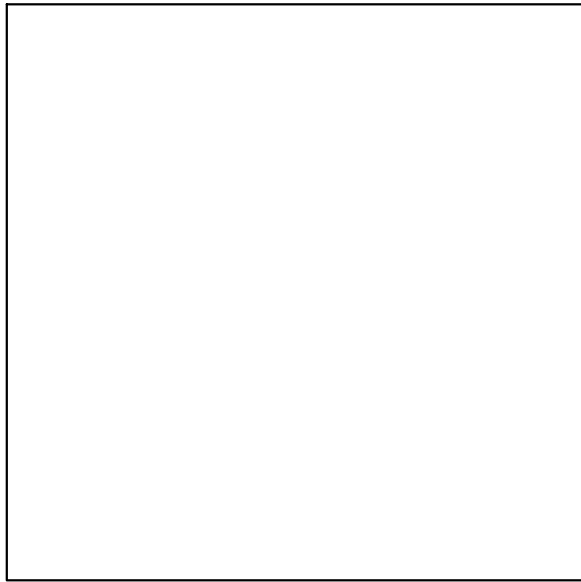


CIVIL ENGINEER
SCOTT HOROWITZ
TRC ENGINEERS, INC.
700 HIGHLANDER BLVD. SUITE 210
ARLINGTON, TX 76015
PHONE: (817)–5221000
EMAIL: SHOROWITZ@TRCCOMPANIES.COM

OWNER/DEVELOPER INFORMATION
GAVIN BOYD
ARC INVESTING
549 PEACE DRIVE
LIBERTY HILL, TX 78642

SURVEYOR INFORMATION
SPOT ON SURVEYING
JAMES GARON AND ASSOCIATES
185 McCAULEY RD.,
BASTROP TX 78602
512–303–4185

CURRENT OWNER INFORMATION
REUBEN MADISON
143 TERRITORY DR
BASTROP, TX 78602



LEGAL DESCRIPTION:
A SUBDIVISION OF GILLESPIE COUNTY CONTAINING 346.25 ACRES OF LAND, MORE OR LESS, COMPROMISING ACREAGE OUT OF VARIOUS ABSTRACT SURVEYS AS SHOWN, AND BEING PART OF THE ORIGINAL 2051.387 ACRE TRACT AS RECORDED IN DONCUMENT NO 20153665 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY ON, THIS DAY PERSONALLY APPEARED SCOTT HOROWITZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

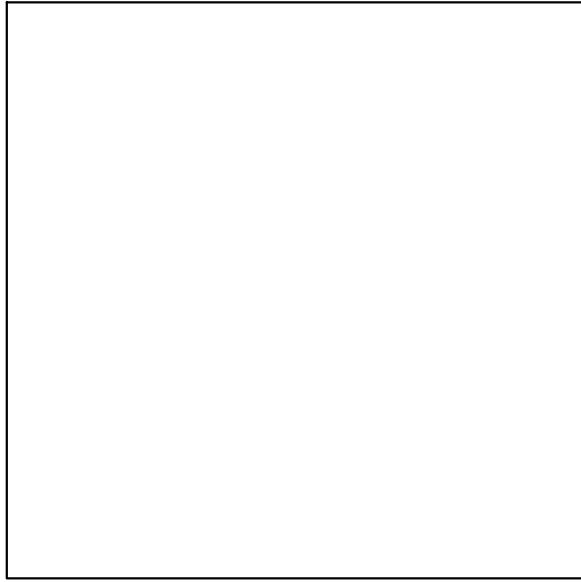
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THIS ____ DAY OF _____ A.D. 20____

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
COUNTY OF BASTROP

I, XXXXXXXXXX, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY ON, THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20____

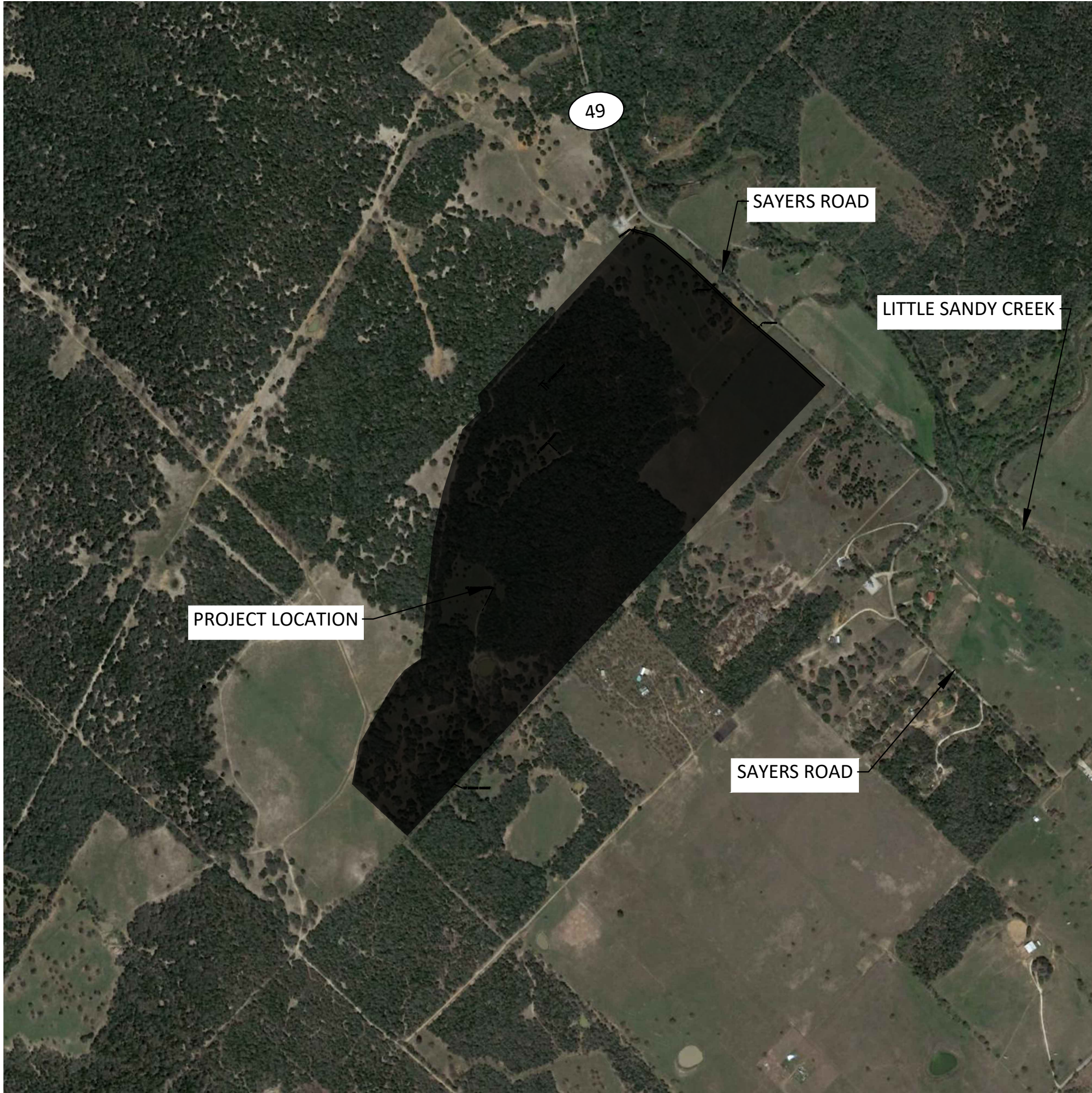
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES
STATE OF TEXAS

COUNTY OF BASTROP

I, XXXXXXXX, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.

PRELIMINARY PLAN FOR MADISON ESTATES RESIDENTIAL SUBDIVISION COUNTY OF BASTROP



LOCATION MAP
1"=500'

GENERAL NOTES

- A. DEVELOPMENT OF LOTS/WATER WELLS
- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9–1–1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON–SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 - NO ON–SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON–SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON–SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON–SITE WELL.
 - EACH LOT SHALL HAVE A 50' WATER WELL SETBACK ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR SAME, IF NOT SPECIFIED HEREIN. FURTHER INFORMATION AND REGISTRATION OF ON–SITE WATER WELLS IS OBTAINED AND ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
 - INDIVIDUAL ON–SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON–SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.

GENERAL NONTES CONTINUED

- B. ROAD DEDICATION AND MAINTENANCE
- IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COURT ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
 - UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT AND/OR THE COUNTY ENGINEER.
 - NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION, UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
 - ANY OBSTRUCTION IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
 - NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- B. UTILITY SERVICE PROVIDERS:
- WATER IS TO BE PROVIDED BY: AQUA WATER SUPPLY CORPORATION
 - WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON–SITE SEPTIC
 - ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE
- C. FLOODPLAIN AND DRAINAGE NOTES:
- THIS PLAT IS PARTIALLY WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR BASTROP COUNTY, TEXAS ON PANEL NUMBER 48021C00225E, COMMUNITY NUMBER 481193, EFFECTIVE DATE JANUARY 19, 2006 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
 - NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO: BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
 - DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
 - THE EXPENSE FOR MAINTENANCE, REPAIR, AND/OR RESTORATION OF DETENTION BASIN AND ASSOCIATE OUTLET STRUCTURES LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA).
 - EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE–FAMILY, DUPLEX, AND MULTI–FAMILY CONSTRUCTION.
- D. LEGAL RESPONSIBILITIES/LIABILITIES
- APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE PLAT HAS BEEN REVIEWED FOR COMPLIANCE OF REGULATIONS BY BASTROP COUNTY ENGINEER AND/OR PLATS REVIEW STAFF.
- E. STREET & DRAINAGE IMPROVEMENTS:
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS AND CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE REGULATION AND REQUIREMENTS OF BASTROP COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE–PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH REGULATIONS AND REQUIREMENTS.
 - THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
- F. Required on Plats Within the 100 Year Floodplain:
- The Finished Floor Elevation (FFE) noted within each lot represents the base flood elevation and a two–foot freeboard as required by the Bastrop County Flood Damage Prevention Order.
 - The developer, builder, seller, or agent shall inform, in writing, each buyer of subdivision lots or property located within Special Flood Hazard Areas that such property is an identified Flood Prone Area.
- G. All driveways in this subdivision must be constructed to facilitate drainage along the ROW. The developer and/or property owner shall be responsible for the installation and maintenance of driveways in accordance with Bastrop County specifications, which may include culvert pipe installation. A permit must be obtained from Bastrop County prior to the creation of a driveway. Access to state highways is regulated by TxDOT and therefore must be approved and constructed to its standards
- H. All Plats with Street & Drainage Improvements:
- The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans and construction of subdivision improvements which comply with applicable regulation and requirements of Bastrop County. The owner understands and acknowledges that plat vacation or re–plating may be required at the owner's sole expense if plans to construct this subdivision do not comply with such regulations and requirements.
 - The owner/developer of the subdivision shall construct the subdivision's street and drainage improvements to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owners(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The owner(s) obligation to construct the improvements to County standards and to post the fiscal security to secure such construction is a continuing obligation binding on the owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

F:\WORK IN PROGRESS\ARC INVESTING\495126\000\0000 MADISON ESTATES 500 CAD-GIS DRAWINGS\501 DRAWINGS\501.4 WORKING DWGS\02 BASEMAPS\PRELIMINARY PLAT.DWG

PRELIMINARY PLAN
FOR
MADISON ESTATES,
COUNTY OF BASTROP

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C2	13.91	15.00	53°07'48"	N73° 43' 31"W	13.42'
C3	13.91	15.00	53°07'48"	S20° 35' 43"E	13.42'
C4	23.71	15.00	90°34'48"	N87° 32' 59"E	21.32'
C5	23.71	15.00	90°34'48"	N36° 46' 40"W	21.32'
C6	13.91	15.00	53°07'48"	S71° 22' 02"W	13.42'
C7	13.91	15.00	53°07'48"	S55° 30' 10"E	13.42'
C8	24.12	15.00	92°07'14"	N51° 52' 19"E	21.60'
C9	25.35	15.00	96°50'49"	N5° 35' 02"W	22.44'
C10	22.83	15.00	87°11'18"	S86° 26' 02"W	20.69'
C11	23.56	15.00	90°00'00"	S2° 09' 37"E	21.21'
C12	23.56	15.00	90°00'00"	N87° 50' 23"E	21.21'
C13	23.35	15.00	89°11'35"	N1° 45' 25"W	21.06'
C14	23.27	15.00	88°53'51"	S87° 17' 18"W	21.01'
C15	23.56	15.00	90°00'00"	S2° 09' 37"E	21.21'
C16	13.91	15.00	53°07'48"	S73° 43' 31"E	13.42'
C17	13.91	15.00	53°07'48"	S69° 24' 17"W	13.42'
C18	13.91	15.00	53°07'48"	S16° 16' 29"W	13.42'
C19	14.59	15.00	55°42'57"	N22° 37' 11"W	14.02'
C20	23.56	15.00	90°00'00"	S50° 48' 42"W	21.21'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	22.92	15.00	87°31'55"	S29° 36' 30"E	20.75'
C22	22.92	15.00	87°31'55"	S62° 51' 35"W	20.75'
C23	13.91	15.00	53°07'48"	N80° 03' 38"E	13.42'
C24	13.91	15.00	53°07'48"	N46° 48' 33"W	13.42'
C25	23.71	15.00	90°33'43"	S39° 28' 10"E	21.32'
C26	23.23	15.00	88°44'52"	N87° 12' 49"E	20.98'
C27	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C28	15.61	15.00	59°36'36"	S79° 38' 17"W	14.91'
C29	12.56	15.00	47°57'59"	S48° 19' 34"E	12.19'
C30	23.56	15.00	90°00'00"	N87° 50' 23"E	21.21'
C31	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C32	23.56	15.00	90°00'00"	N87° 50' 23"E	21.21'
C33	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C34	23.56	15.00	90°00'00"	N87° 50' 23"E	21.21'
C35	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C36	23.56	15.00	90°00'00"	N87° 50' 23"E	21.21'
C37	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C38	23.56	15.00	90°00'00"	S87° 50' 23"W	21.21'
C39	13.91	15.00	53°07'48"	S16° 16' 29"W	13.42'
C40	13.91	15.00	53°07'48"	N69° 24' 17"E	13.42'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C42	23.56	15.00	90°00'00"	S87° 50' 23"W	21.21'
C43	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C44	23.56	15.00	90°00'00"	S87° 50' 23"W	21.21'
C45	23.56	15.00	90°00'00"	S2° 09' 37"E	21.21'
C46	23.56	15.00	90°00'00"	N87° 50' 23"E	21.21'
C47	23.56	15.00	90°00'00"	S87° 50' 23"W	21.21'
C48	23.56	15.00	90°00'00"	N2° 09' 37"W	21.21'
C49	13.91	15.00	53°07'48"	N69° 24' 17"E	13.42'
C50	13.91	15.00	53°07'48"	N73° 43' 31"W	13.42'
C51	23.56	15.00	90°00'00"	S2° 09' 37"E	21.21'
C52	23.56	15.00	90°00'00"	N87° 50' 23"E	21.21'
C53	13.91	15.00	53°07'48"	N16° 16' 29"E	13.42'
C54	13.91	15.00	53°07'48"	S69° 24' 17"W	13.42'
C55	23.56	15.00	90°00'00"	S2° 09' 37"E	21.21'
C56	23.56	15.00	90°00'00"	S27° 22' 49"E	21.21'
C57	23.70	15.00	90°31'13"	S62° 21' 34"W	21.31'
C58	23.70	15.00	90°31'13"	S34° 51' 37"E	21.31'
C59	23.70	15.00	90°31'13"	S54° 37' 10"W	21.31'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.18'	S46° 50' 30.21"E
L2	114.92'	N47° 09' 37.22"W
L3	121.68'	S47° 09' 37.22"E
L4	121.68'	N82° 04' 04.03"W
L5	119.41'	S82° 04' 04.03"E
L6	120.84'	N5° 48' 41.55"E
L7	119.16'	N5° 48' 41.55"E
L8	120.00'	N5° 48' 41.55"E
L9	120.00'	N7° 15' 19.20"E
L10	120.00'	N9° 59' 20.87"E
L11	120.00'	N12° 43' 22.55"E
L12	120.00'	N15° 27' 24.22"E
L13	120.00'	N17° 36' 54.35"E
L14	36.42'	N17° 37' 11.07"E
L15	113.31'	S60° 35' 20.96"E
L16	120.00'	N42° 50' 22.78"E
L17	64.14'	N42° 50' 22.78"E
L18	120.00'	N42° 50' 22.78"E
L19	120.00'	N42° 50' 22.78"E
L20	120.00'	N42° 50' 22.78"E
L21	120.00'	N42° 50' 22.78"E
L22	120.00'	N42° 50' 22.78"E
L23	76.88'	N54° 00' 25.80"W
L24	31.98'	N54° 00' 25.80"W
L25	61.57'	N72° 49' 44.25"W
L26	80.00'	S42° 59' 09.65"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	120.00'	S42° 59' 09.65"W
L28	120.00'	S42° 59' 09.65"W
L29	120.00'	S42° 59' 09.65"W
L30	120.00'	S42° 59' 09.65"W
L31	120.00'	S42° 59' 09.65"W
L32	64.14'	S42° 59' 09.65"W
L33	120.00'	S42° 59' 09.65"W
L34	82.62'	S42° 59' 09.65"W
L35	118.79'	S12° 57' 09.83"E
L36	120.37'	S17° 36' 54.20"W
L37	124.70'	S17° 31' 28.95"W
L38	124.80'	S12° 06' 55.72"W
L39	60.68'	S12° 25' 25.03"W
L40	64.30'	S6° 17' 20.70"W
L41	123.00'	S5° 52' 58.79"W
L42	123.00'	S5° 52' 58.79"W
L43	120.00'	S5° 48' 41.55"W
L44	148.78'	S54° 43' 22.35"W
L45	55.56'	S29° 42' 24.35"W
L46	66.35'	S10° 54' 59.95"W
L47	45.57'	S46° 50' 26.72"E
L48	130.90'	S46° 50' 30.21"E
L49	193.95'	S46° 50' 30.21"E
L50	120.00'	N42° 47' 33.82"E
L51	142.62'	N42° 47' 33.82"E
L52	133.94'	S47° 17' 02.39"E

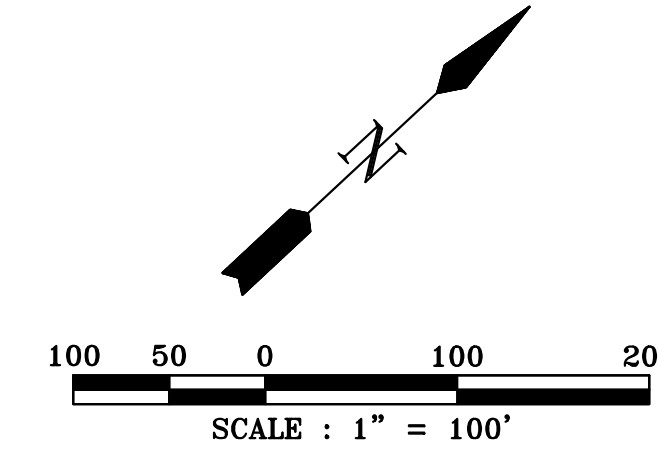
LINE TABLE		
LINE #	LENGTH	DIRECTION
L53	83.74'	N59° 06' 52.48"W
L54	112.78'	S42° 42' 57.61"W
L55	102.02'	N42° 44' 24.88"E
L56	120.00'	N42° 42' 57.61"E
L57	120.00'	N42° 53' 46.26"E
L58	120.00'	N42° 53' 46.26"E
L59	120.00'	N42° 49' 58.72"E
L60	120.00'	N42° 44' 34.57"E
L61	120.00'	N42° 44' 34.57"E
L62	120.00'	N42° 44' 34.57"E
L63	120.00'	N42° 53' 00.60"E
L64	120.00'	N42° 58' 52.27"E
L65	120.00'	N42° 58' 52.27"E
L66	120.00'	N42° 58' 52.27"E
L67	120.11'	N49° 34' 36.02"W
L68	120.09'	N49° 23' 18.89"W
L69	89.51'	N47° 45' 31.25"W
L70	120.01'	N46° 21' 12.16"W
L71	14.42'	S46° 21' 12.16"E
L72	115.88'	N49° 58' 19.12"W
L73	14.74'	N49° 58' 19.12"W
L74	115.00'	S47° 09' 37.22"E
L75	120.00'	S47° 09' 37.22"E
L76	126.25'	S47° 09' 37.22"E
L77	115.00'	S47° 09' 37.22"E
L78	120.00'	S47° 09' 37.22"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L79	95.00'	S47° 09' 37.22"E
L80	102.93'	S42° 50' 22.78"W
L81	120.00'	S42° 50' 22.78"W
L82	120.00'	S42° 50' 22.78"W
L83	120.00'	S42° 50' 22.78"W
L84	120.00'	S42° 50' 22.78"W
L85	120.00'	S42° 50' 22.78"W
L86	120.00'	S42° 50' 22.78"W
L87	120.00'	S42° 50' 22.78"W
L88	120.00'	S42° 50' 22.78"W
L89	120.00'	S42° 50' 22.78"W
L90	120.00'	S42° 50' 22.78"W
L91	120.00'	S42° 50' 22.78"W
L92	85.00'	S42° 50' 22.78"W
L93	5.35'	N84° 11' 18.45"W
L94	54.94'	S5° 48' 41.55"W
L95	10.61'	S73° 22' 27.60"E
L96	10.61'	N73° 22' 27.60"W
L97	120.00'	S42° 50' 22.78"W
L98	96.74'	N47° 09' 37.22"W
L99	120.00'	S47° 33' 08.47"E
L100	383.16'	N47° 09' 37.22"W
L101	115.00'	N47° 09' 37.22"W
L102	133.16'	N47° 09' 37.22"W
L103	120.00'	S47° 09' 37.22"E
L104	115.00'	S47° 09' 37.22"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L105	115.00'	N47° 09' 37.22"W
L106	120.00'	N47° 09' 37.22"W
L107	120.00'	S47° 09' 37.22"E
L108	115.00'	S47° 09' 37.22"E
L109	1306.25'	N47° 09' 37.22"W
L110	123.59'	N47° 09' 37.22"W
L111	120.00'	N47° 09' 37.22"W
L112	108.97'	N42° 50' 22.78"E
L113	120.00'	N42° 50' 22.78"E
L114	120.00'	N42° 50' 22.78"E
L115	120.00'	N42° 50' 22.78"E
L116	108.97'	N42° 50' 22.78"E
L117	108.97'	S42° 50' 22.78"W
L118	120.00'	S42° 50' 22.78"W
L119	120.00'	N42° 50' 22.78"E
L120	108.97'	N42° 50' 22.78"E
L121	108.97'	S42° 50' 22.78"W
L122	120.00'	S42° 50' 22.78"W
L123	120.00'	S42° 50' 22.78"W
L124	120.00'	S42° 50' 22.78"W
L125	108.97'	S42° 50' 22.78"W
L126	243.97'	N42° 50' 22.78"E
L127	243.97'	S42° 50' 22.78"W
L128	120.00'	N47° 09' 37.22"W
L129	122.93'	N42° 50' 22.78"E
L130	115.00'	N42° 50' 22.78"E

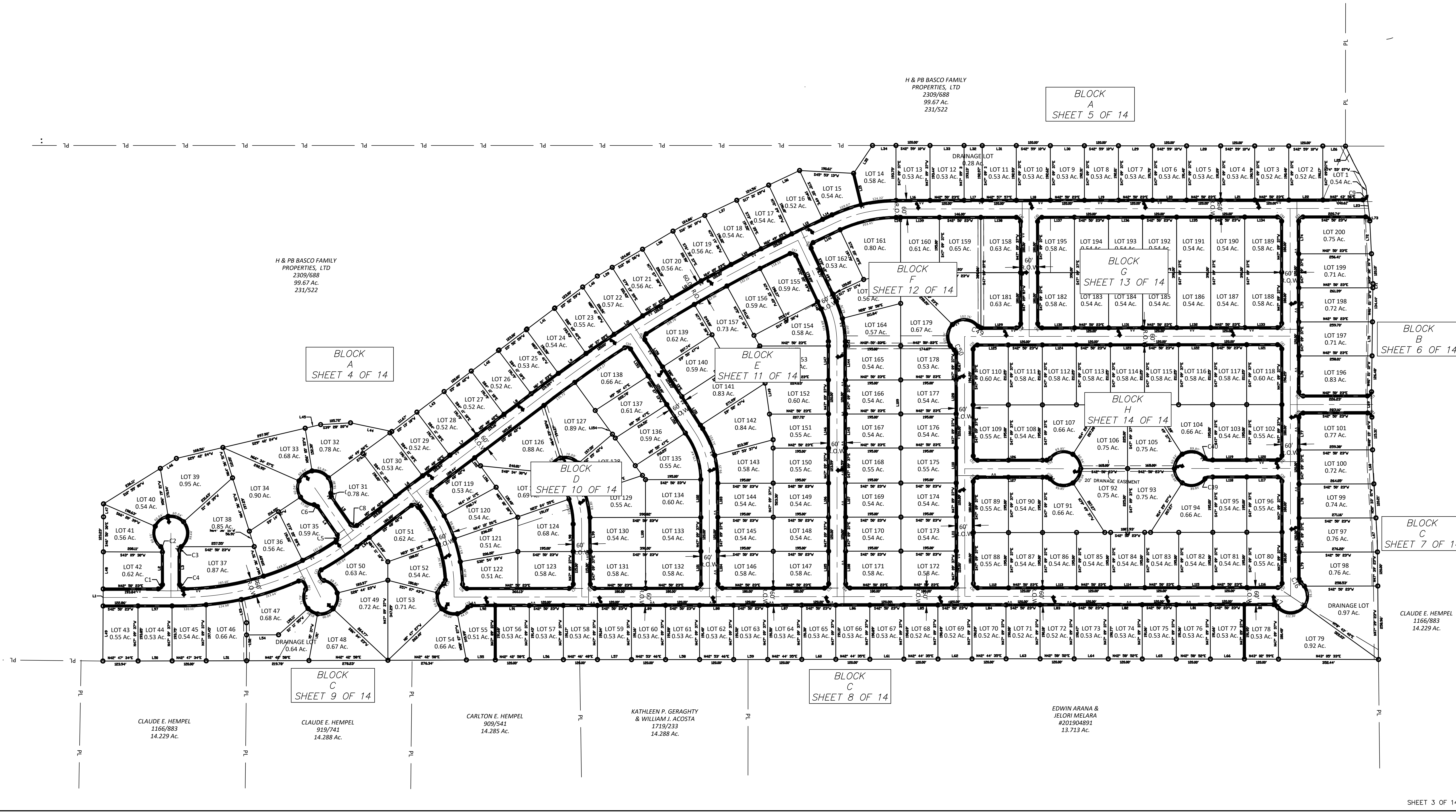
LINE TABLE		
LINE #	LENGTH	DIRECTION
L131	120.00'	N42° 50' 22.78"E
L132	120.00'	N42° 50' 22.78"E
L133	115.00'	N42° 50' 22.78"E
L134	115.00'	S42° 50' 22.78"W
L135	120.00'	S42° 50' 22.78"W
L136	120.00'	S42° 50' 22.78"W
L137	115.00'	S42° 50' 22.78"W
L138	125.00'	S42° 50' 22.78"W
L139	136.93'	S42° 50' 22.78"W
L140	15.88'	S42° 50' 22.78"W
L141	105.00'	S17° 37' 36.21"W
L142	29.51'	S72° 22' 48.93"E
L143	15.66'	S47° 09' 37.22"E
L144	120.00'	S47° 09' 37.22"E
L145	120.00'	S47° 09' 37.22"E
L146	120.00'	N47° 09' 37.22"W
L147	135.66'	N47° 09' 37.22"W
L148	28.13'	N72° 22' 48.93"W
L149	333.55'	S55° 10' 54.50"E
L150	114.45'	S80° 07' 13.42"E
L151	134.41'	S80° 07' 13.42"E
L152	120.00'	N80° 07' 13.42"W
L153	113.84'	N80° 07' 13.42"W
L154	423.71'	N83° 06' 34.21"W
L155	35.16'	N83° 00' 38.02"W
L156	93.44'	N83° 00' 38.02"W

PRELIMINARY PLAN
FOR
MADISON ESTATES,
COUNTY OF BASTROP

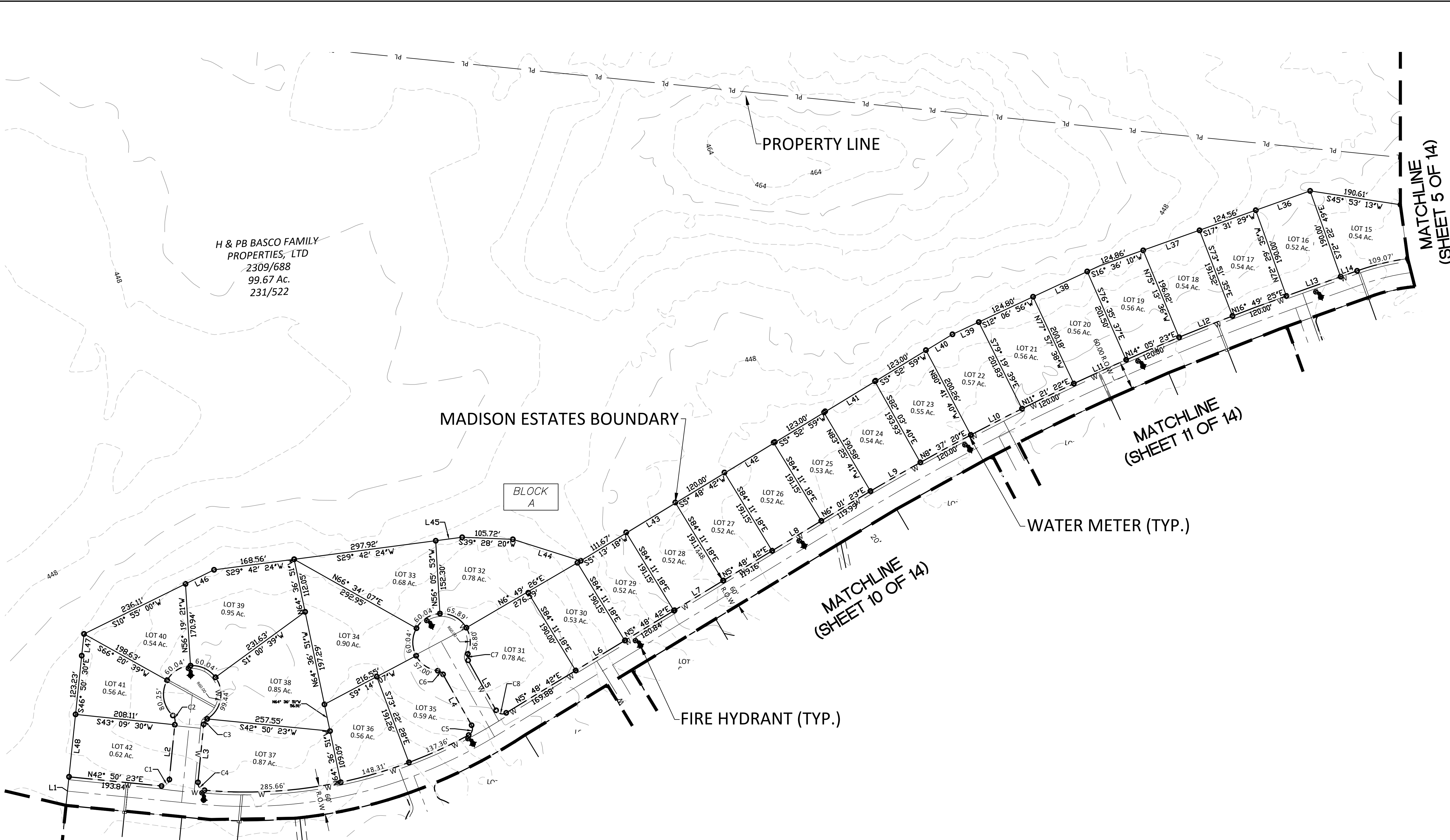


- LEGEND
- R.O.W BOUNDARY
 - PROPERTY BOUNDARY
 - POINT OF INTERSECTION
 - FIRE HYDRANT
 - WATER METER

WORK IN PROGRESS\ARC INVESTING\455128\000000000 MADISON ESTATES\500 CAD-GIS DRAWINGS\501.4 WORKING DWGS\02 BASEMAPS\PRELIMINARY PLAT.DWG



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H & PB BASCO FAMILY
PROPERTIES, LTD
2309/688
99.67 Ac.
231/522

MADISON ESTATES BOUNDARY

BLOCK
A

PROPERTY LINE

MATCHLINE
(SHEET 10 OF 14)

MATCHLINE
(SHEET 11 OF 14)

MATCHLINE
(SHEET 5 OF 14)

FIRE HYDRANT (TYP.)

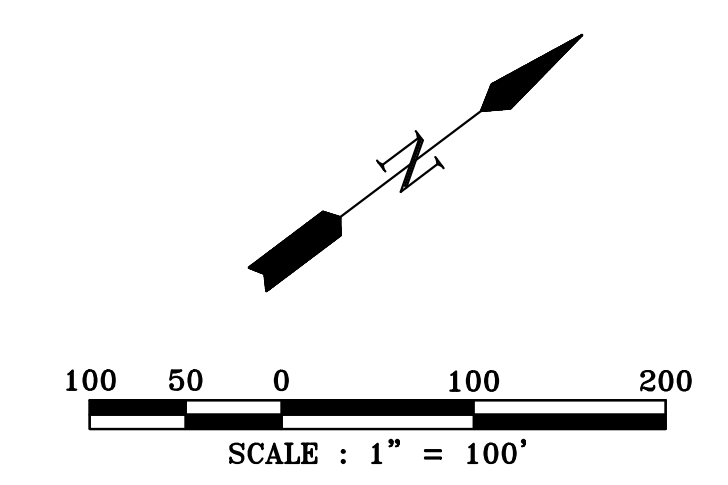
WATER METER (TYP.)

MATCHLINE
(SHEET 9 OF 14)

LEGEND

- R.O.W BOUNDARY
- PROPERTY BOUNDARY
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- WATER METER

KEY MAP
NOT TO SCALE



CURRENT OWNER INFORMATION
REUBEN MADISON
143 TERRITORY DR
BASTROP, TX 78602

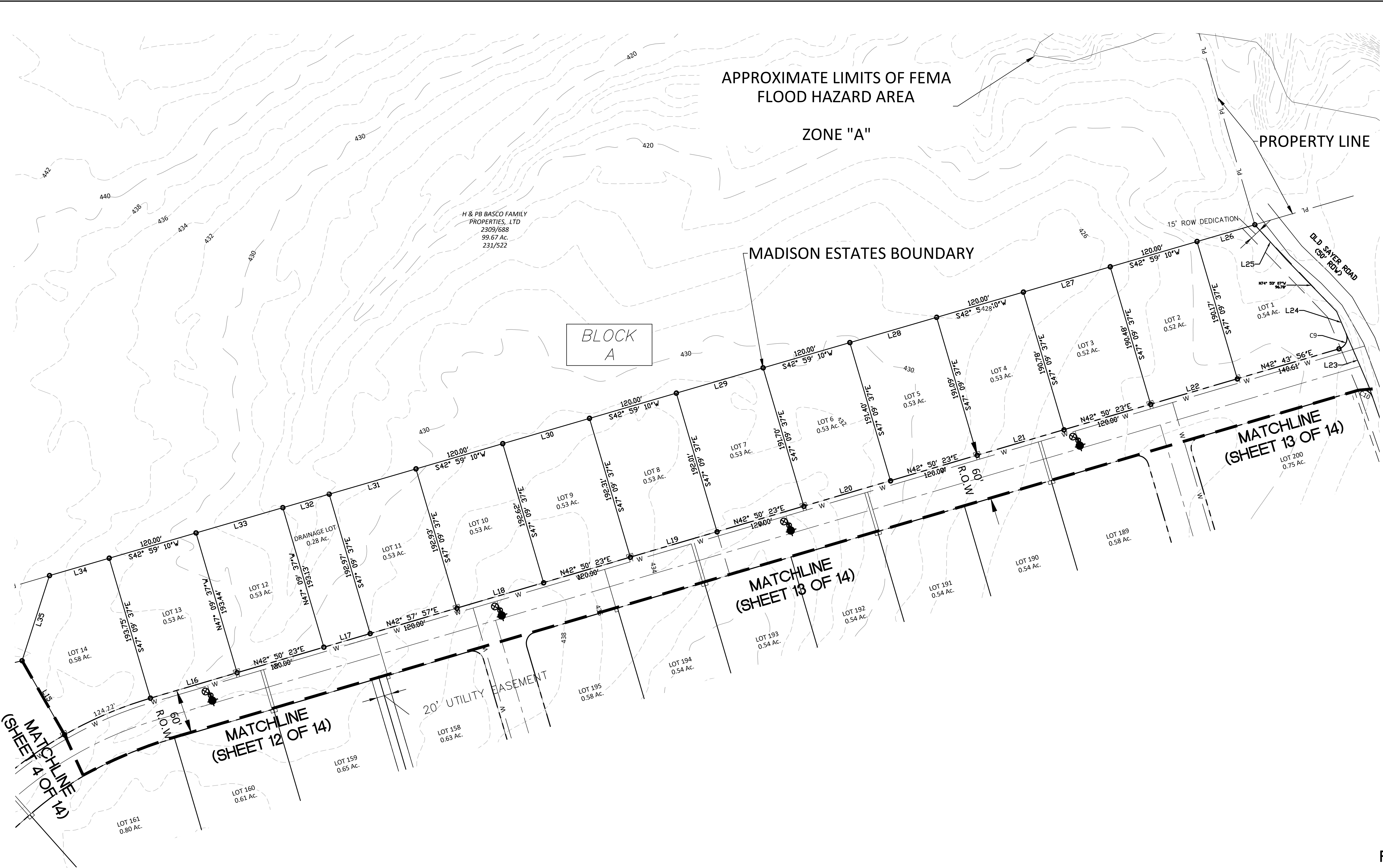
ENGINEER
TRC ENGINEERS, INC.
T.B.P.E. FIRM REGISTRATION #F-8632
700 HIGHLANDER BLVD., STE. 210 ARLINGTON, TX 76015
PHONE: 817-522-1000

**PRELIMINARY PLAN
FOR
MADISON ESTATES
RESIDENTIAL SUBDIVISION
COUNTY OF BASTROP,**

TRC
TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., STE. 210 ARLINGTON, TX 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

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LEGEND

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KEY MAP
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SCALE : 1" = 60'

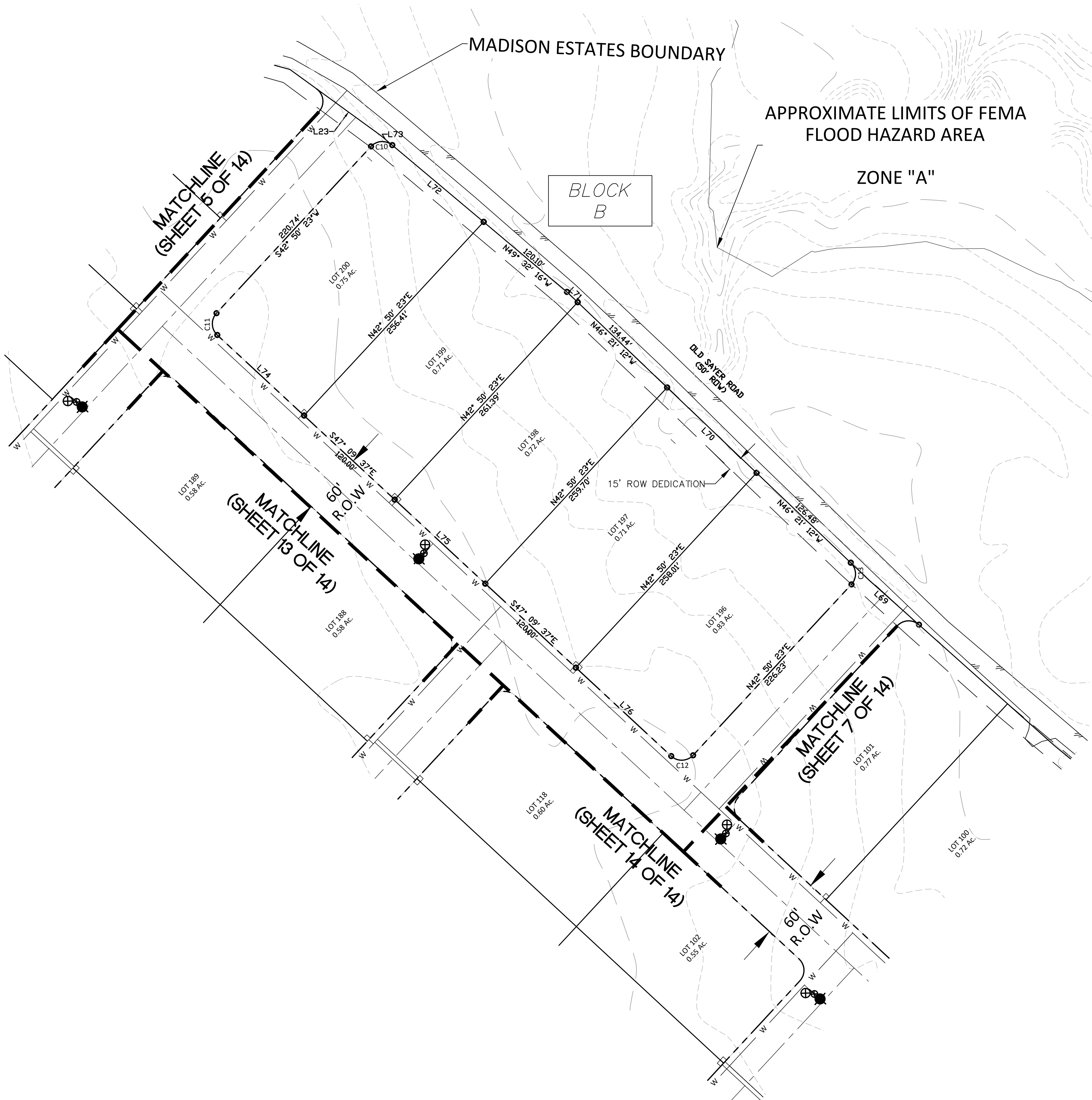
CURRENT OWNER INFORMATION
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143 TERRITORY DR
BASTROP, TX 78602

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**PRELIMINARY PLAN
FOR
MADISON ESTATES
RESIDENTIAL SUBDIVISION
COUNTY OF BASTROP**

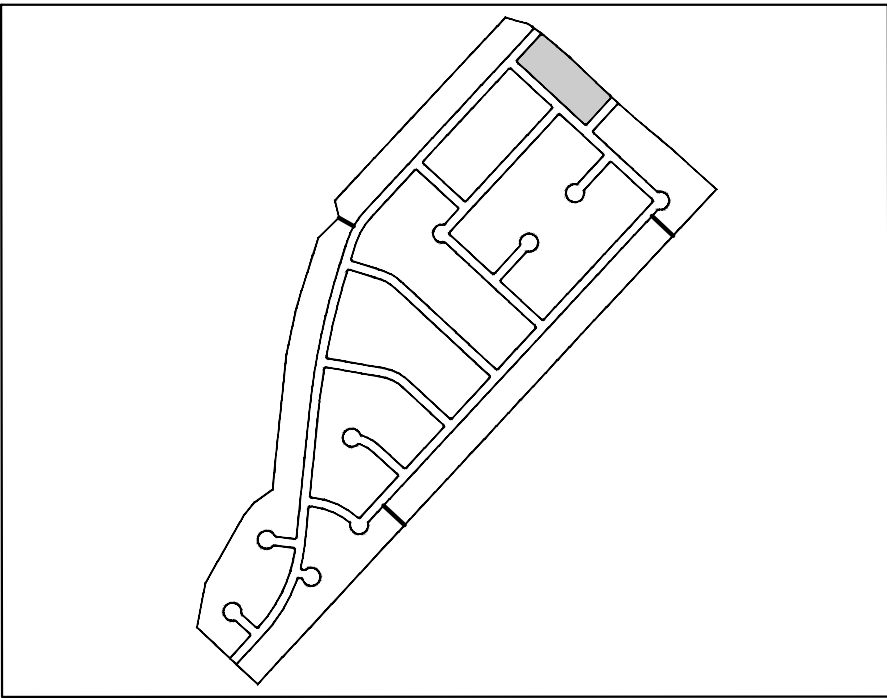
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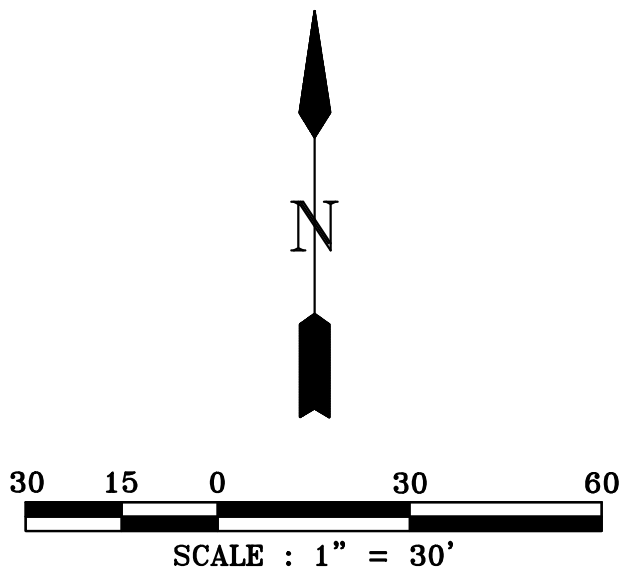


LEGEND

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BASTROP, TX 78602

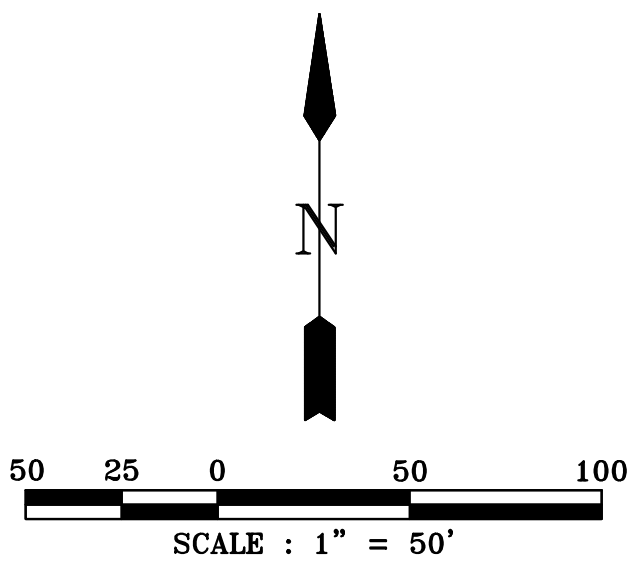
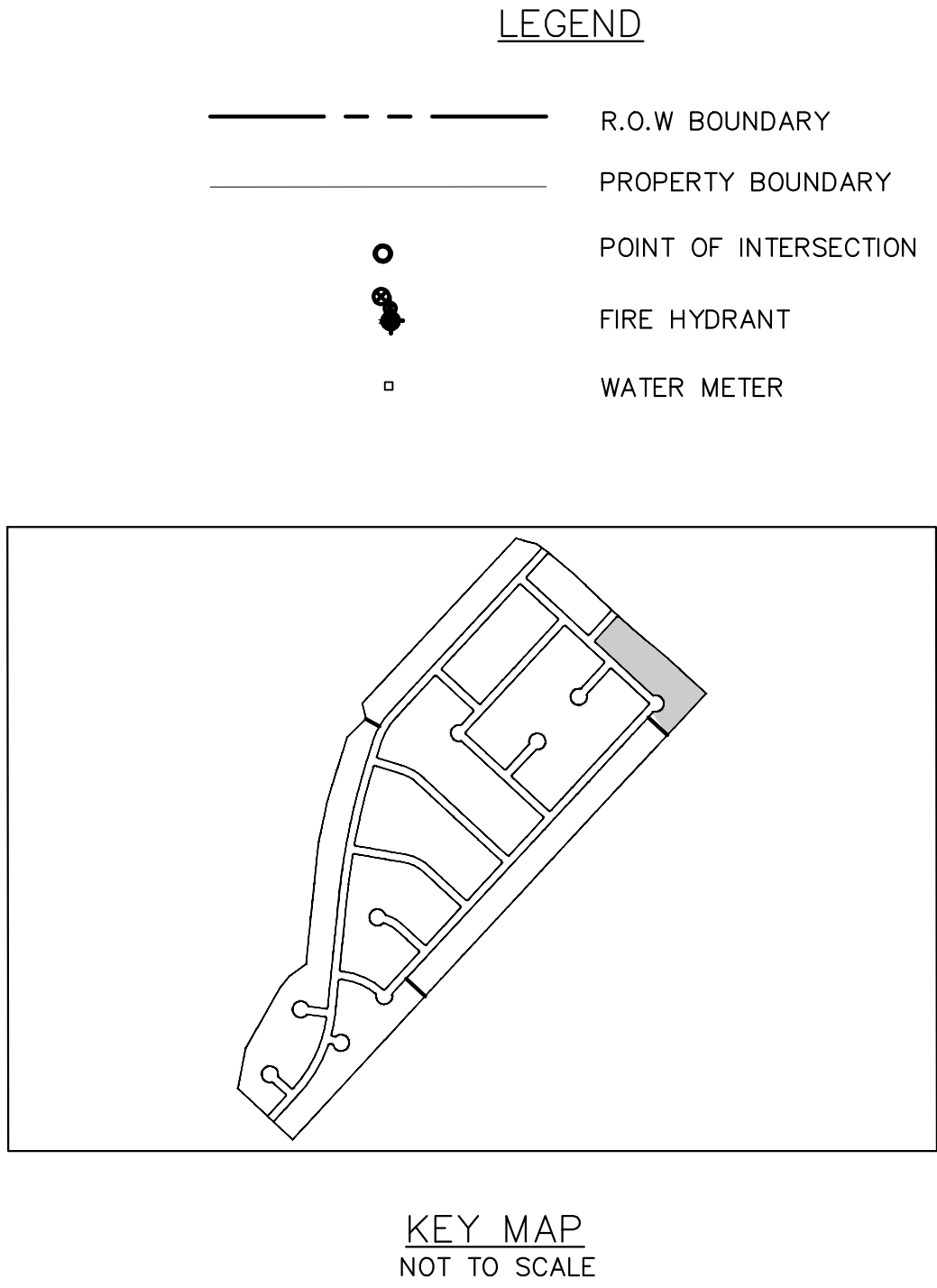
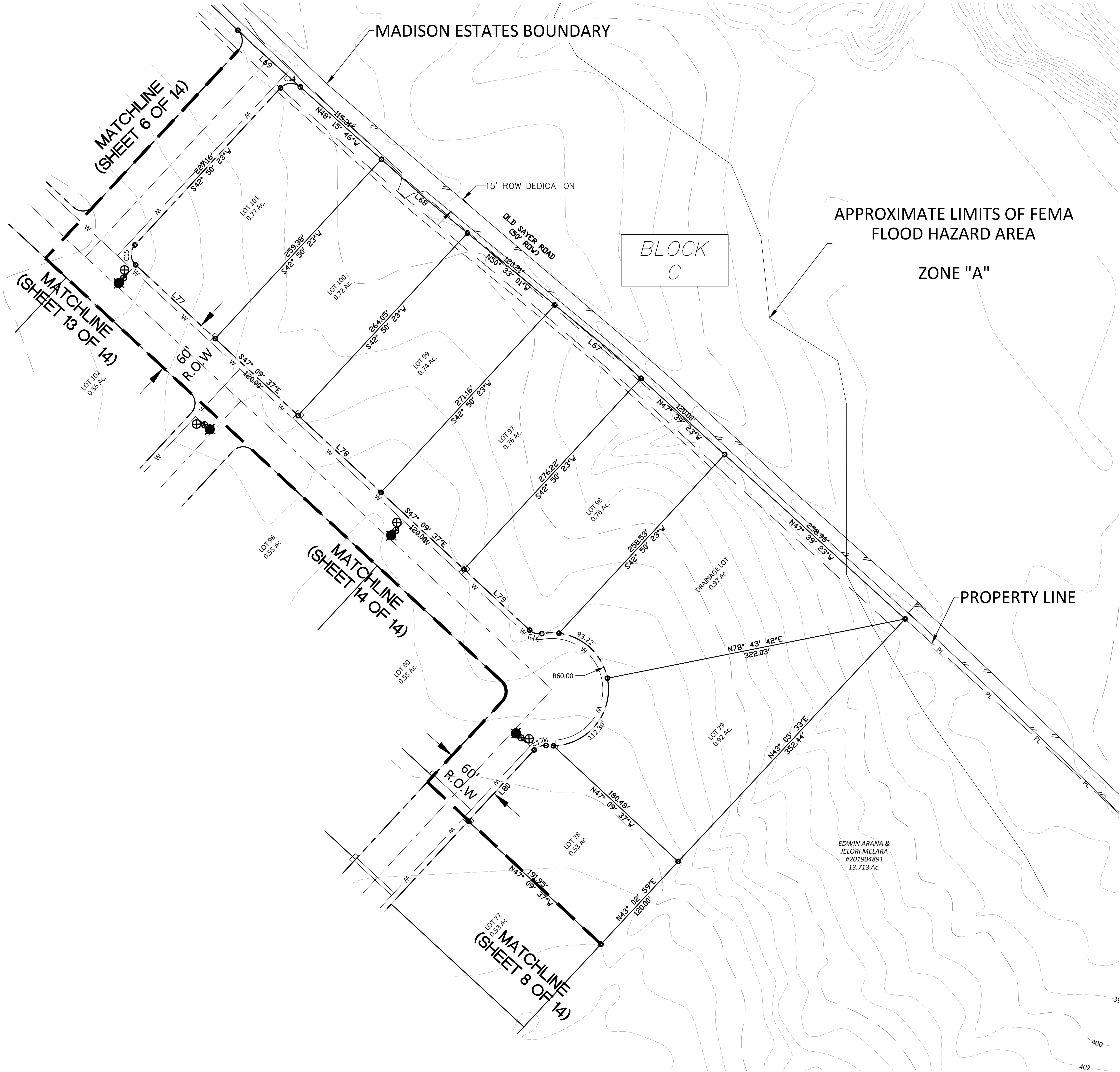
ENGINEER
TRC ENGINEERS, INC.
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700 HIGHLANDER BLVD., SUITE 210
ARLINGTON, TX 76015
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**PRELIMINARY PLAN
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T.B.P.E. FIRM REGISTRATION # F-8632
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BASTROP, TX 78602

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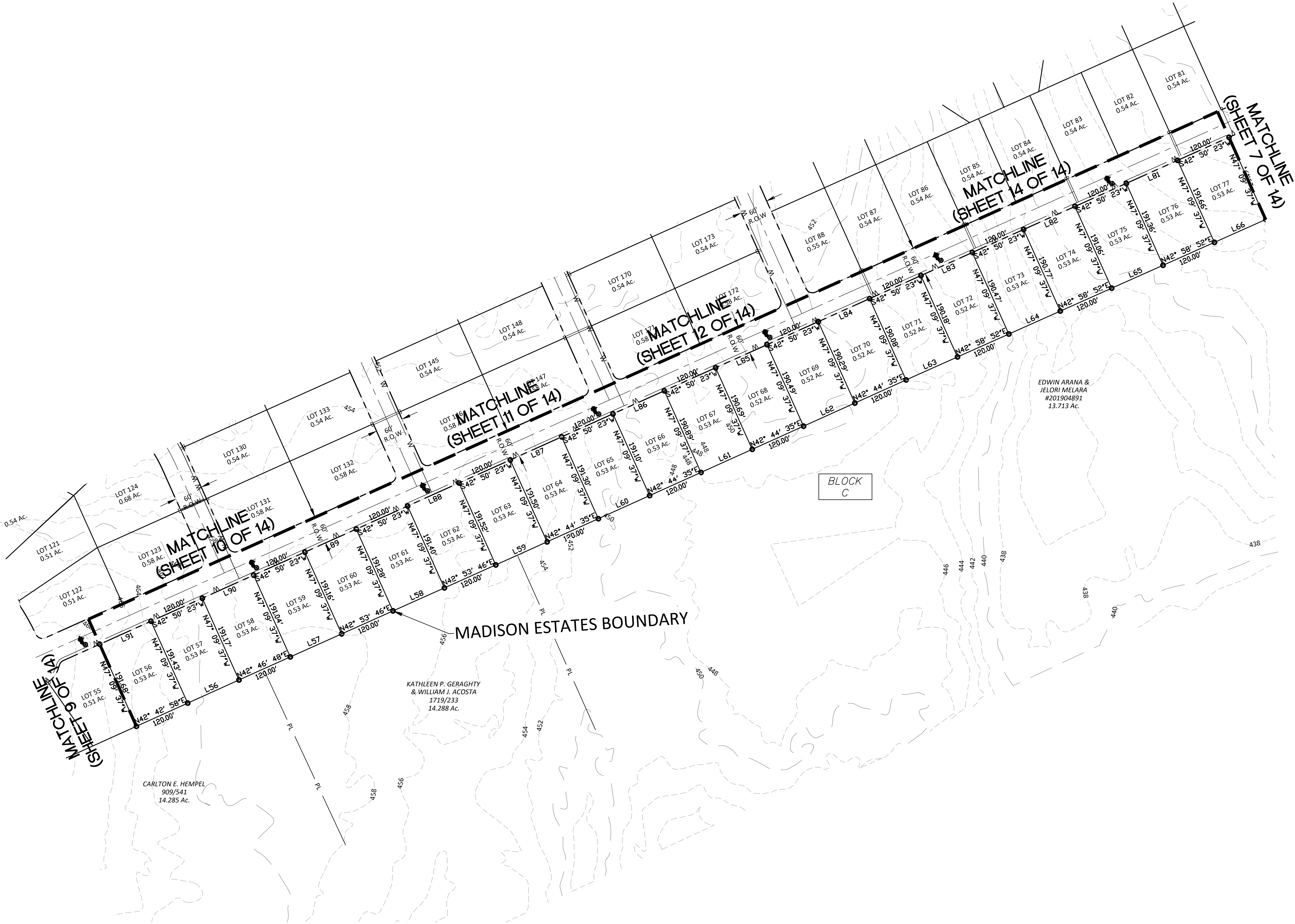
**PRELIMINARY PLAN
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MADISON ESTATES
RESIDENTIAL SUBDIVISION
COUNTY OF BASTROP**



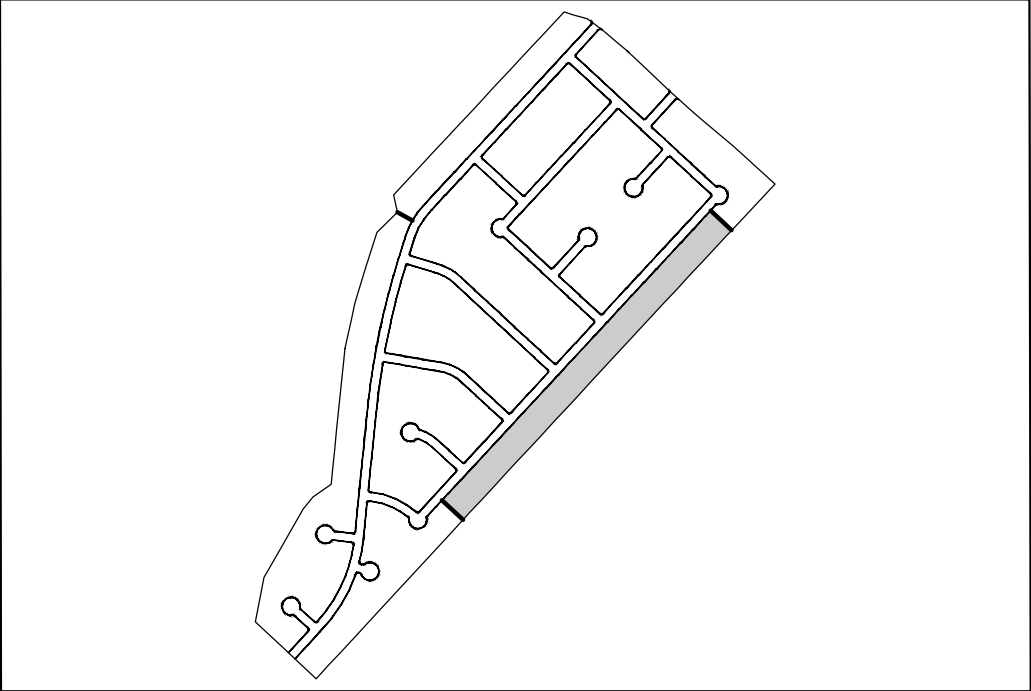
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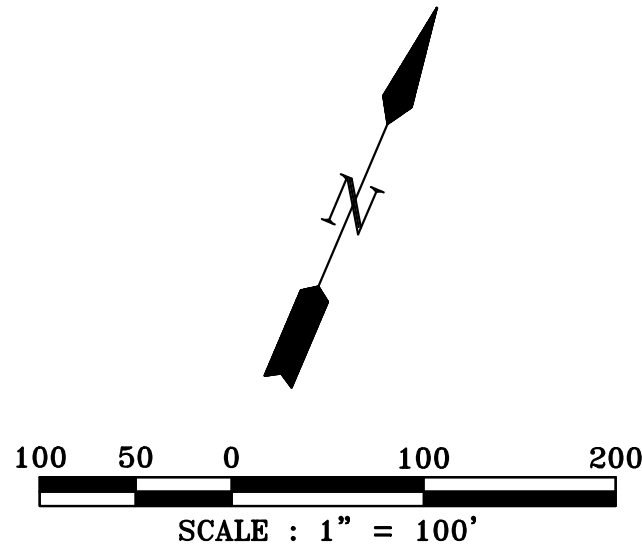
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- LEGEND
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KEY MAP
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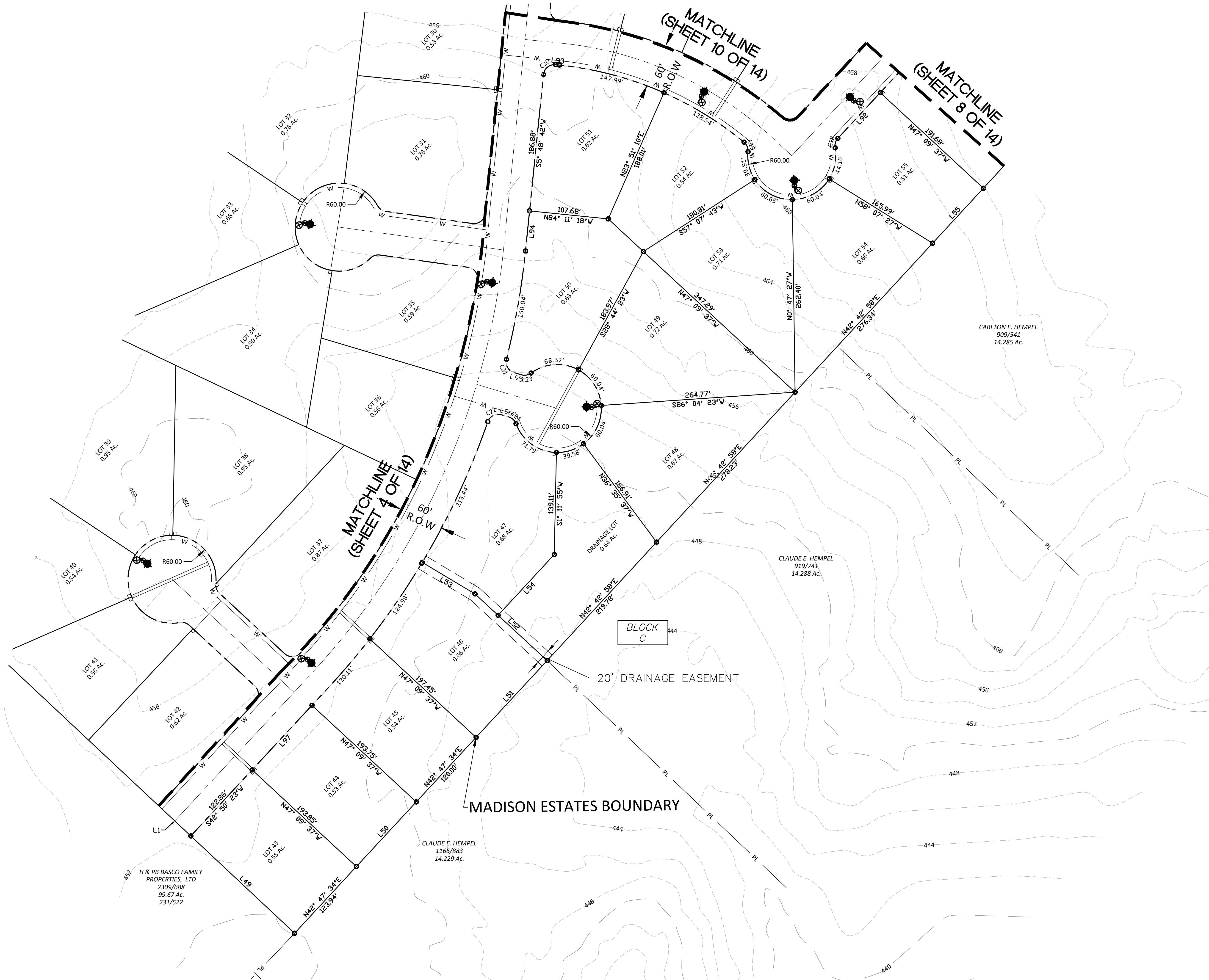
PRELIMINARY PLAN
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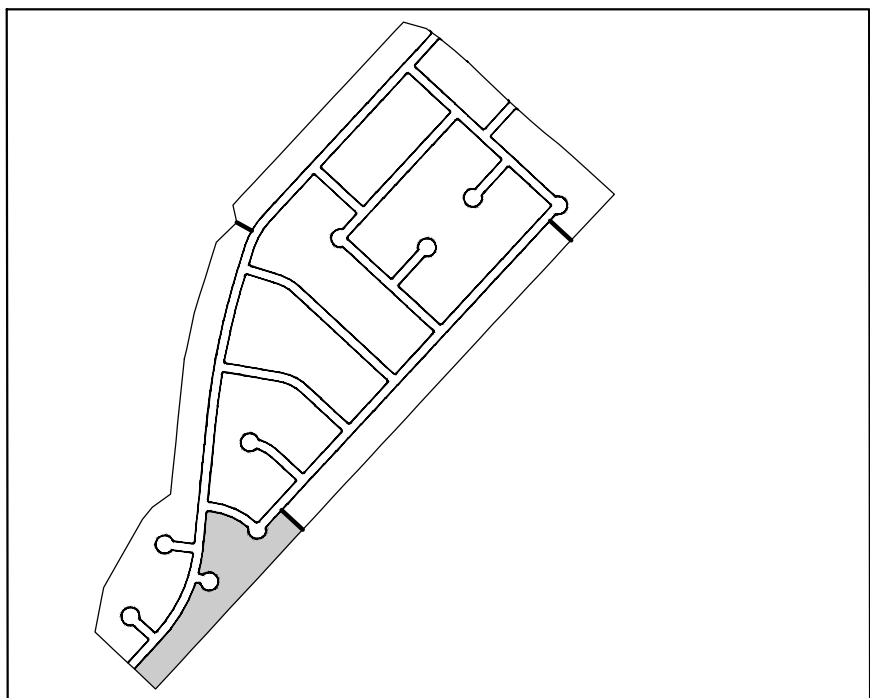
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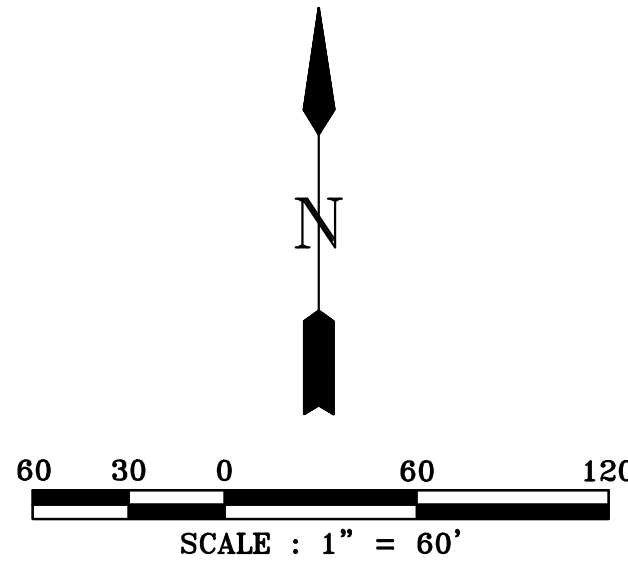


LEGEND

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**PRELIMINARY PLAN
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MADISON ESTATES
RESIDENTIAL SUBDIVISION
COUNTY OF BASTROP**



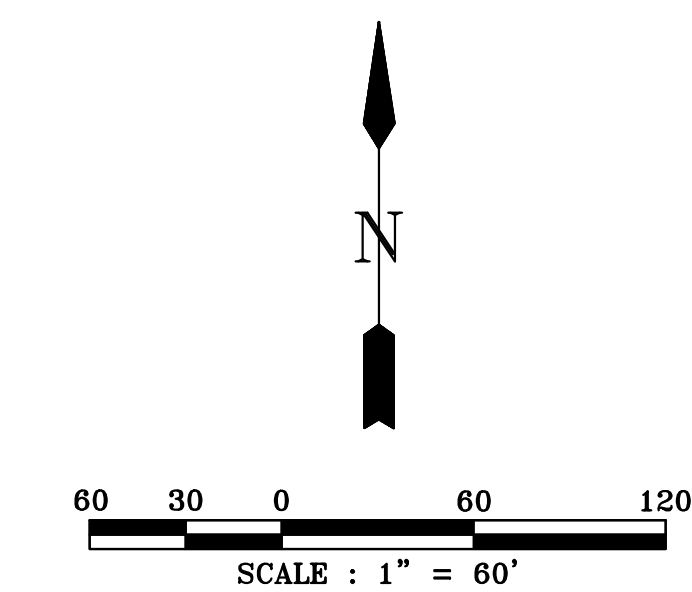
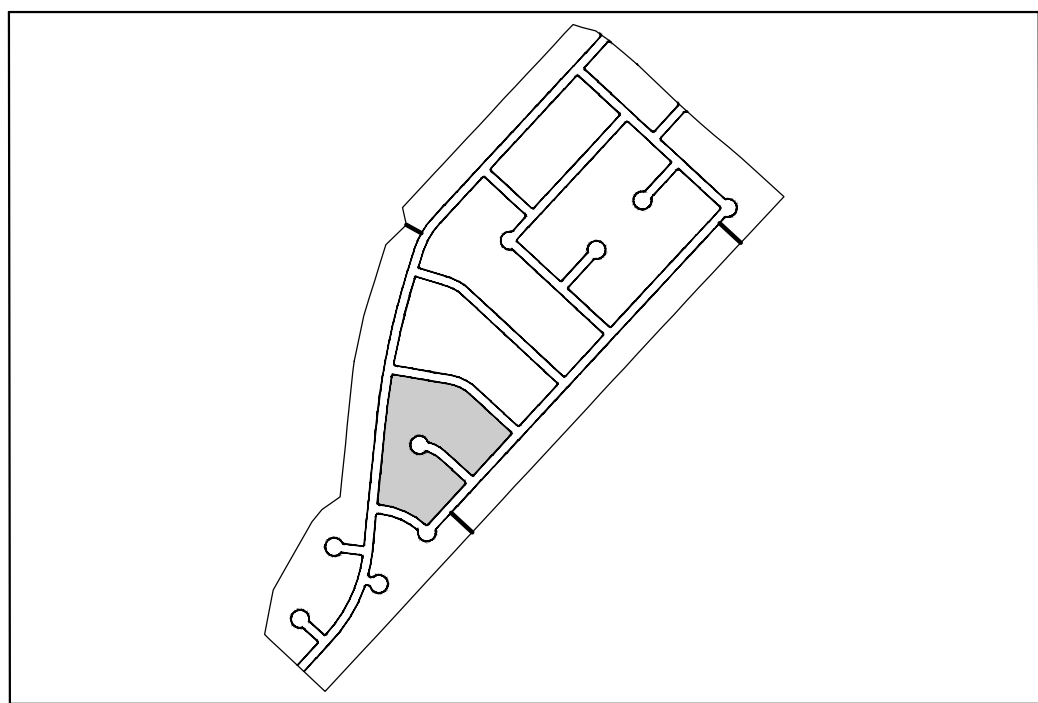
TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., STE. 210 ARLINGTON, TX 76015
T.B.P.E. FIRM REGISTRATION # F-8632
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- LEGEND
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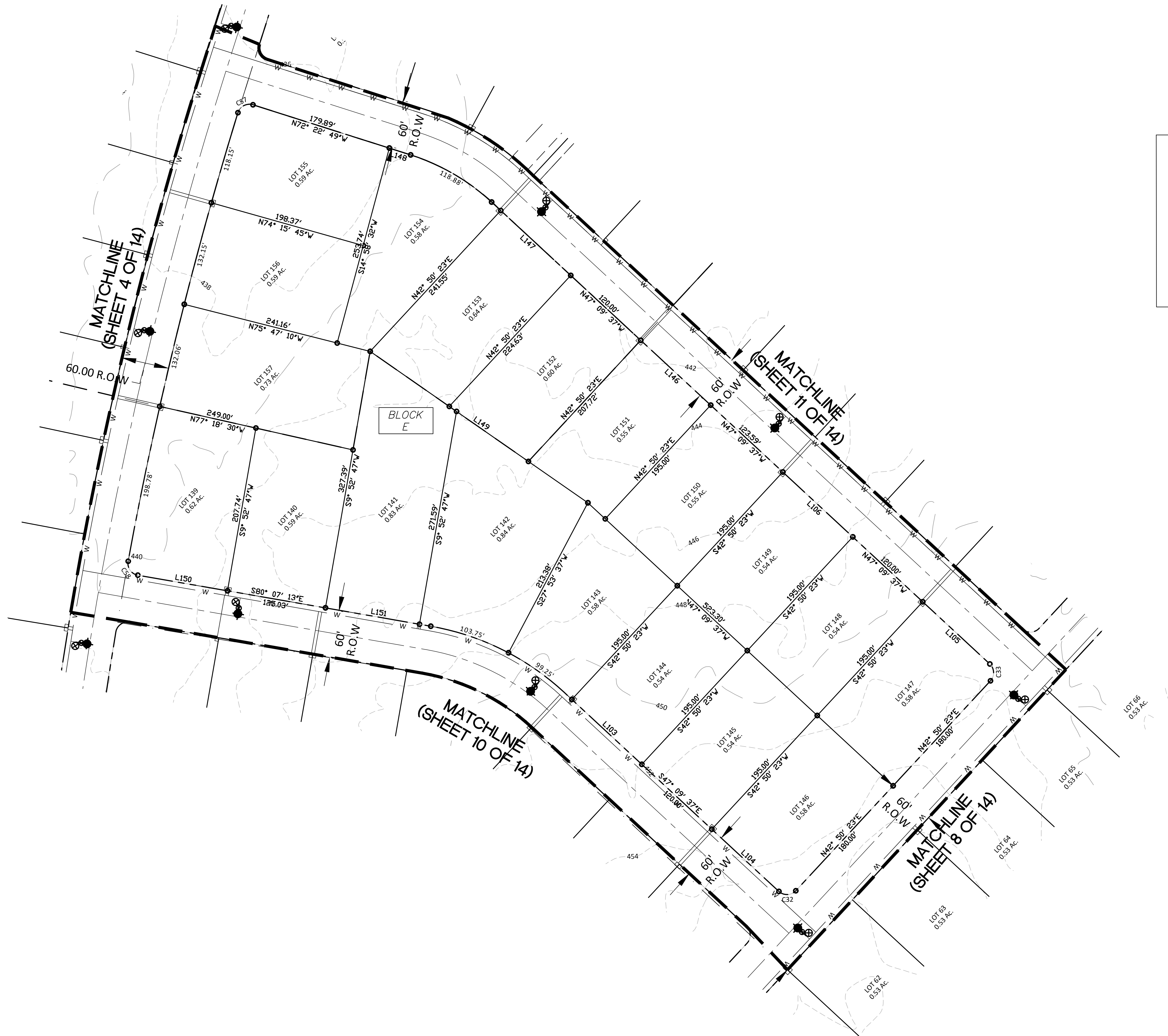
PRELIMINARY PLAN
FOR
MADISON ESTATES
RESIDENTIAL SUBDIVISION
COUNTY OF BASTROP



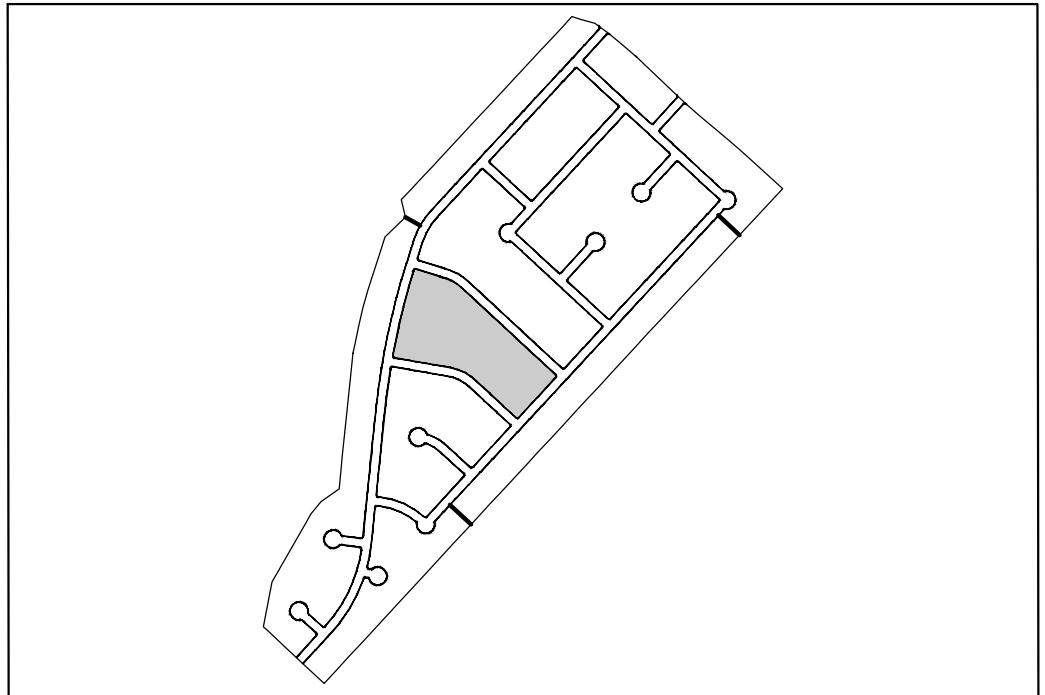
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T.B.P.E. FIRM REGISTRATION # F-8632
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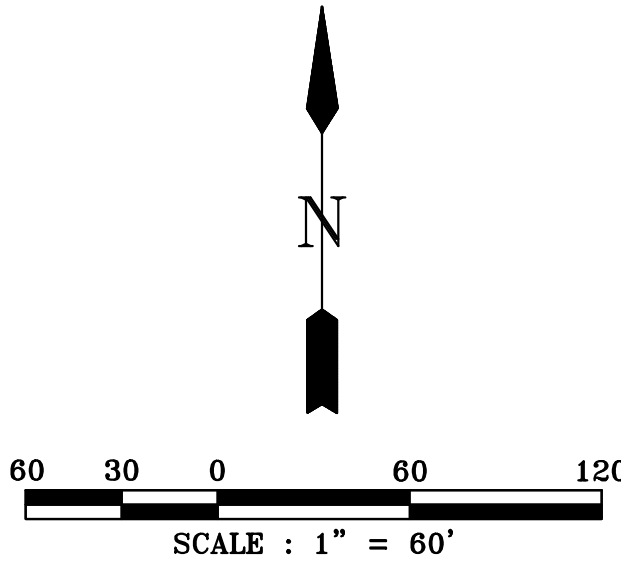
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- LEGEND
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KEY MAP
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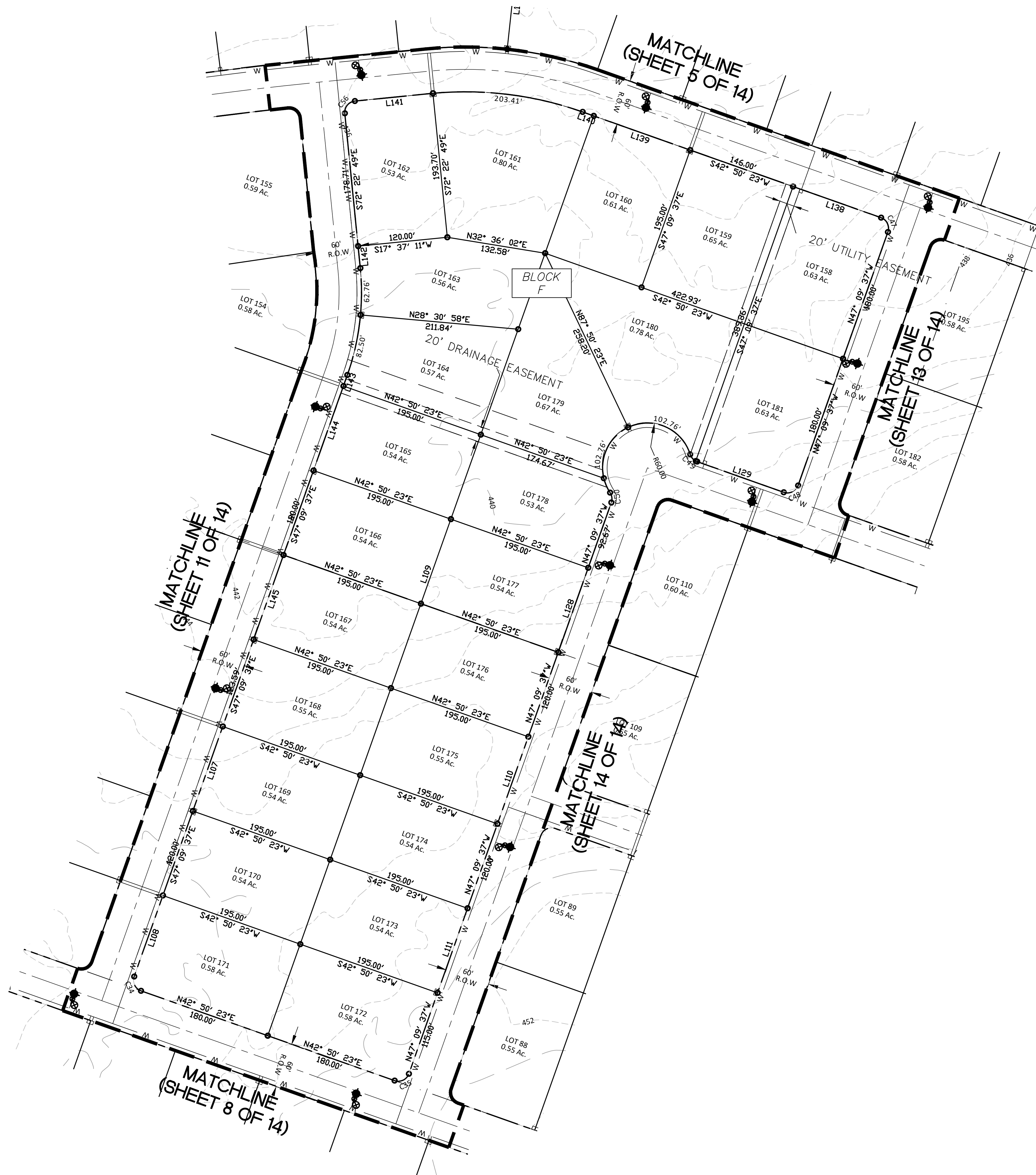
PRELIMINARY PLAN
FOR
MADISON ESTATES
RESIDENTIAL SUBDIVISION
COUNTY OF BASTROP



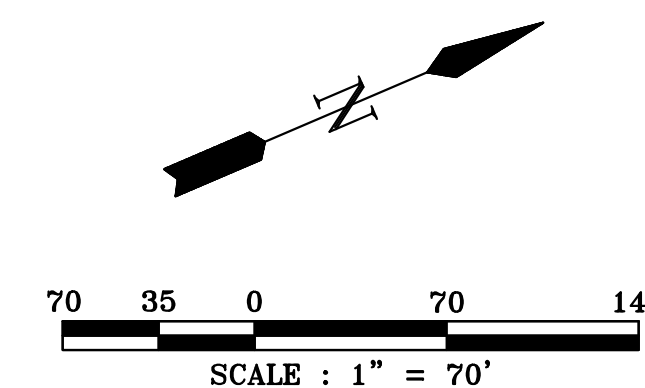
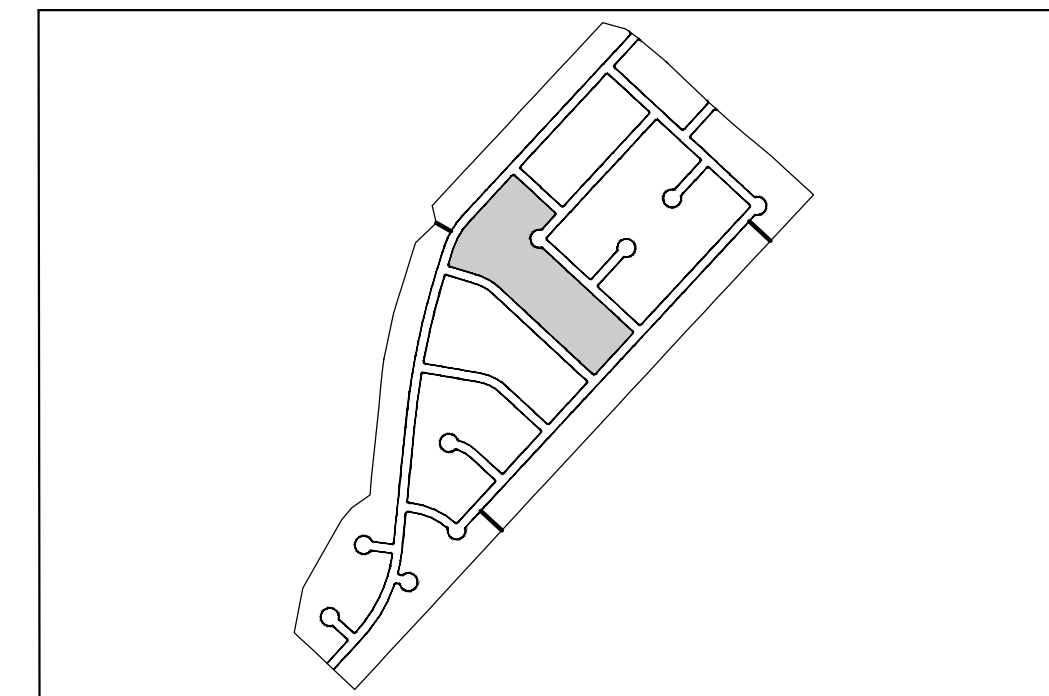
TRC ENGINEERS, INC.
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T.B.P.E. FIRM REGISTRATION # F-8632
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143 TERRITORY DR
BASTROP, TX 78602

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T.B.P.E. FIRM REGISTRATION #F-8632
700 HIGHLANDER BLVD., SUITE 210
ARLINGTON, TX 76015
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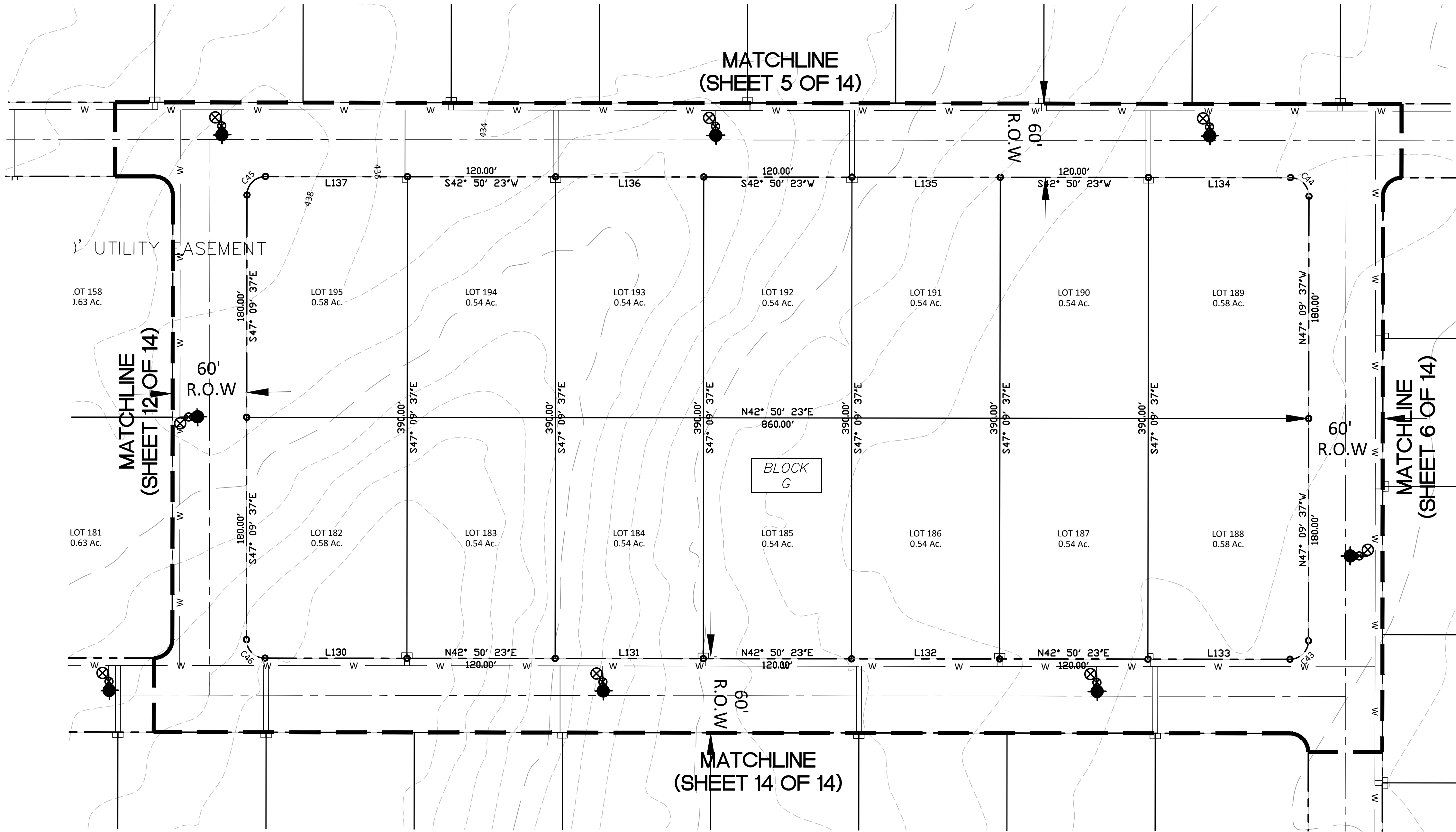
PRELIMINARY PLAN
FOR
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RESIDENTIAL SUBDIVISION
COUNTY OF BASTROP



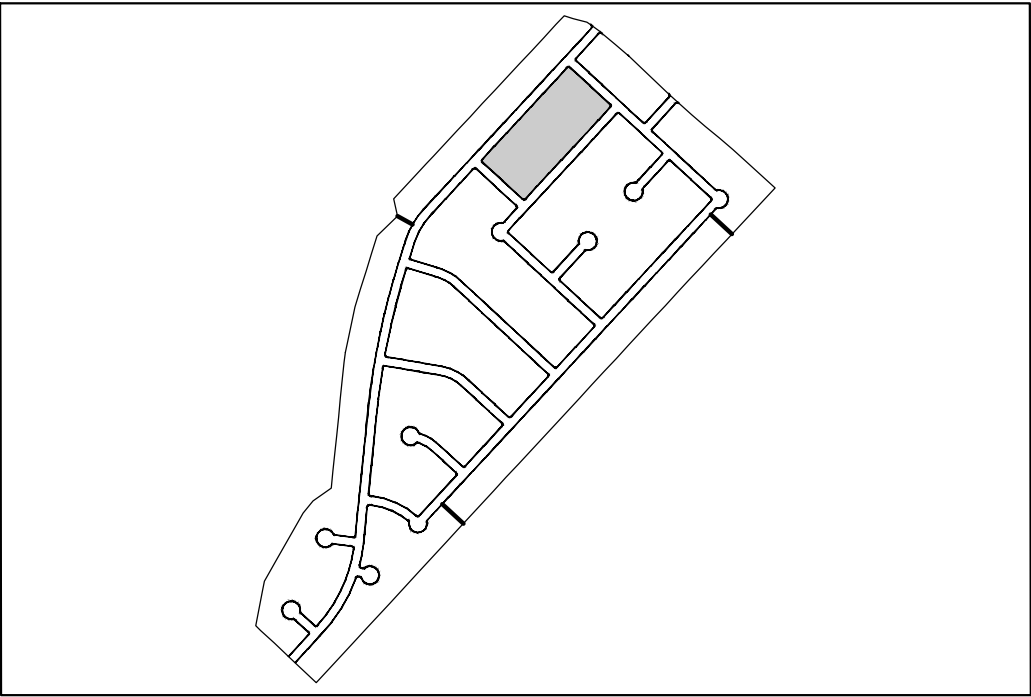
TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., STE. 210 ARLINGTON, TX 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

FEBRUARY 2022

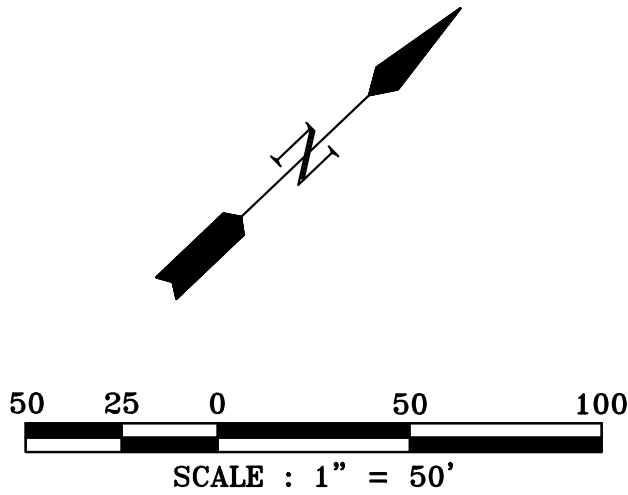
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REUBEN MADISON
143 TERRITORY DR
BASTROP, TX 78602

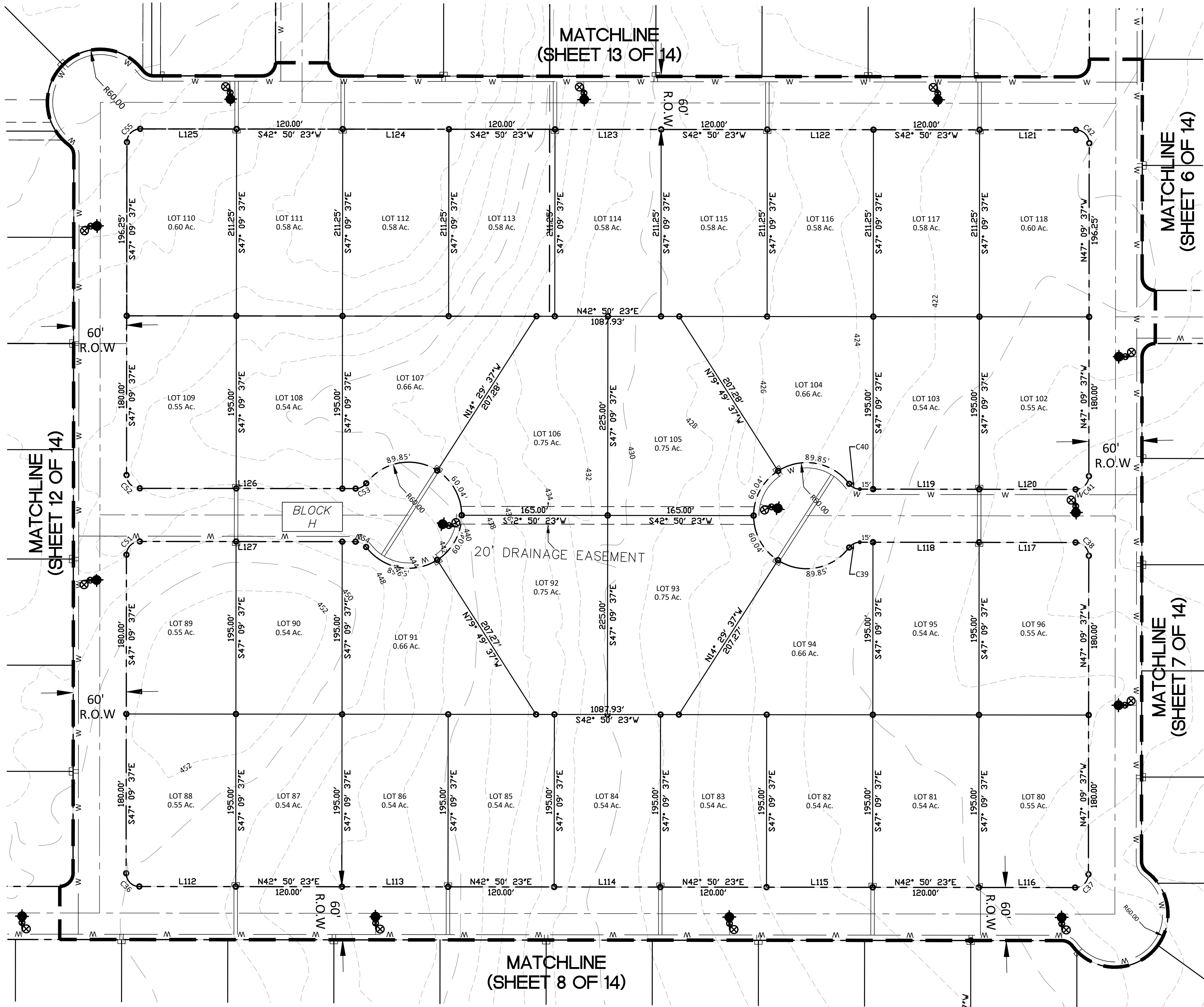
ENGINEER
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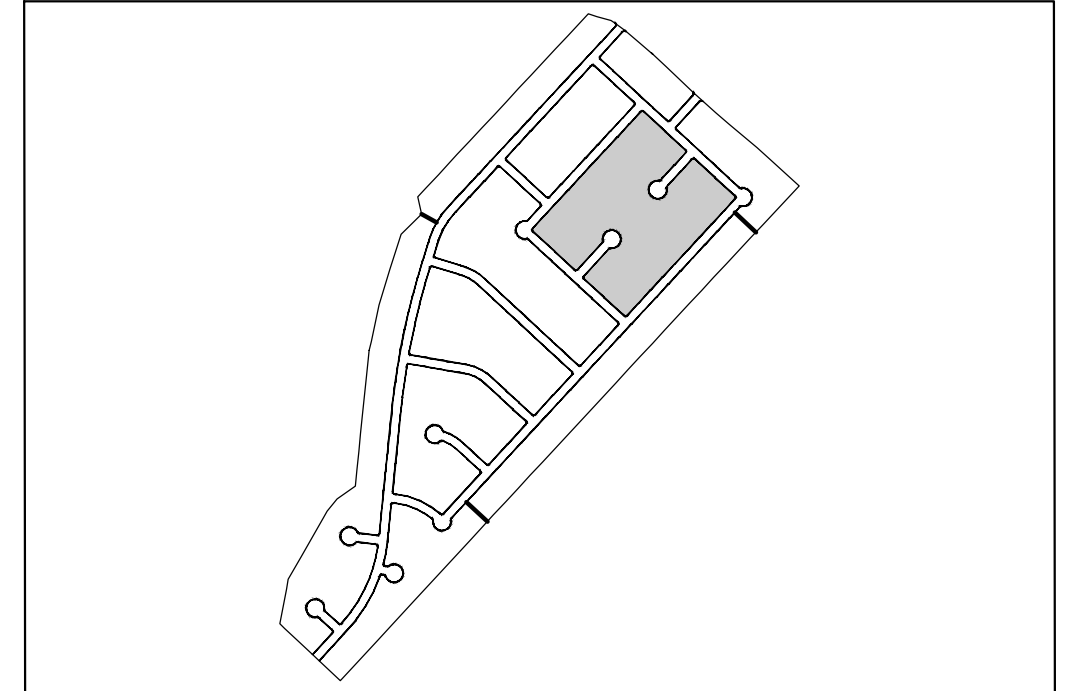
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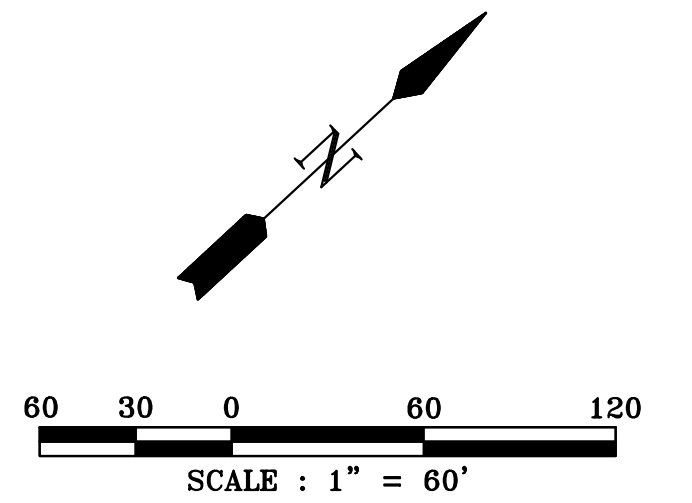


LEGEND

- R.O.W BOUNDARY
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