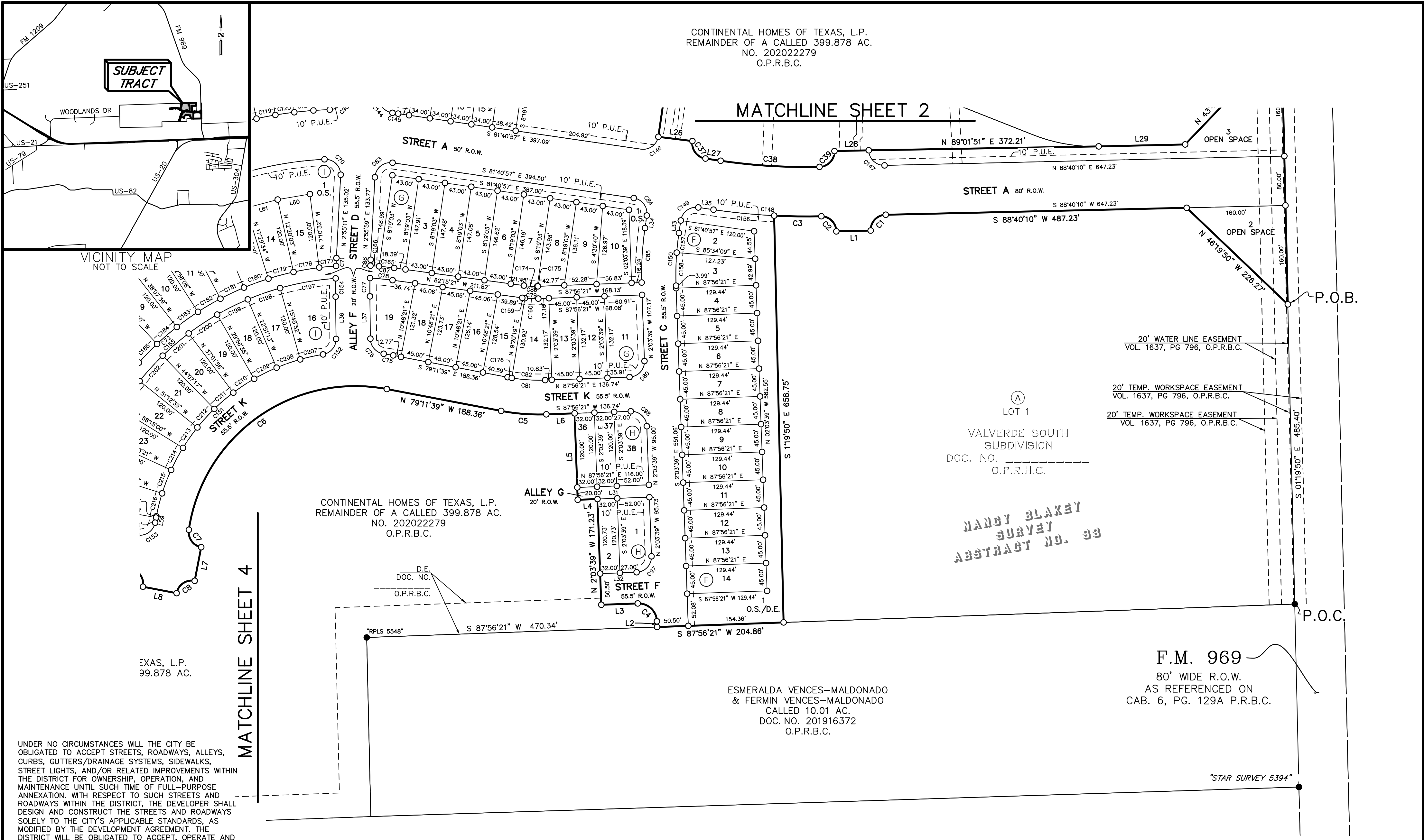


CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED 399.878 AC.
NO. 202022279
O.P.R.B.C.

MATCHLINE SHEET 2



VICINITY MAP
NOT TO SCALE

20' WATER LINE EASEMENT
VOL. 1637, PG 796, O.P.R.B.C.

20' TEMP. WORKSPACE EASEMENT
VOL. 1637, PG 796, O.P.R.B.C.

20' TEMP. WORKSPACE EASEMENT
VOL. 1637, PG 796, O.P.R.B.C.

LOT 1
VALVERDE SOUTH
SUBDIVISION
DOC. NO. _____
O.P.R.H.C.

NANCY BLAKEY
SURVEY
ABSTRACT NO. 98

F.M. 969
80' WIDE R.O.W.
AS REFERENCED ON
CAB. 6, PG. 129A P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED 399.878 AC.
NO. 202022279
O.P.R.B.C.

ESMERALDA VENCES-MALDONADO
& FERMIN VENCES-MALDONADO
CALLED 10.01 AC.
DOC. NO. 201916372
O.P.R.B.C.

TEXAS, L.P.
399.878 AC.

UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF FULL-PURPOSE ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AS MODIFIED BY THE DEVELOPMENT AGREEMENT. THE DISTRICT WILL BE OBLIGATED TO ACCEPT, OPERATE AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.

FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.745 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX, 78750
PHONE: _____ FAX: _____

ACREAGE: 47.745 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98

NUMBER AND ACREAGE BY LOT TYPE: (SEE LAND USE TABLE ON SHEET 6)

PLAT SUBMITTED: 08/25/2023
PLAT REVISED: _____

SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)
PHONE: 210-581-3600 FAX: _____

ENGINEER: BGE, INC. (JUAN P. MARTINEZ, PE)
PHONE: 512-879-0457 FAX: _____



BEARING BASIS:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.

LEGEND

- CAB. CABINET
- DOC. DOCUMENT
- ESMT. EASEMENT
- NO. NUMBER
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- TEMP. TEMPORARY
- VOL. VOLUME
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- SET 1/2" IRON ROD W/ "BGE, INC." CAP



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

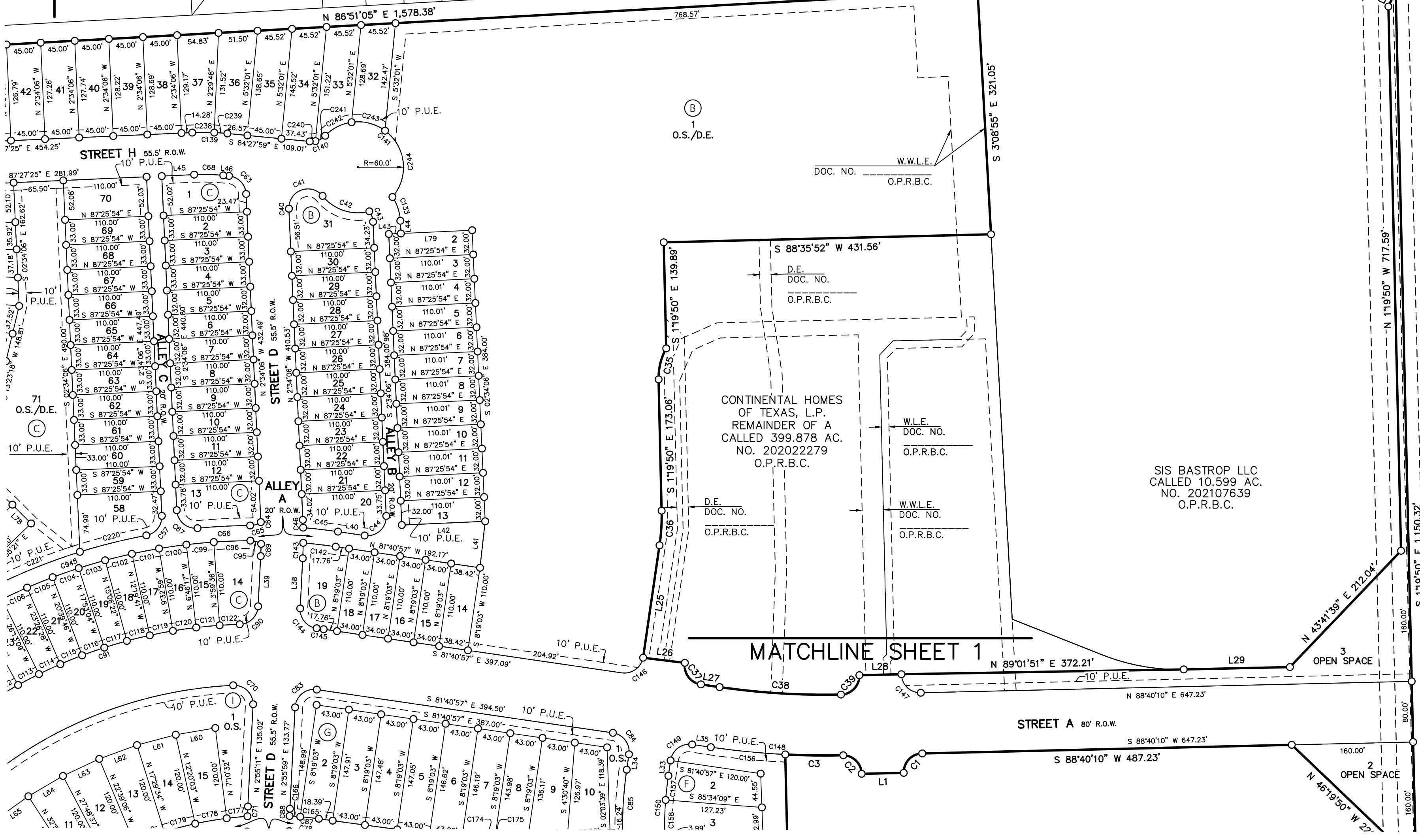
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MATCHLINE SHEET 3

THE FINAL PLAT OF THE COLONY MUD 1A, SECTION 1, PHASE A CAB. 6, PG. 129A P.R.B.C.

HUNT COMMUNITIES BASTROP, LLC REMAINDER OF A CALLED 1,258.002 AC. DOC. NO. 201617588 O.P.R.B.C.

NANCY BLAKEY SURVEY ABSTRACT NO. 98



1 O.S./D.E.

W.W.L.E. DOC. NO. O.P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P. REMAINDER OF A CALLED 399.878 AC. NO. 202022279 O.P.R.B.C.

W.L.E. DOC. NO. O.P.R.B.C.

SIS BASTROP LLC CALLED 10.599 AC. NO. 202107639 O.P.R.B.C.

W.W.L.E. DOC. NO. O.P.R.B.C.

F.M. 969 80' WIDE R.O.W. AS REFERENCED ON CAB. 6, PG. 129A P.R.B.C.

MATCHLINE SHEET 1

STREET A 80' R.O.W.

LEGEND

- CAB. CABINET
DOC. DOCUMENT
ESMT. EASEMENT
NO. NUMBER
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
P.U.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
TEMP. TEMPORARY
VOL. VOLUME
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
▲ CALCULATED POINT
○ SET 1/2" IRON ROD W/ "BGE, INC." CAP



BEARING BASIS: BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4204, NAD83.

FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.745 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS



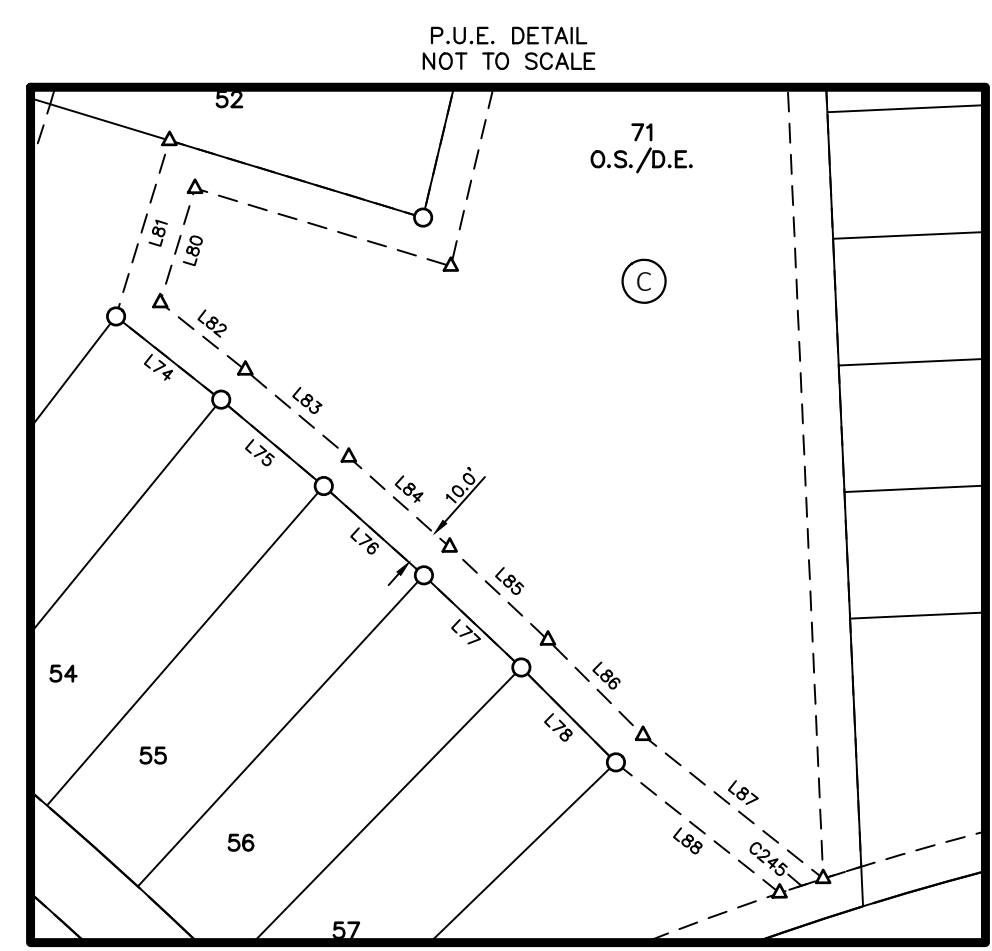
BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

Vertical text on the left edge: C:\TXC\Projects\DHU_Communities\1445-00-Valverde_South_Site_Plan\SV\04-Finals\Drawings\Phase_1_2_Plat.dwg, 9/22/2023 12:37 PM, rmmisak, 1:100

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FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.745 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS



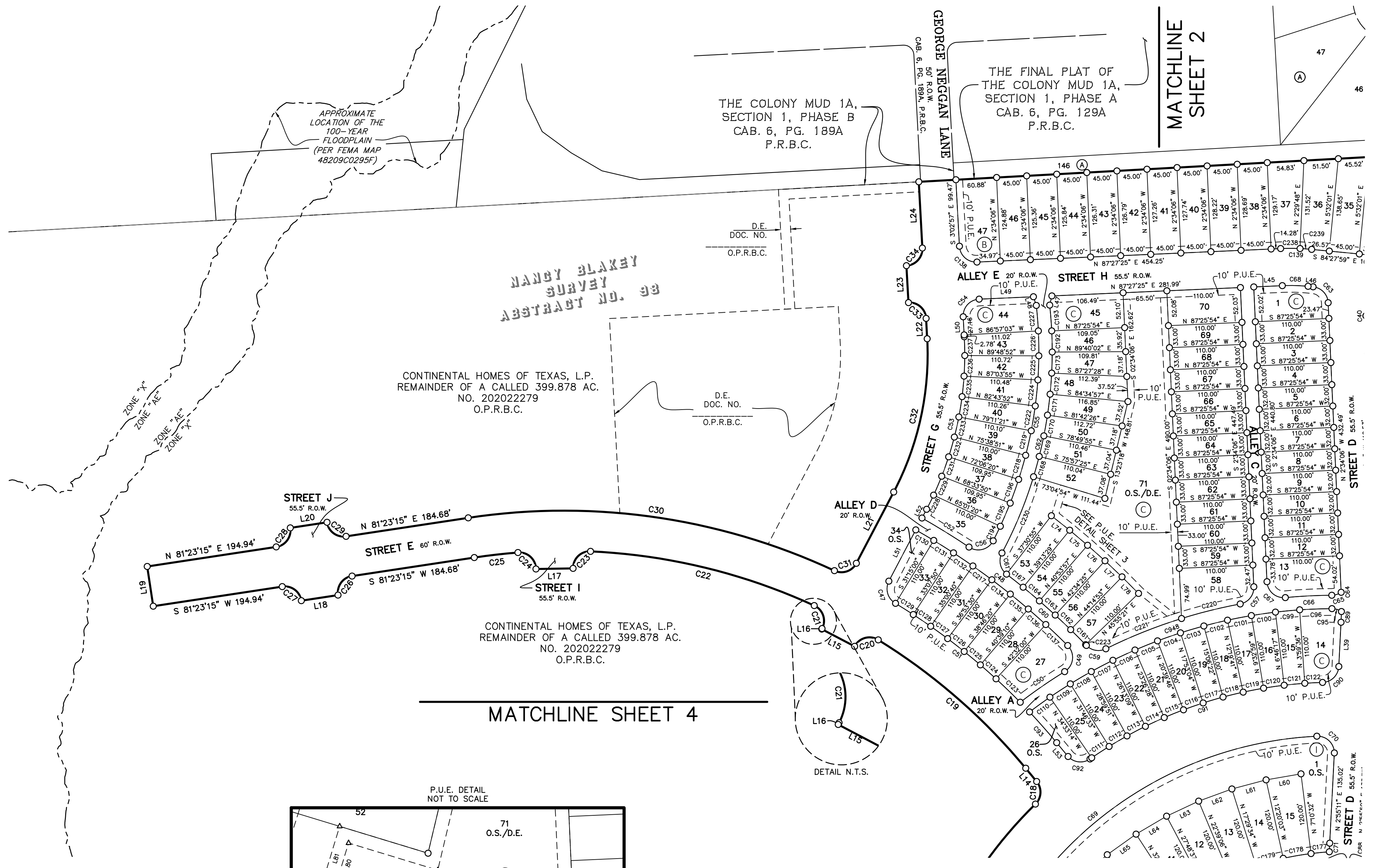
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MATCHLINE
SHEET 2

NANCY BLAKEY
SURVEY
ABSTRACT NO. 98

CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED 399.878 AC.
NO. 202022279
O.P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED 399.878 AC.
NO. 202022279
O.P.R.B.C.

MATCHLINE SHEET 4

THE COLONY MUD 1A,
SECTION 1, PHASE B
CAB. 6, PG. 189A
P.R.B.C.

THE FINAL PLAT OF
THE COLONY MUD 1A,
SECTION 1, PHASE A
CAB. 6, PG. 129A
P.R.B.C.

APPROXIMATE
LOCATION OF THE
100-YEAR
FLOODPLAIN
(PER FEMA MAP
48209C0295F)

ZONE "X"
ZONE "AE"
ZONE "A"
ZONE "X"

DETAIL N.T.S.

ALLEY D
20' R.O.W.

STREET G
55.5' R.O.W.

ALLEY E
20' R.O.W.

STREET H
55.5' R.O.W.

STREET J
55.5' R.O.W.

STREET E
60' R.O.W.

STREET I
55.5' R.O.W.

ALLEY A
20' R.O.W.

STREET D
55.5' R.O.W.

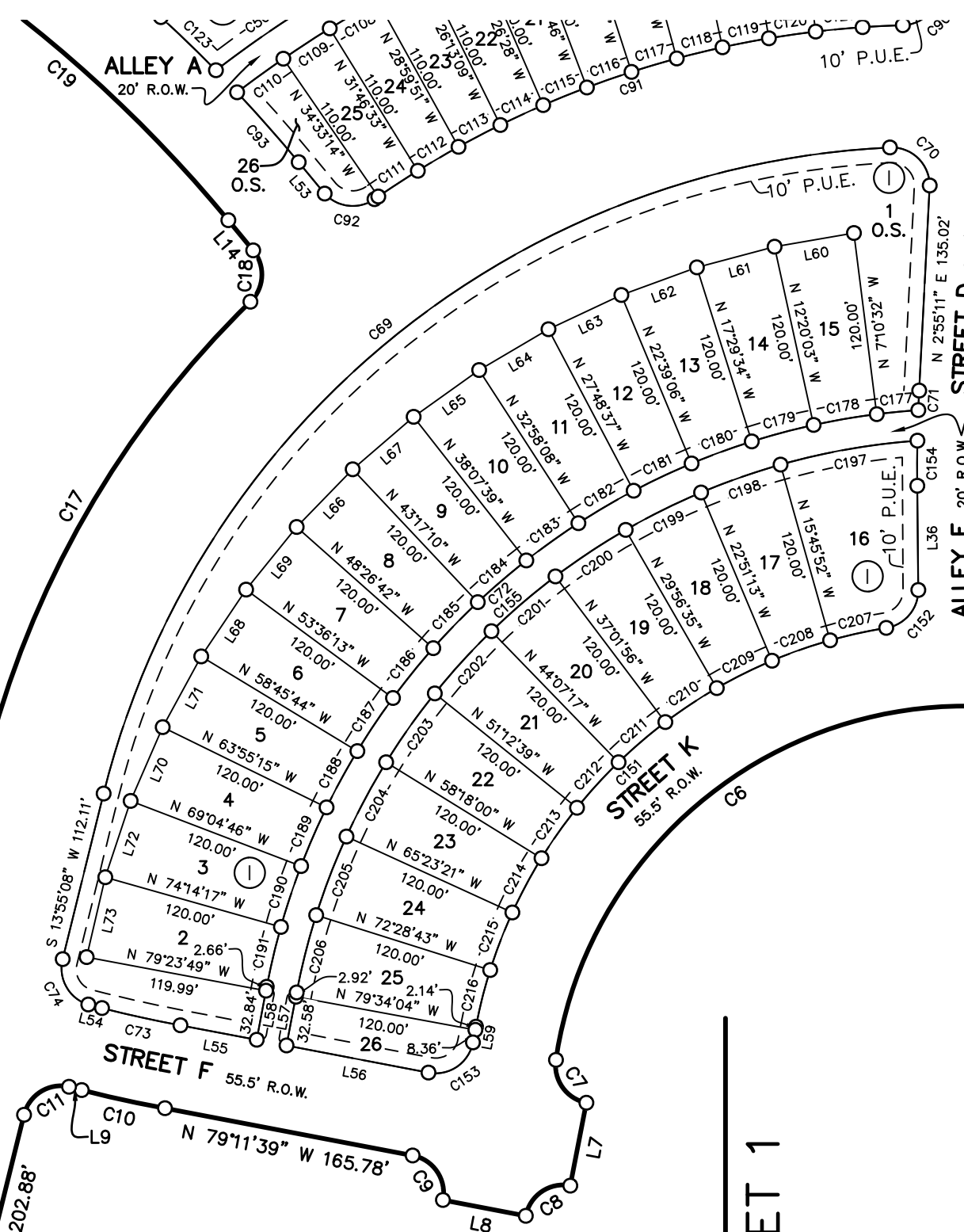
STREET D
55.5' R.O.W.

GEORGE NEGGAN LANE
50' R.O.W.
CAB. 6, PG. 189A, P.R.B.C.

MATCHLINE SHEET 3

CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED 399.878 AC.
NO. 202022279
O.P.R.B.C.

NANCY BLAKEY
SURVEY
ABSTRACT NO. 98



CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED 399.878 AC.
NO. 202022279
O.P.R.B.C.

STREET M
55.5' R.O.W.

STREET A
80' R.O.W.

STREET F
55.5' R.O.W.

MATCHLINE SHEET 1

D.E.
DOC. NO.
O.P.R.B.C.

D.E.
DOC. NO.
O.P.R.B.C.

BELLAMONT, LLC.
CALLED 25.071 AC.
DOC. NO. 201810109
O.P.R.B.C.

IIP TX 2 LLC
CALLED 25.070 AC.
DOC. NO. 202213654
O.P.R.B.C.

FINAL PLAT
**VALVERDE
SECTION 1
PHASE 1 AND 2**

A SUBDIVISION OF 47.745 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS



BEARING BASIS:

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STATE PLANE COORDINATE SYSTEM, CENTRAL
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LEGEND

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LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S88°40'13"W	55.50'
L2	N2°03'39"W	9.25'
L3	S87°56'21"W	59.00'
L4	S87°56'21"W	32.00'
L5	N2°03'39"W	140.00'
L6	S87°56'21"W	45.74'
L7	S11°02'10"W	55.50'
L8	N79°11'39"W	55.50'
L9	N75°33'18"W	8.19'
L10	S33°20'50"W	38.04'
L11	S87°55'54"W	98.16'
L12	N33°20'50"E	94.93'
L13	N23°28'59"E	60.00'
L14	N39°34'07"W	25.64'
L15	N62°18'41"W	55.50'
L16	N27°41'19"E	0.89'
L17	S89°01'30"W	55.50'
L18	S81°23'15"W	55.50'
L19	N8°36'45"W	60.00'
L20	N81°23'15"E	55.50'
L21	N27°41'19"E	120.23'
L22	N3°02'57"W	30.40'
L23	N3°12'30"W	55.26'
L24	N3°02'57"W	99.14'
L25	S8°19'46"W	149.70'
L26	S82°58'19"E	55.55'
L27	S81°40'57"E	24.86'
L28	N88°40'10"E	55.50'
L29	N88°43'07"E	140.03'
L30	N24°51'52"E	22.65'
L31	S87°56'21"W	116.00'
L32	N87°56'21"E	59.00'
L33	S8°19'03"W	20.44'
L34	S8°14'05"W	20.47'
L35	N81°40'57"W	24.86'
L36	N0°33'10"W	68.54'
L37	S0°33'10"E	68.54'
L38	S2°55'59"W	66.25'
L39	S2°55'59"W	66.25'
L40	N81°40'57"W	35.46'
L41	S6°24'23"W	61.61'
L42	N87°25'54"E	110.01'
L43	S87°25'54"W	16.00'
L44	S2°34'06"E	16.71'
L45	S87°27'25"W	42.69'
L46	N84°27'59"W	7.54'

LINE DATA		
NUMBER	BEARING	DISTANCE
L47	N13°11'38"E	14.14'
L48	S18°37'12"E	13.74'
L49	N87°27'25"E	81.09'
L50	N3°02'57"W	29.93'
L51	N27°41'19"E	86.52'
L52	N27°41'19"E	14.75'
L53	N39°34'07"W	26.87'
L54	S75°37'54"E	9.29'
L55	S79°11'39"E	50.99'
L56	S79°11'39"E	95.00'
L57	S10°48'21"W	35.50'
L58	N10°48'21"E	35.50'
L59	N10°48'21"E	10.50'
L60	S80°14'42"W	52.90'
L61	S75°05'11"W	52.90'
L62	S69°55'40"W	52.90'
L63	S64°46'09"W	52.90'
L64	S59°36'38"W	52.90'
L65	S54°27'06"W	52.90'
L66	S44°08'04"W	52.90'
L67	S49°17'35"W	52.90'
L68	S33°49'02"W	52.90'
L69	S38°58'33"W	52.90'
L70	S23°29'59"W	52.90'
L71	S28°39'30"W	52.90'
L72	S18°20'28"W	52.90'
L73	S13°08'05"W	53.90'
L74	N51°36'45"W	34.92'
L75	N49°56'17"W	34.92'
L76	N48°15'49"W	34.92'
L77	N46°35'21"W	34.92'
L78	N44°54'53"W	34.92'
L79	N87°25'54"E	110.01'
L80	S16°55'06"W	31.10'
L81	N16°55'06"E	47.92'
L82	S51°36'45"E	28.26'
L83	S49°56'17"E	35.21'
L84	S48°15'49"E	35.21'
L85	S46°35'21"E	35.21'
L86	S44°54'53"E	35.07'
L87	S51°31'34"E	59.92'
L88	N51°31'34"W	53.94'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	S 43°40'10" W	35.36'
C2	25.00'	87°00'02"	37.96'	N 44°45'00" W	34.42'
C3	1040.00'	4°12'35"	76.41'	N 89°13'32" W	76.39'
C4	30.00'	90°00'00"	47.12'	N 47°03'39" W	42.43'
C5	327.75'	12°52'01"	73.60'	N 85°37'39" W	73.45'
C6	272.25'	92°26'02"	439.21'	S 54°35'20" W	393.11'
C7	25.00'	87°33'58"	38.21'	S 35°24'40" E	34.60'
C8	25.00'	90°00'00"	39.27'	S 55°48'21" W	35.36'
C9	25.00'	90°00'00"	39.27'	N 34°11'39" W	35.36'
C10	810.00'	3°59'46"	56.49'	N 77°37'47" W	56.48'
C11	24.96'	88°35'30"	38.59'	S 57°59'35" W	34.86'
C12	740.00'	19°25'41"	250.92'	S 23°37'59" W	249.72'
C13	660.00'	4°53'43"	56.39'	N 30°53'58" E	56.37'
C14	25.00'	94°58'08"	41.44'	N 19°01'57" W	36.85'
C15	25.00'	94°58'08"	41.44'	N 65°59'55" E	36.85'
C16	660.00'	4°35'43"	52.93'	N 16°13'00" E	52.92'
C17	640.00'	31°46'06"	354.85'	N 29°48'11" E	350.33'
C18	25.00'	85°15'21"	37.20'	N 3°03'33" E	33.86'
C19	895.00'	18°46'51"	293.37'	N 48°57'33" W	292.06'
C20	25.00'	93°57'43"	41.00'	S 74°40'10" W	36.56'
C21	25.00'	92°59'26"	40.57'	N 18°48'24" W	36.27'
C22	895.00'	22°09'22"	346.10'	N 76°22'48" W	343.94'
C23	25.00'	93°25'51"	40.77'	S 45°49'35" W	36.40'
C24	25.00'	93°31'17"	40.81'	N 47°38'59" W	36.42'
C25	895.00'	4°12'08"	65.64'	S 83°29'19" W	65.63'
C26	25.00'	90°00'00"	39.27'	S 36°23'15" W	35.36'
C27	25.00'	90°00'00"	39.27'	N 53°36'45" W	35.36'
C28	25.00'	90°00'00"	39.27'	N 36°23'15" E	35.36'
C29	25.00'	90°00'00"	39.27'	S 53°36'45" E	35.36'
C30	955.00'	33°38'48"	560.82'	S 81°47'22" E	552.79'
C31	25.00'	87°20'44"	38.11'	N 71°21'40" E	34.53'
C32	442.25'	30°44'16"	237.26'	N 12°19'11" E	234.42'
C33	25.00'	90°00'00"	39.27'	N 48°02'57" W	35.36'
C34	25.44'	88°23'30"	39.24'	N 42°07'36" E	35.46'
C35	80.50'	30°17'40"	42.56'	S 13°49'00" W	42.07'
C36	272.25'	9°38'53"	45.84'	S 3°29'36" W	45.79'
C37	25.00'	89°59'59"	39.27'	S 36°40'57" E	35.36'
C38	960.00'	9°34'44"	160.50'	S 86°28'19" E	160.31'
C39	25.00'	89°34'20"	39.08'	N 43°27'20" E	35.22'
C40	25.00'	0°00'22"	0.00'	S 2°33'55" E	0.00'
C41	25.00'	143°32'59"	62.64'	S 69°12'46" W	47.49'
C42	60.00'	65°23'25"	68.48'	S 71°42'27" E	64.82'
C43	25.00'	34°10'47"	14.91'	N 19°39'29" W	14.69'
C44	25.00'	100°53'09"	44.02'	N 47°52'29" E	38.55'
C45	770.00'	3°26'04"	46.16'	N 83°23'59" W	46.15'
C46	527.75'	1°06'38"	10.23'	N 2°00'47" W	10.23'
C47	25.02'	85°52'12"	37.49'	S 15°51'32" E	34.08'
C48	1065.00'	15°23'38"	286.14'	N 52°43'31" W	285.28'
C49	25.00'	103°26'00"	45.13'	N 6°41'18" E	39.25'
C50	770.00'	5°59'54"	80.61'	S 55°24'22" W	80.57'
C51	955.00'	14°20'56"	239.17'	N 51°37'10" W	238.54'
C52	1085.00'	4°21'36"	82.56'	N 58°16'37" W	82.54'
C53	497.75'	30°44'16"	267.03'	N 12°19'11" E	263.84'
C54	25.00'	90°30'22"	39.49'	S 42°12'14" W	35.51'
C55	621.60'	33°25'21"	362.60'	N 10°22'42" E	357.48'
C56	25.00'	96°48'48"	42.24'	N 75°29'46" E	37.39'
C57	25.00'	82°00'26"	35.78'	N 38°26'07" E	32.81'
C58	770.00'	15°47'45"	212.28'	S 71°32'27" W	211.61'
C59	25.00'	72°21'57"	31.58'	S 80°10'27" E	29.52'
C60	1085.00'	8°27'18"	160.11'	N 48°13'07" W	159.96'
C61	25.00'	80°26'55"	35.10'	S 12°13'18" E	32.29'
C62	640.88'	34°13'08"	382.76'	N 10°54'10" E	377.09'
C63	25.00'	81°53'54"	35.73'	N 43°31'03" W	32.77'
C64	472.25'	0°03'55"	0.54'	N 2°32'08" W	0.54'
C65	24.94'	34°20'00"	14.95'	N 72°33'15" E	14.72'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C66	770.00'	5°10'22"	69.52'	S 87°05'41" W	69.49'
C67	25.00'	92°55'24"	40.55'	S 49°01'48" E	36.25'
C68	272.25'	8°06'06"	38.50'	N 88°31'03" W	38.46'
C69	560.00'	73°21'20"	716.97'	S 50°35'48" W	668.99'
C70	25.00'	92°47'05"	40.48'	N 46°19'59" W	36.20'
C71	1061.01'	0°41'35"	12.83'	S 2°34'25" W	12.83'
C72	467.75'	75°23'15"	615.45'	S 48°29'59" W	572.00'
C73	754.50'	4°00'42"	52.83'	S 77°38'15" E	52.82'
C74	25.00'	86°45'10"	37.85'	S 29°27'27" E	34.34'
C75	275.40'	3°15'40"	15.68'	N 80°33'45" W	15.67'
C76	25.00'	81°38'25"	35.62'	S 41°22'22" E	32.68'
C77	972.25'	1°44'28"	29.54'	S 0°19'04" W	29.54'
C78	447.75'	4°41'10"	36.62'	N 84°35'56" W	36.61'
C79	152.25'	9°48'18"	26.05'	S 87°09'30" E	26.02'
C80	25.00'	90°00'00"	39.27'	N 42°56'21" E	35.36'
C81	272.25'	11°23'59"	54.17'	S 86°21'40" E	54.08'
C82	272.25'	11°23'59"	54.17'	S 86°21'40" E	54.08'
C83	25.00'	95°23'04"	41.62'	S 50°37'31" W	36.98'
C84	25.00'	89°55'03"	39.23'	N 36°43'26" W	35.33'
C85	536.75'	9°26'50"	88.50'	S 3°30'41" W	88.40'
C86	132.25'	9°48'18"	22.63'	S 87°09'30" E	22.60'
C87	467.75'	4°44'27"	38.70'	N 84°37'35" W	38.69'
C88	972.25'	0°33'57"	9.60'	S 2°39'01" W	9.60'
C89	472.25'	1°56'55"	16.06'	N 1°57'31" E	16.06'
C90	25.00'	85°27'01"	37.28'	N 45°39'30" E	33.92'
C91	640.00'	33°12'28"	370.93'	S 71°46'46" W	365.76'
C92	25.04'	82°21'05"	35.98'	S 83°38'55" E	32.96'
C93	955.00'	3°40'08"	61.15'	N 41°24'11" W	61.14'
C94	750.00'	37°07'01"	485.86'	S 71°07'58" W	477.41'
C95	25.00'	34°30'44"	15.06'	N 73°03'10" W	14.83'
C96	750.00'	3°41'04"	48.23'	N 87°50'56" E	48.22'
C97	25.00'	90°00'00"	39.27'	N 42°56'21" E	35.36'
C98	25.00'	90°00'00"	39.27'	N 47°03'39" W	35.36'
C99	750.00'	2°46'42"	36.37'	N 84°37'04" E	36.36'
C100	750.00'	2°46'42"	36.37'	N 81°50'22" E	36.36'
C101	750.00'	2°46'42"	36.37'	N 79°03'40" E	36.36'
C102	750.00'	2°46'42"	36.37'	N 76°16'58" E	36.36'
C103	750.00'	2°46'42"	36.37'	N 73°30'17" E	36.36'
C104	750.00'	2°46'42"	36.37'	N 70°43'35" E	36.36'
C105	750.00'	2°46'42"	36.37'	N 67°56'53" E	36.36'
C106	750.00'	2°46'42"	36.37'	N 65°10'12" E	36.36'
C107	750.00'	2°46'42"	36.37'	N 62°23'30" E	36.36'
C108	750.00'	2°46'42"	36.37'	N 59°36'48" E	36.36'
C109	750.00'	2°46'42"	36.37'	N 56°50'07" E	36.36'
C110	750.00'	2°52'19"	37.59'	N 54°00'36" E	37.59'
C111	640.00'	2°46'42"	31.03'	S 56°50'07" W	31.03'
C112	640.00'	2°46'42"	31.03'	S 59°36'48" W	31.03'
C113	640.00'	2°46'42"	31.03'	S 62°23'30" W	31.03'
C114	640.00'	2°46'42"	31.03'	S 65°10'12" W	31.03'
C115	640.00'	2°46'42"	31.03'	S 67°56'53" W	31.03'
C116	640.00'	2°46'42"	31.03'	S 70°43'35" W	31.03'
C117	640.00'	2°46'42"	31.03'	S 73°30'17" W	31.03'
C118	640.00'	2°46'42"	31.03'	S 76°16'58" W	31.03'
C119	640.00'	2°46'42"	31.03'	S 79°03'40" W	31.03'
C120	640.00'	2°46'42"	31.03'	S 81°50'22" W	31.03'
C121	640.00'	2°46'42"	31.03'	S 84°37'04" W	31.03'
C122	640.00				

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**FINAL PLAT
VALVERDE
SECTION 1
PHASE 1 AND 2**
A SUBDIVISION OF 47.745 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C131	1065.00'	1°52'50"	34.96'	S 57°48'35" E	34.95'
C132	1065.00'	1°52'50"	34.96'	S 55°55'45" E	34.95'
C133	61.00'	31°26'28"	33.47'	N 18°17'20" W	33.06'
C134	1065.00'	1°52'50"	34.96'	S 52°10'05" E	34.95'
C135	1065.00'	1°52'50"	34.96'	S 50°17'15" E	34.95'
C136	1065.00'	1°52'50"	34.96'	S 48°24'25" E	34.95'
C137	1065.00'	2°26'18"	45.32'	S 46°14'51" E	45.32'
C138	25.00'	89°41'08"	39.13'	S 47°53'32" E	35.26'
C139	327.75'	8°06'06"	46.34'	N 88°31'03" W	46.31'
C140	25.00'	51°38'27"	22.53'	N 69°42'47" E	21.78'
C141	60.00'	176°50'19"	185.19'	N 47°41'17" W	119.95'
C142	750.00'	3°17'38"	43.12'	N 83°19'46" W	43.11'
C143	527.75'	2°12'36"	20.36'	N 1°49'41" E	20.35'
C144	25.00'	85°27'01"	37.28'	S 39°47'32" E	33.92'
C145	640.00'	0°50'05"	9.32'	N 82°06'00" W	9.32'
C146	25.00'	87°08'02"	38.02'	N 54°45'02" E	34.46'
C147	25.00'	90°00'00"	39.27'	S 46°19'50" E	35.36'
C148	1040.00'	9°38'53"	175.12'	S 86°30'24" E	174.92'
C149	25.00'	90°00'00"	39.27'	S 53°19'03" W	35.36'
C150	472.25'	10°22'42"	85.54'	S 3°07'42" W	85.42'
C151	327.75'	70°02'28"	400.66'	S 45°49'35" W	376.17'
C152	25.00'	81°23'59"	35.52'	N 40°08'50" E	32.60'
C153	25.00'	90°00'00"	39.27'	N 55°48'21" E	35.36'
C154	1027.75'	1°39'00"	29.60'	S 0°16'20" W	29.60'
C155	447.75'	75°08'34"	587.22'	S 48°22'38" W	546.03'
C156	1040.00'	5°26'18"	98.71'	S 84°24'06" E	98.68'
C157	472.25'	3°53'12"	32.03'	S 6°22'27" W	32.03'
C158	472.25'	6°29'30"	53.51'	S 1°11'06" W	53.48'
C159	152.25'	1°39'01"	4.39'	S 83°04'52" E	4.39'
C160	152.25'	8°09'17"	21.67'	S 87°59'01" E	21.65'
C161	1085.00'	1°40'28"	31.71'	N 44°54'53" W	31.71'
C162	1085.00'	1°40'28"	31.71'	N 46°35'21" W	31.71'
C163	1085.00'	1°40'28"	31.71'	N 48°15'49" W	31.71'
C164	1085.00'	1°40'28"	31.71'	N 49°56'17" W	31.71'
C165	467.75'	3°01'03"	24.63'	N 83°45'53" W	24.63'
C166	467.75'	1°43'24"	14.07'	N 86°08'06" W	14.07'
C167	1085.00'	1°40'15"	31.64'	N 51°36'38" W	31.64'
C168	640.88'	2°48'58"	31.50'	N 15°34'01" E	31.50'
C169	640.88'	2°48'59"	31.50'	N 12°45'02" E	31.50'
C170	640.88'	2°49'01"	31.51'	N 9°56'02" E	31.51'
C171	640.88'	2°49'03"	31.52'	N 7°07'00" E	31.51'
C172	640.88'	2°49'06"	31.52'	N 4°17'55" E	31.52'
C173	640.88'	2°49'09"	31.53'	N 1°28'48" E	31.53'
C174	132.25'	9°23'50"	21.69'	S 86°57'17" E	21.67'
C175	132.25'	0°24'28"	0.94'	N 88°08'35" E	0.94'
C176	272.25'	1°28'02"	6.97'	S 79°55'40" E	6.97'
C177	467.75'	3°22'09"	27.50'	S 84°30'32" W	27.50'
C178	467.75'	5°09'31"	42.11'	S 80°14'42" W	42.10'
C179	467.75'	5°09'31"	42.11'	S 75°05'11" W	42.10'
C180	467.75'	5°09'31"	42.11'	S 69°55'40" W	42.10'
C181	467.75'	5°09'31"	42.11'	S 64°46'09" W	42.10'
C182	467.75'	5°09'31"	42.11'	S 59°36'38" W	42.10'
C183	467.75'	5°09'31"	42.11'	S 54°27'06" W	42.10'
C184	467.75'	5°09'31"	42.11'	S 49°17'35" W	42.10'
C185	467.75'	5°09'31"	42.11'	S 44°08'04" W	42.10'
C186	467.75'	5°09'31"	42.11'	S 38°58'33" W	42.10'
C187	467.75'	5°09'31"	42.11'	S 33°49'02" W	42.10'
C188	467.75'	5°09'31"	42.11'	S 28°39'30" W	42.10'
C189	467.75'	5°09'31"	42.11'	S 23°29'59" W	42.10'
C190	467.75'	5°09'31"	42.11'	S 18°20'28" W	42.10'
C191	467.75'	4°57'21"	40.46'	S 13°17'02" W	40.45'
C192	640.88'	2°49'45"	31.65'	N 1°20'39" W	31.64'
C193	640.88'	3°26'52"	38.57'	N 4°28'58" W	38.56'
C194	621.60'	2°13'49"	24.20'	N 25°58'28" E	24.20'
C195	621.60'	3°27'46"	37.57'	N 23°07'40" E	37.56'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C196	621.60'	3°27'45"	37.57'	N 19°39'55" E	37.56'
C197	447.75'	11°42'47"	91.53'	S 80°05'32" W	91.37'
C198	447.75'	7°05'21"	55.40'	S 70°41'27" W	55.37'
C199	447.75'	7°05'21"	55.40'	S 63°36'06" W	55.37'
C200	447.75'	7°05'21"	55.40'	S 56°30'45" W	55.37'
C201	447.75'	7°05'21"	55.40'	S 49°25'23" W	55.37'
C202	447.75'	7°05'21"	55.40'	S 42°20'02" W	55.37'
C203	447.75'	7°05'21"	55.40'	S 35°14'41" W	55.37'
C204	447.75'	7°05'21"	55.40'	S 28°09'19" W	55.37'
C205	447.75'	7°05'21"	55.40'	S 21°03'58" W	55.37'
C206	447.75'	6°42'56"	52.48'	S 14°09'49" W	52.45'
C207	327.75'	6°36'41"	37.82'	S 77°32'29" W	37.80'
C208	327.75'	7°05'21"	40.55'	S 70°41'27" W	40.53'
C209	327.75'	7°05'21"	40.55'	S 63°36'06" W	40.53'
C210	327.75'	7°05'21"	40.55'	S 56°30'45" W	40.53'
C211	327.75'	7°05'21"	40.55'	S 49°25'23" W	40.53'
C212	327.75'	7°05'21"	40.55'	S 42°20'02" W	40.53'
C213	327.75'	7°05'21"	40.55'	S 35°14'41" W	40.53'
C214	327.75'	7°05'21"	40.55'	S 28°09'19" W	40.53'
C215	327.75'	7°05'21"	40.55'	S 21°03'58" W	40.53'
C216	327.75'	6°42'56"	38.41'	S 14°09'49" W	38.39'
C217	1065.00'	1°52'50"	34.96'	S 54°02'55" E	34.95'
C218	621.60'	3°27'46"	37.57'	N 16°12'10" E	37.56'
C219	621.60'	3°27'47"	37.57'	N 12°44'23" E	37.57'
C220	770.00'	6°43'07"	90.29'	S 76°04'46" W	90.24'
C221	770.00'	9°04'38"	121.99'	S 68°10'53" W	121.86'
C222	621.60'	3°27'50"	37.58'	N 9°16'34" E	37.57'
C223	1085.00'	0°05'10"	1.63'	N 44°02'04" W	1.63'
C224	621.60'	3°36'21"	39.12'	N 5°44'29" E	39.11'
C225	621.60'	3°19'32"	36.08'	N 2°16'33" E	36.07'
C226	621.60'	3°25'22"	37.14'	N 1°05'54" W	37.13'
C227	621.60'	3°31'24"	38.22'	N 4°34'17" W	38.22'
C228	497.75'	2°42'38"	23.55'	N 26°19'59" E	23.55'
C229	497.75'	3°32'30"	30.77'	N 23°12'25" E	30.76'
C230	640.88'	11°02'14"	123.46'	N 22°29'37" E	123.27'
C231	497.75'	3°32'30"	30.77'	N 19°39'55" E	30.76'
C232	497.75'	3°32'30"	30.77'	N 16°07'24" E	30.76'
C233	497.75'	3°32'30"	30.77'	N 12°34'54" E	30.76'
C234	497.75'	3°32'30"	30.77'	N 9°02'24" E	30.76'
C235	497.75'	3°32'30"	30.77'	N 5°29'53" E	30.76'
C236	497.75'	3°32'30"	30.77'	N 1°57'23" E	30.76'
C237	497.75'	3°14'05"	28.10'	N 1°25'55" W	28.10'
C238	327.75'	5°03'54"	28.97'	S 89°57'51" W	28.96'
C239	327.75'	3°02'13"	17.37'	N 85°59'06" W	17.37'
C240	25.00'	17°37'13"	7.69'	N 86°43'24" E	7.66'
C241	25.00'	34°01'14"	14.84'	N 60°54'10" E	14.63'
C242	60.00'	38°03'54"	39.86'	S 62°55'31" W	39.13'
C243	60.00'	44°35'28"	46.70'	N 75°44'48" W	45.53'
C244	60.00'	94°10'57"	98.63'	N 6°21'36" W	87.89'
C245	780.00'	0°52'42"	11.96'	S 71°42'49" W	11.96'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	175	19.272 AC.
RIGHT-OF-WAY	-	15.521 AC.
OPEN SPACE	6	2.562 AC.
OPEN SPACE/DRAINAGE ESMT.	3	10.390 AC.
TOTAL	184	47.745 AC.

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
STREET A	80 FT.	3,055 FT.	MINOR COLLECTOR
STREET B	55.5 FT.	130 FT.	LOCAL
STREET C	55.5 FT.	791 FT.	LOCAL
STREET D	55.5 FT.	1,035 FT.	LOCAL
STREET E	60.0 FT.	1,527 FT.	MINOR COLLECTOR
STREET F	55.5 FT.	511 FT.	LOCAL
STREET G	55.5 FT.	719 FT.	LOCAL
STREET H	55.5 FT.	725 FT.	LOCAL
STREET I	55.5 FT.	57 FT.	LOCAL
STREET J	55.5 FT.	110 FT.	LOCAL
STREET K	55.5 FT.	1,032 FT.	LOCAL
STREET M	55.5 FT.	67 FT.	LOCAL
ALLEY A	20 FT.	800 FT.	LOCAL
ALLEY B	20 FT.	458 FT.	LOCAL
ALLEY C	20 FT.	506 FT.	LOCAL
ALLEY D	20 FT.	362 FT.	LOCAL
ALLEY E	20 FT.	449 FT.	LOCAL
ALLEY F	20 FT.	1,190 FT.	LOCAL
ALLEY G	20 FT.	144 FT.	LOCAL
TOTAL LINEAR FEET		13,668 FT.	



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TBPELS Licensed Surveying Firm No. 10194490

LEGAL DESCRIPTION

FIELD NOTES FOR A 47.745 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 399.878 ACRE TRACT OF LAND AS CONVEYED UNTO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 47.745 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, a 1/2-inch iron rod found on the westerly right-of-way line of Farm to Market (F.M.) 969 (R.O.W. ~ 80') as shown on the plat of The Colony MUD 1A, Section 1, Phase A, as recorded in Cabinet 6, Page 129A of the Plat Records of Bastrop County, Texas, at the southeast corner of the remainder of said 399.878 acre tract, being the northeast corner of a called 10.01 acre tract of land as conveyed unto Esmeralda Vences-Maldonado and Fermin Vences-Maldonado in Document Number 201916372 of the Official Public Records of Bastrop County, Texas, THENCE, N 01° 19' 50" W, coincident with the common line of the remainder of the 399.878 acre tract and said right-of-way a distance of 485.39 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 399.878 acre tract the following seven (7) courses:

- 1)N 46° 19' 50" W, a distance of 226.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
2) S 88° 40' 10" W, a distance of 487.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
3) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of S 43° 40' 10" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
4) S 88° 40' 13" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
5) Curving to the left, with a radius of 25.00 feet, an arc length of 37.96 feet, a central angle of 87° 00' 02", a chord bearing of N 44° 45' 00" W, and a chord distance of 34.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
6) Curving to the right, with a radius of 1,040.00 feet, an arc length of 76.41 feet, a central angle of 04° 12' 35", a chord bearing of N 89° 13' 32" W, a distance of 76.39 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
7) S 01° 19' 50" E, a distance of 658.75 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 399.878 acre tract and the aforementioned 10.01 acre tract for a south corner of the herein described tract;

THENCE, S 87° 56' 21" W, coincident with said common line, a distance of 204.86 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a south corner of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 399.878 acre tract, the following twenty-two (22) courses:

- 1)N 02° 03' 39" W, a distance of 9.25 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
2) Curving to the left, with a radius of 30.00 feet, an arc length of 47.12 feet, a central angle of 90° 00' 00", a chord bearing of N 47° 03' 39" W, and a chord distance of 42.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
3) S 87° 56' 21" W, a distance of 59.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
4) N 02° 03' 39" W, a distance of 171.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
5) S 87° 56' 21" W, a distance of 32.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
6) N 02° 03' 39" W, a distance of 140.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
7) S 87° 56' 21" W, a distance of 45.74 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
8) Curving to the right, with a radius of 327.75 feet, an arc length of 73.60 feet, a central angle of 12° 52' 01", a chord bearing of N 85° 37' 39" W, and a chord distance of 73.45 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
9) N 79° 11' 39" W, a distance of 188.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
10)Curving to the left, with a radius of 272.25 feet, an arc length of 439.21 feet, a central angle of 92° 26' 02", a chord bearing of S 54° 35' 20" W, and a chord distance of 393.11 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
11)Curving to the left, with a radius of 25.00 feet, an arc length of 38.21 feet, a central angle of 87° 33' 58", a chord bearing of S 35° 24' 40" E, and a chord distance of 34.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
12)S 11° 02' 10" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent for a corner of the herein described tract;
13)Curving to the left, with a radius of 25.00 feet an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of S 55° 48' 21" W, and a chord distance of 35.36 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
14)N 79° 11' 39" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
15)Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 34° 11' 39" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
16)N 79° 11' 39" W, a distance of 165.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;
17)Curving to the right, with a radius of 810.00 feet, an arc length of 56.49 feet, a central angle of 03° 59' 46", a chord bearing of N 77° 37' 47" W, and a chord distance of 56.48 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the end of this curve of the herein described tract;
18) N 75° 33' 18" W, a distance of 8.19 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;
19) Curving to the left, with a radius of 24.96 feet, an arc length of 38.59 feet, a central angle of 88° 35' 30", a chord bearing of S 57° 59' 35" W, and a chord distance of 34.86 feet to a 1/2-inch iron rod with

a cap stamped "BGE INC" set for the end of this curve of the herein described tract;

- 20) S 13° 55' 08" W, a distance of 202.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
21) Curving to the right, with a radius of 740.00 feet, an arc length of 250.92 feet, a central angle of 19° 25' 41", a chord bearing of S 23° 37' 59" W, and a chord distance of 249.72 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
22) S 33° 20' 50" W, a distance of 38.04 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 399.878 acre tract and a called 25.070 acre tract of land as conveyed unto IIP TX 2 LLC in Document Number 202213654 of the Official Public Records of Bastrop County, Texas, for a south corner of the herein described tract;

THENCE, S 87° 55' 54" W, coincident with said common line, a distance of 98.16 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most westerly south corner of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 399.878 acre tract the following forty (40) courses:

- 1) N 33° 20' 50" E, a distance of 94.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
2) Curving to the left, with a radius of 660.00 feet, an arc length of 56.39 feet, a central angle of 04° 53' 43", a chord bearing of N 30° 53' 58" E, and a chord distance of 56.37 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
3) Curving to the left, with a radius of 25.00 feet, an arc length of 41.44 feet, a central angle of 94° 58' 08", a chord bearing of N 19° 01' 57" W, and a chord distance of 36.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
4) N 23° 28' 59" E, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set the at beginning of non-tangent curve for a corner of the herein described tract;
5) Curving to the left, with a radius of 25.00 feet, an arc length of 41.44 feet, a central angle of 94° 58' 08", a chord bearing of N 65° 59' 55" E, and a chord distance of 36.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
6) Curving to the left, with a radius of 660.00 feet, an arc length of 52.93 feet, a central angle of 04° 35' 43", a chord bearing of N 16° 13' 00" E, and a chord distance of 52.92 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
7) N 13° 55' 08" E, a distance of 420.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
8) Curving to the right, with a radius of 640.00 feet, an arc length of 354.85 feet, a central angle of 31° 46' 06", a chord bearing of N 29° 48' 11" E, and a chord distance of 350.33 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
9) Curving to the left, with a radius of 25.00 feet an arc length of 37.20 feet, a central angle of 85° 15' 21", a chord bearing of N 03° 03' 33" E, and a chord distance of 33.86 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
10) N 39° 34' 07" W, a distance of 25.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
11) Curving to the left, with a radius of 895.00 feet, an arc length of 293.37 feet, a central angle of 18° 46' 51", a chord bearing of N 48° 57' 33" W, and a chord distance of 292.06 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
12) Curving to the left, with a radius of 25.00 feet, an arc length of 41.00 feet, a central angle of 93° 57' 43", a chord bearing of S 74° 40' 10" W, and a chord distance of 36.56 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
13) N 62° 18' 41" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
14) N 27° 41' 19" E, a distance of 0.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
15) Curving to the left, with a radius of 25.00 feet, an arc length of 40.57 feet, a central angle of 92° 59' 26", a chord bearing of N 18° 48' 24" W, and a chord distance of 36.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
16) Curving to the left, with a radius of 895.00 feet, an arc length of 346.10 feet, a central angle of 22° 09' 22", a chord bearing of N 76° 22' 48" W, and a chord distance of 343.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
17) Curving to the left, with a radius of 25.00 feet, an arc length of 40.77 feet, a central angle of 93° 25' 51", a chord bearing of S 45° 49' 35" W, and a chord distance of 36.40 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
18) S 89° 01' 30" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
19) Curving to the left, with a radius of 25.00 feet, an arc length of 40.81 feet, a central angle of 93° 31' 17", a chord bearing of N 47° 38' 59" W, and a chord distance of 36.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
20) Curving to the left, with a radius of 895.00 feet, an arc length of 65.64 feet, a central angle of 04° 12' 08", a chord bearing of S 83° 29' 19" W, and a chord distance of 65.63 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point tangency of the herein described tract;
21) S 81° 23' 15" W, a distance of 184.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
22) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of S 36° 23' 15" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
23) S 81° 23' 15" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
24) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 53° 36' 45" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
25) S 81° 23' 15" W, a distance of 194.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a west corner of the herein described tract;
26) N 08° 36' 45" W, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a west corner of the herein described tract;
27) N 81° 23' 15" E, a distance of 194.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
28) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 36° 23' 15" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
29) N 81° 23' 15" E, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
30) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of S 53° 36' 45" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
31) N 81° 23' 15" E, a distance of 184.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

- 32) Curving to the right, with a radius of 955.00 feet, an arc length of 560.82 feet, a central angle of 33° 38' 48", a chord bearing of S 81° 47' 22" E, and a chord distance of 552.79 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
33) Curving to the left, with a radius of 25.00 feet, an arc length of 38.11 feet, a central angle of 87° 20' 44", a chord bearing of N 71° 21' 40" E, and a chord distance of 34.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
34) N 27° 41' 19" E, a distance of 120.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
35) Curving to the left, with a radius of 442.25 feet, an arc length of 237.26 feet, a central angle of 30° 44' 16", a chord bearing of N 12° 19' 11" E, and a chord distance of 234.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
36) N 03° 02' 57" W, a distance of 30.40 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
37) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 48° 02' 57" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
38) N 03° 12' 30" W, a distance of 55.26 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
39) Curving to the left, with a radius of 25.44 feet, an arc length of 39.24 feet, a central angle of 88° 23' 30", a chord bearing of N 42° 07' 36" E, and a chord distance of 35.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the end of this curve of the herein described tract;
40) N 03° 02' 57" W, a distance of 99.14 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 399.878 acre tract and The Colony MUD 1A, Section 1, Phase "B" as recorded in Cabinet 6, Page 189A of the Plat Records of Bastrop County, Texas, for the northwest corner of the herein described tract;

THENCE, N 86° 51' 05" E, coincident with the common line of the remainder of the 399.878 acre tract, said The Colony MUD 1A, Section 1, Phase "B" and The Colony MUD 1A, Section 1, Phase "A" as recorded in Cabinet 6, Page 129A of the Plat Records of Bastrop County, Texas, a distance of 1,578.38 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the of the remainder of the 399.878 acre tract and a called 10.599 acre tract of land as conveyed unto SIS Bastrop LLC in Document Number 202107639 of the Official Public Records of Bastrop County, Texas, for the northeast corner of the herein described tract;

THENCE, S 03° 08' 55" E, coincident with the common line of the remainder of the 399.878 acre tract and said 10.599 acre tract, a distance of 321.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 399.878 acre tract the following thirteen (13) courses:

- 1)S 88° 35' 52" W, a distance of 431.56 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
2) S 01° 19' 50" E, a distance of 139.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;
3) Curving to the left, with a radius of 80.50 feet, an arc length of 42.56 feet, a central angle of 30° 17' 40", a chord bearing of S 13° 49' 00" W, and a chord distance of 42.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
4) S 01° 19' 50" E, a distance of 173.06 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
5) Curving to the right, with a radius of 272.25 feet, an arc length of 45.84 feet, a central angle of 09° 38' 53", a chord bearing of S 03° 29' 36" W, and a chord distance of 45.79 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
6) S 08° 19' 46" W, a distance of 149.70 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
7) S 82° 58' 19" E, a distance of 55.55 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
8) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 89° 59' 59", a chord bearing of S 36° 40' 57" E, a distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
9) S 81° 40' 57" E, a distance of 24.86 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
10)Curving to the left, with a radius of 960.00 feet, an arc length of 160.50 feet, a central angle of 09° 34' 44", a chord bearing of S 86° 28' 19" E, and a chord distance of 160.31 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
11)Curving to the left, with a radius of 25.00 feet, an arc length of 39.08 feet, a central angle of 89° 34' 20", a chord bearing of N 43° 27' 20" E, and a chord distance of 35.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
12)N 88° 40' 10" E, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
13)N 89° 01' 51" E, a distance of 372.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 399.878 acre tract and the aforementioned 10.599 acre tract for an angle point of the herein described tract;
THENCE, coincident with the common line of the remainder of the 399.878 acre tract and said 10.599 acre tract the following four (4) courses:
1)N 88° 43' 07" E, a distance of 140.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
2) N 43° 41' 39" E, a distance of 212.04 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
3) N 01° 19' 50" W, a distance of 717.59 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
4) N 24° 51' 52" E, a distance of 22.65 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the aforementioned east right-of-way line of F.M. 969 at the common corner of the remainder of the 399.878 acre tract and the 10.599 acre tract, for the northeast corner of the herein described tract;

THENCE S 01° 19' 50" E, coincident with the common line of the remainder of the 399.878 acre tract and said right-of-way, a distance of 1,150.32 feet to the POINT OF BEGINNING and containing 47.745 acres of land, more or less.

FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2 A SUBDIVISION OF 47.745 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF A 399.878 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, AS RECORDED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE X.XX ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

VALVERDE PHASE 1 AND 2

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

(NAME), (TITLE)
CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JUAN P. MARTINEZ P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

PRELIMINARY PENDING FINAL REVIEW

JUAN P. MARTINEZ, P.E. _____ DATE
LICENSED PROFESSIONAL ENGINEER NO. 106158
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

STATE OF TEXAS §
COUNTY OF BEXAR §

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S. _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BASTROP'S FULL PURPOSE JURISDICTION,
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
3. THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48021C0355F, REVISED MAY 9, 2023. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. THIS SUBDIVISION IS IN AND SERVED BY CITY OF BASTROP UTILITIES FOR WATER SERVICE.
5. ELECTRIC SERVICE TO BE PROVIDED BY BLUEBONNET ELECTRIC.
6. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
7. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
8. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.

FINAL PLAT
**VALVERDE
SECTION 1
PHASE 1 AND 2**
A SUBDIVISION OF 47.745 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

9. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.

10. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS THIS ____ DAY OF _____, 20____, A.D.

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

By: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK __M, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE ____ DAY OF _____, 20____, A.D.

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

By: _____
DEPUTY



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