILDING SETBACK DETAIL



REFERENCE LEGEND:

- (R1) = DEED 201215825, RECORDED IN VOLUME 2196, PG. 670, O.P.R.B.C.TX.
- (R2) = RIO VISTA RANCH, SECTION FOUR, CABINET 5, PG. 1688, P.R.B.C.TX.
- (R3) = RIO VISTA RANCH, SECTION TWO, CABINET 4, PG. 1924, P.R.B.C.TX.
- (R4) = MONTERREY HILLS SUBDIVISION, SECTION 1, CABINET 5, PG. 8A, P.R.B.C.TX.
- (R5) = MONTERREY HILLS SUBDIVISION, SECTION 2, CABINET 5, PG. 36B, P.R.B.C.TX.
- (R6) = LEGEND OAKS, PHASE TWO, CABINET 3, PG. 161A, P.R.B.C.TX.
- (R7) = LEGEND OAKS, PHASE ONE, CABINET 3, PG. 112B, P.R.B.C.TX.
- (R8) = DEED 201512811, O.P.R.B.C.TX.
- (R9) = DEED IN VOLUME 18, PG. 166, B.C.D.R.
- (R10) = DEED 201604431, O.P.R.B.C.TX.
- (R11) = DEED IN VOLUME 39, PG. 125, B.C.D.R.
- (R12) = DEED 201211526, RECORDED IN VOLUME 2173, PG. 665, O.P.R.B.C.TX.
- (R13) = DEED IN VOLUME 79, PG. 636, B.C.D.R.

SHEET 2 SUMMARY SITE TABLE

LOTS = 40
BLOCKS = 4
SHEET 2 LAND USE SUMMARY
STREET R.O.W. = 6,998 AC. (304,818.97 SF)
BLOCK "B" = 32,977 AC (1,436,489.59 SF)
39 RESIDENTIAL LOTS
BLOCK "D" = 6,197 AC (269,836.73 SF)
5 RESIDENTIAL LOTS
BLOCK "E" = 18,092 AC (788,096.35 SF)
20 RESIDENTIAL LOTS
BLOCK "F" = 6,285 AC (273,787.51 SF)
6 RESIDENTIAL LOTS
TOTAL SITE AREA = 70,549 AC (3,073,129.15 SF)

LEGEND:

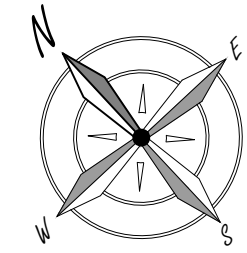
- B.L. = BUILDING LINE SETBACK
- NBU = NEIGHBORHOOD BOX UNIT
- NTS = NOT TO SCALE
- B.C.D.R. = BASTROP COUNTY, DEED RECORDS.
- O.P.R.B.C.TX. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- P.R.B.C.TX. = PLAT RECORDS, BASTROP COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING

LINETYPE LEGEND:

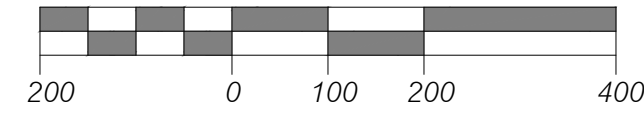
- = BOUNDARY
- - - = RIGHT OF WAY
- - - - - = DRAINAGE EASEMENT
- - - - - = SPECIAL FLOOD HAZARD AREA
- - - - - = ADJOINING LOT LINES
- - - - - = 25' BUILDING SETBACK LINE
- - - - - = DRAINAGE & PUBLIC UTILITY EASEMENT
- - - - - = BROKEN LINE (NOT TO SCALE)

EL DORADO SUBDIVISION

214.967 ACRES IN BASTROP COUNTY, TEXAS



GRAPHIC SCALE
1" = 200'



LINE TABLE		
L #	BEARING	LENGTH
L149	N88°32'53"E	195.23'
L150	S46°50'12"E	55.19'
L151	S46°50'12"E	53.53'
L152	S71°36'54"E	36.35'
L153	N71°36'54"W	6.74'
L154	N71°36'54"W	36.35'
L155	N46°50'12"W	74.81'
L156	N46°50'12"W	33.90'
L156	N88°32'53"E	47.87'
L157	S88°32'53"W	195.23'
L158	S88°32'53"W	23.13'
L159	S88°32'53"W	172.11'
L160	N88°32'53"E	27.37'
L161	N46°50'12"W	17.41'

CURVE TABLE					
C #	DELTA	RADIUS	LENGTH	CHD. BEAR	CHD. L.
C89	Δ=45°47'44"	R=270.00'	L=215.81'	S68°33'16"E	210.11'
C90	Δ=42°52'12"	R=270.00'	L=202.02'	S70°01'01"E	197.34'
C91	Δ=44°36'56"	R=330.00'	L=256.97'	S69°08'40"E	250.52'
C92	Δ=12°31'25"	R=330.00'	L=72.13'	S85°11'25"E	71.99'
C93	Δ=20°50'19"	R=330.00'	L=120.02'	S68°30'34"E	119.36'
C94	Δ=11°15'12"	R=330.00'	L=64.82'	S52°27'48"E	64.71'
C95	Δ=24°46'42"	R=270.00'	L=116.76'	S59°13'32"E	115.86'
C96	Δ=16°55'17"	R=270.00'	L=79.74'	S55°17'51"E	79.45'
C97	Δ=7°51'24"	R=270.00'	L=37.02'	S67°41'11"E	37.00'
C98	Δ=49°40'47"	R=25.00'	L=21.68'	N83°32'43"E	21.00'
C99	Δ=99°35'17"	R=60.00'	L=104.29'	S71°30'03"E	91.65'
C100	Δ=42°02'17"	R=60.00'	L=44.02'	N79°43'27"E	43.04'
C101	Δ=57°33'00"	R=60.00'	L=60.27'	S50°28'54"E	57.76'
C102	Δ=47°43'13"	R=25.00'	L=20.82'	S45°34'01"E	20.23'
C103	Δ=2°29'58"	R=330.00'	L=14.40'	S68°10'38"E	14.40'
C104	Δ=14°22'53"	R=25.00'	L=6.28'	S66°12'13"W	6.28'
C105	Δ=99°30'07"	R=60.00'	L=103.73'	N71°27'40"W	91.28'
C106	Δ=49°40'47"	R=25.00'	L=21.68'	N46°46'30"W	21.00'
C107	Δ=24°46'42"	R=330.00'	L=142.71'	N59°13'33"W	141.60'
C108	Δ=16°54'26"	R=330.00'	L=97.38'	N63°09'41"W	97.03'
C109	Δ=7°52'16"	R=330.00'	L=45.33'	N50°46'20"W	45.30'
C110	Δ=44°36'56"	R=270.00'	L=210.25'	N69°08'40"W	204.97'
C111	Δ=18°35'41"	R=270.00'	L=87.63'	N56°08'03"W	87.24'
C112	Δ=26°01'14"	R=270.00'	L=122.62'	N78°26'30"W	121.57'
C113	Δ=45°47'44"	R=330.00'	L=263.76'	N68°33'16"W	256.80'

MONUMENT LEGEND / NOTES:

- = CALCULATED POINT
- = FOUND MONUMENT AS DESCRIBED
- = SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING"
- A FOUND 3/4" IRON ROD
- B FOUND 1/2" IRON ROD
- C FOUND 5/8" IRON ROD
- D FOUND IRON ROD WITH CAP "ILLEGIBLE"
- E FOUND IRON ROD WITH CAP STAMPED "RPLS 1753"
- F FOUND 1/4" IRON ROD
- G FOUND 3/4" IRON PIPE
- H FOUND CEDAR FENCE POST

LEGEND:

- BL = BUILDING LINE SETBACK
- NBU = NEIGHBORHOOD BOX UNIT
- NTS = NOT TO SCALE
- B.C.D.R. = BASTROP COUNTY, DEED RECORDS.
- O.P.R.B.C.TX. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.
- P.R.B.C.TX. = PLAT RECORDS, BASTROP COUNTY, TEXAS.
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

LINETYPE LEGEND:

- = BOUNDARY
- - - = RIGHT OF WAY
- · - · = DRAINAGE EASEMENT
- · - · = SPECIAL FLOOD HAZARD AREA
- · - · = ADJOINING LOT LINES
- · - · = 25' BUILDING SETBACK LINE
- · - · = DRAINAGE & PUBLIC UTILITY EASEMENT
- · - · = BROKEN LINE (NOT TO SCALE)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE, UTILIZING STATION OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

FLOOD PLAIN NOTE:

PORTIONS OF THIS TRACT ARE WITHIN THE ZONE "A" BOUNDARIES OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, PER NFIP FLOOD INSURANCE RATE MAP NO. 48021C0325E, COMMUNITY NAME BASTROP COUNTY, COMMUNITY NO. 481193, DATED JANUARY 19, 2006. THE OTHER PORTIONS OF THIS TRACT FALL WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

REFERENCE LEGEND:

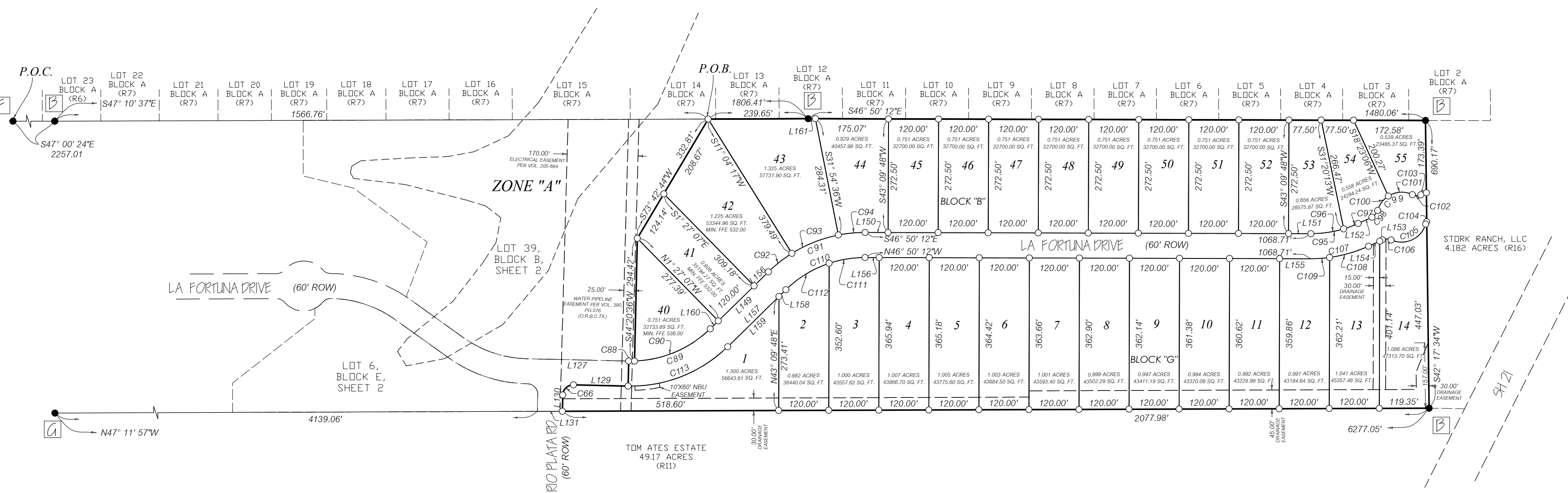
- (R1) = DEED 201215825, RECORDED IN VOLUME 2194, PG. 670, O.P.R.B.C.TX.
- (R2) = RIO VISTA RANCH, SECTION FOUR, CABINET 5, PG. 166B, P.R.B.C.TX.
- (R3) = RIO VISTA RANCH, SECTION TWO, CABINET 4, PG. 192A, P.R.B.C.TX.
- (R4) = MONTEREY HILLS SUBDIVISION, SECTION 1, CABINET 5, PG. 8A, P.R.B.C.TX.
- (R5) = MONTEREY HILLS SUBDIVISION, SECTION 2, CABINET 5, PG. 36A, P.R.B.C.TX.
- (R6) = LEGEND OAKS, PHASE TWO, CABINET 3, PG. 161A, P.R.B.C.TX.
- (R7) = LEGEND OAKS, PHASE ONE, CABINET 3, PG. 112B, P.R.B.C.TX.
- (R8) = DEED 201512811, O.P.R.B.C.TX.
- (R9) = DEED IN VOLUME 18, PG. 166, B.C.D.R.
- (R10) = DEED 201604431, O.P.R.B.C.TX.
- (R11) = DEED IN VOLUME 39, PG. 125, B.C.D.R.
- (R12) = DEED 201211526, RECORDED IN VOLUME 2173, PG. 665, O.P.R.B.C.TX.
- (R13) = DEED IN VOLUME 79, PG. 636, B.C.D.R.
- (R14) = DOC. NO. 201803304, O.P.R.B.C.TX.

SURVEYORS NOTE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

SHEET 3
SUMMARY SITE TABLE
LOTS = 30
BLOCKS = 2

SHEET 3
LAND USE SUMMARY
STREET R.O.W. = 2,904 AC. (126,514.69 SF)
BLOCK "B" = 12,797 AC. (557,418.47 SF)
16 RESIDENTIAL LOTS
BLOCK "C" = 14,299 AC. (622,879.85 SF)
14 RESIDENTIAL LOTS
TOTAL SITE AREA = 30,000 AC. (1,306,812.98 SF)



TYPICAL LOT EASEMENT AND BUILDING SETBACK DETAIL
NO SCALE

