

FINAL PLAT BLUE SKY ESTATES

JEAN CHUANG FIELDS
1545/104 O.R.B.C.T.
276.525 ACRES

WM. M. CARPER SURVEY, A-398
S 62°44'31" E 3131.04'

JOHN J. CLELLAND SURVEY, A-397
LOT 29
2.619 Ac.
LOT 15
2.171 Ac.

OWNER:
FM 86 Holdings, LLC
Donald Brick
34 Compton Manor
Spring, TX 77379
281-583-7088; 281-723-3679

ENGINEER:
Rachel D. Hartzler, P.E.
License #117344
Firm Reg. # F-20368
185 McAllister Road
Bastrop, TX 78602
Phone: (512) 303-4185
Fax: (512) 321-2107

SURVEYOR:
James E. Garon & Associates, Inc.
James E. Garon, R.P.L.S. #4303
Firm Reg. #10058400
185 McAllister Rd.
Bastrop, Texas 78602
Phone: (512) 303-4185
Fax: (512) 321-2107



SCALE: 1" = 100'

BEARINGS SHOWN ARE
GRID NORTH BASED ON
GPS OBSERVATIONS FOR
TEXAS STATE PLANE
COORDINATE SYSTEM
"CENTRAL ZONE" NAD83.

LEGEND

| | |
|------------|---------------------------------|
| ● | 1/2" REBAR FOUND (UNLESS NOTED) |
| ○ | 1/2" REBAR SET W/CAP |
| D.E. | DRAINAGE EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| B.L. | BUILDING LINE |
| (BRG-DIST) | RECORD CALL |

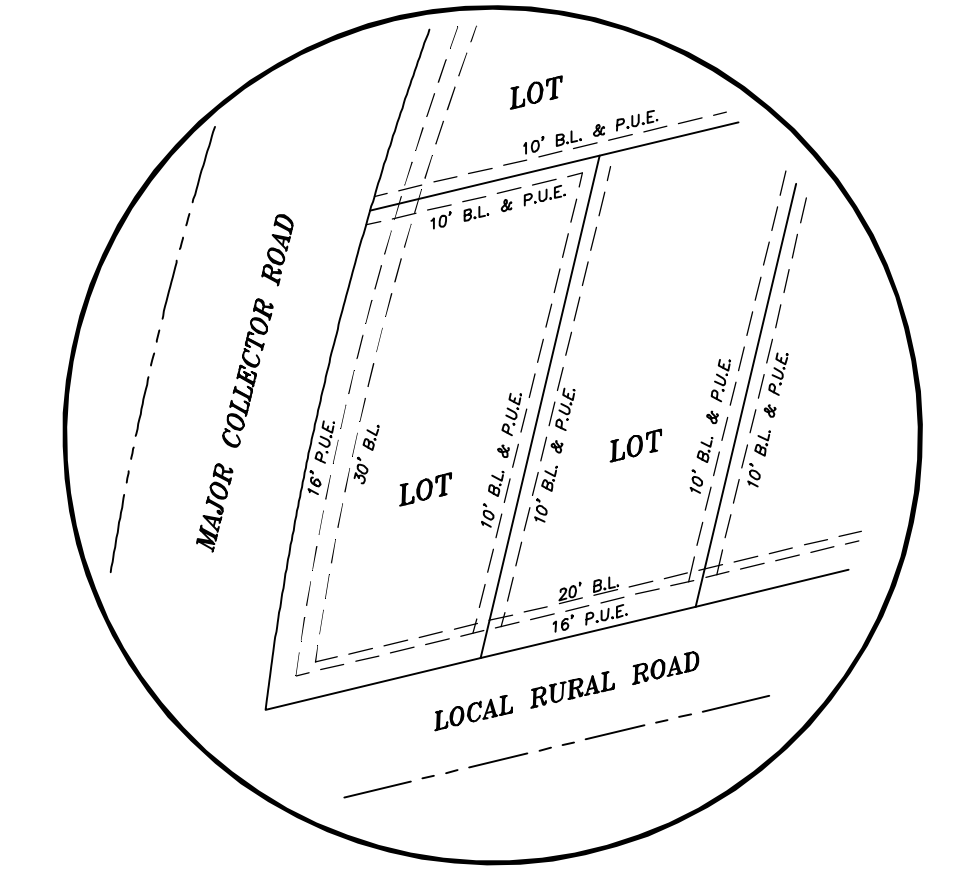
SUMMARY
150.840 ACRES

10.548 ACRES - I. & G. N. RAILROAD CO. SURVEY, A-155
90.735 ACRES - JOHN J. CLELLAND SURVEY, A-397
49.557 ACRES - JOHN J. CLELLAND SURVEY, A-75

TOTAL # OF LOTS - 52
TOTAL # OF BLOCKS - 3
TOTAL AREA OF RESIDENTIAL LOTS - 130.011 ACRES
AVERAGE LOT SIZE - 2,500 ACRES
TOTAL AREA OF RIGHT-OF-WAY - 8,268 ACRES

LENGTH OF STARLIGHT PATH - 2,314'
LENGTH OF NEW MOON COURT - 826'
LENGTH OF SUNNY DAY DRIVE - 2,762'

RYAN BRADLEY WILLIAMS, TRUSTEE
DALEY LAND TRUST
2171/761 O.R.B.C.T.
#124236 O.R.C.C.T.
252.984 ACRES



TYPICAL EASEMENT DETAIL
NOT TO SCALE

FINAL PLAT
BLUE SKY ESTATES

FILE: Server\Co\Bastrop\Surveys\John J Clelland A-397\
31918-Subdivision\31918 Final Plat.dwg

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