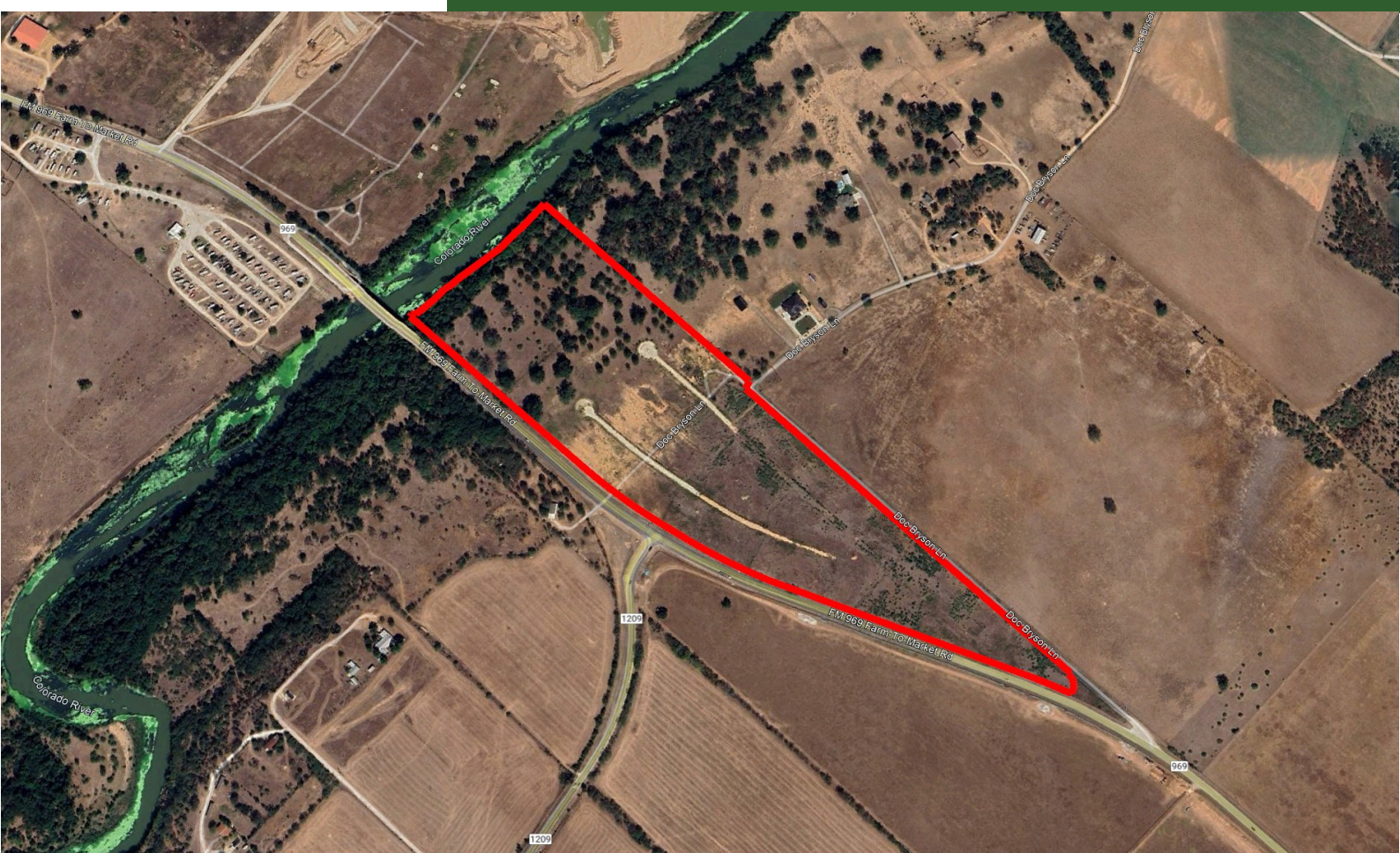




LAND FOR SALE

48 ACRES AVAILABLE

BASTROP COUNTY | BASTROP, TX



PROPERTY INFORMATION

- Half a mile to SpaceX, Boring Co, and X / xAI
- Over 4,000 feet of frontage on FM 969 / Webberville Rd
- Water and Wastewater utilities are under construction to the site where Water is served by Aqua and Wastewater by CORIX
- Approximately 900 feet of Colorado River Frontage

PRIMARY CONTACT

ZACH BROWN

512-656-8870

zach@windsorgrouptx.com

WINDSOR GROUP

windsorgrouptx.com

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

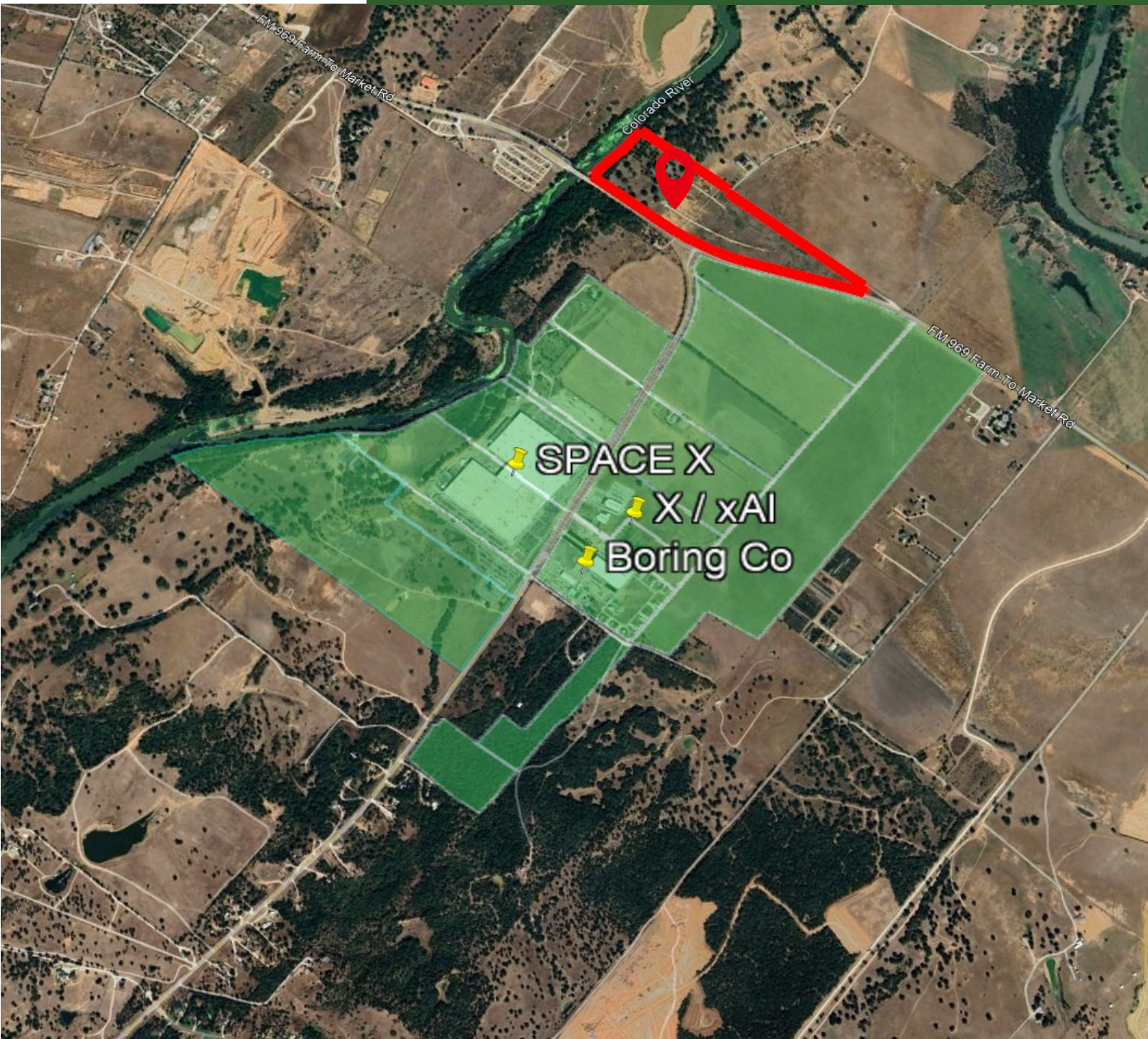


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* Parcels neighboring the sites occupied by SpaceX, The Boring Company, and X/xAI *



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COLORADO RIVER

- LEGEND
- IRON PIPE FOUND
 - IRON ROD FOUND
 - ▲ IRON ROD SET
 - NAIL FOUND
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - PUBLIC UTILITY ESMT.
 - DRAINAGE ESMT.
 - BUILDING LINE
 - POWER POLE
 - OVERHEAD ELEC. LINE
 - DOWN GUY
 - (3RG-DIST.) (RECORD CALL)

(213.79 AC.)
NORTH JONAI FORD
N 36.6, R 176

543°56'03"E
76.22'

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543°56'03"E
76.22'

53.294 ACRES OF LAND OUT OF THE
JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5

JAMES E. CARNEY & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS

F.M. HIGHWAY NO. 969
(R.O.W. VARIES)

POINT OF BEGINNING TRACT 3

POINT OF BEGINNING TRACT 1

TRACT 3
0.460 ACRES

POINT OF BEGINNING TRACT 1

POINT OF BEGINNING TRACT 3

TRACT 1
47.334 AC.

(28 AC.) AND (65.48 AC.)
CAL FARLEY'S BOYS RANCH
N 62.5, R 74.5

APPROXIMATE LIMITS OF 100 YR. FLOOD

ZONE A

TRACT 2
5.500 AC.

(34.433 AC.)
JOE D. MOORE
N 32.4, R 67

POINT OF BEGINNING TRACT 2

(29.694 AC.)
L. B. KASBERG
N 70.6, R 61.4

SURVEY MAP OF:

①	②	③	④	⑤	⑥
Δ = 36°03'38"	10°54'29"	10°10'07"	10°04'51"	2°55'07"	8°09'36"
R = 1085.92'	2804.79'	R/R/C = 1824.79'	2504.79'	2904.79'	2904.79'
T = 353.47'	267.80'	R/R/T = 2804.79'	256.20'	74.00'	207.20'
C = 672.22'	539.18'	504.19'	510.41'	147.35'	413.35'
A = 683.45'	533.98'	500.05'	511.07'	147.97'	413.70'
CB = 526°24'04"E	N 49°51'39" W	N 58°11'00" W	N 60°32'41" W	N 48°48'13" W	S 51°25'28" E

FLOOD NOTE:
THE FLOOD HAZARD AREA SHOWN HEREON WAS TAKEN FROM THE F.I.M. MAP REFERENCED. THE SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE ACCURACY OF SAID MAP.

NOTE: CHANNEL ESMT. TO STATE OF TEXAS, 1147, P. 40, DOES NOT AFFECT THIS PROPERTY.

TO THE OWNERS, LIEN HOLDERS AND: SURETY LAND AND TITLE CO.
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS TRULY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.
THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE A & X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 4802/C 0455, EFFECTIVE 19 AUG 97.

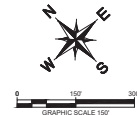
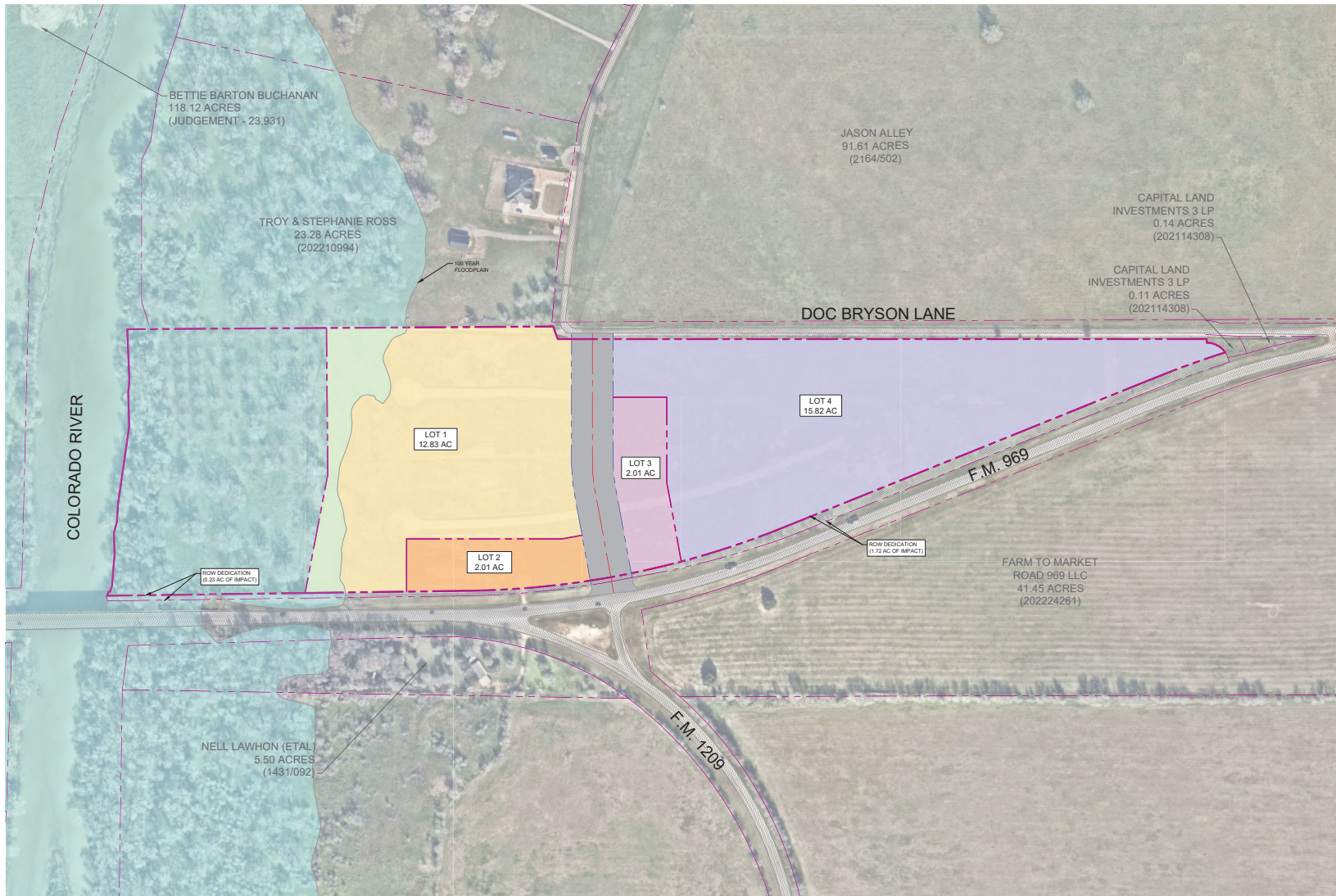
C. RALPH
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 12-29-1994
REVISED: 3-27-1995
DATE:



REFERENCE: JACK QUACKENBUSH

REF: BEN OSBORN AND WIFE, AUDRET OSBORN
G.F. NO. 17-100

805 Main,
Bastrop, TX
(512) 303-
Fax: (512)
Job: 8-43
FB: 8-40



LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- ⊕ EXISTING POWER POLE
- + EXISTING FIRE HYDRANT
- + EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- PROPOSED WALL

LOT DATA TABLE

LOT #	ACREAGE
LOT 1	12.83 AC
LOT 2	2.01 AC
LOT 3	2.01 AC
LOT 4	15.82 AC

BASTROP SFR

BUBBLE MAP EXHIBIT

Bastrop, Texas
December 24

Kimley»Horn
 512-646-2243
 Ben.Green@kimley-horn.com
 5301 SOUTHWEST PARKWAY
 BUILDING 2, SUITE 100
 AUSTIN, TEXAS 78735
 State of Texas Registration No. F-928
NOTES: THIS IS A PRELIMINARY BUBBLE MAP. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN. CONSULT THE PROJECT ENGINEER FOR ANY QUESTIONS.

FIGURE NAME: BASTROP SFR
 DATE: 12/24/2023
 K:\BASTROP SFR\BASTROP SFR - BUBBLE MAP EXHIBIT - BUBBLE MAP.DWG
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