



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT LOVERS LANE

BEING A 4.518 ACRE TRACT OF LAND OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, AND BEING OUT OF A CALLED 25.01 ACRE TRACT, DESCRIBED TO VISARA ASSET FUND 2, LLC IN DOCUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT WE, VISARA ASSET FUND 2, LLC, BEING THE OWNERS OF 25.01 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, AS CONVEYED TO US BY DEED RECORDED IN INSTRUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LOVERS LANE

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

WITNESS MY HAND THIS

VISARA ASSET FUND 2, LLC
11215 CONROY LANE UNIT 1, MANCHACA TEXAS, 78652

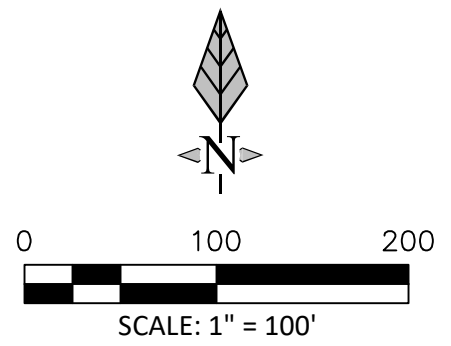
STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VISARA ASSET FUND 2, LLC, ACTING HEREIN THROUGH JOSE ANGEL SANTOS, ITS AGENT KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXCLUDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES



CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD83, GEODIC. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.0000026.
UNITS: US SURVEY FEET

METES & BOUNDS DESCRIPTION:

BEING A 4.518 ACRE TRACT OF LAND OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, AND BEING OUT OF A CALLED 25.01 ACRE TRACT, DESCRIBED TO VISARA ASSET FUND 2, LLC IN DOCUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 25.01 ACRE TRACT, SAME BEING IN THE SOUTH RIGHT OF WAY LINE OF MARGIE'S WAY, AN 80 FOOT WIDE RIGHT OF WAY PER RIVER MEADOWS PHASE 1, A MAP OR PLAT THEREOF RECORDED UNDER CABINET 4, PAGE 16-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND SAME BEING IN THE WEST RIGHT OF WAY LINE OF LOVERS LANE, AN APPARENT 45 FOOT WIDE RIGHT OF WAY, NO DEED OF RECORD FOUND:

THENCE S 11°12'48" W, WITH THE WEST RIGHT OF WAY OF LOVERS LANE, SAME BEING THE EAST LINE OF SAID 25.01 ACRE TRACT, FOR A DISTANCE OF 1,112.54 FEET TO AN IRON ROD WITH CAP, FOUND FOR THE NORTHERLY SOUTHEAST CORNER OF SAID 25.01 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.918 ACRE TRACT, DESCRIBED TO PALMS PROPERTIES, LLC IN DOCUMENT NUMBER 201700307 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY TEXAS (O.P.R.B.C.T.);

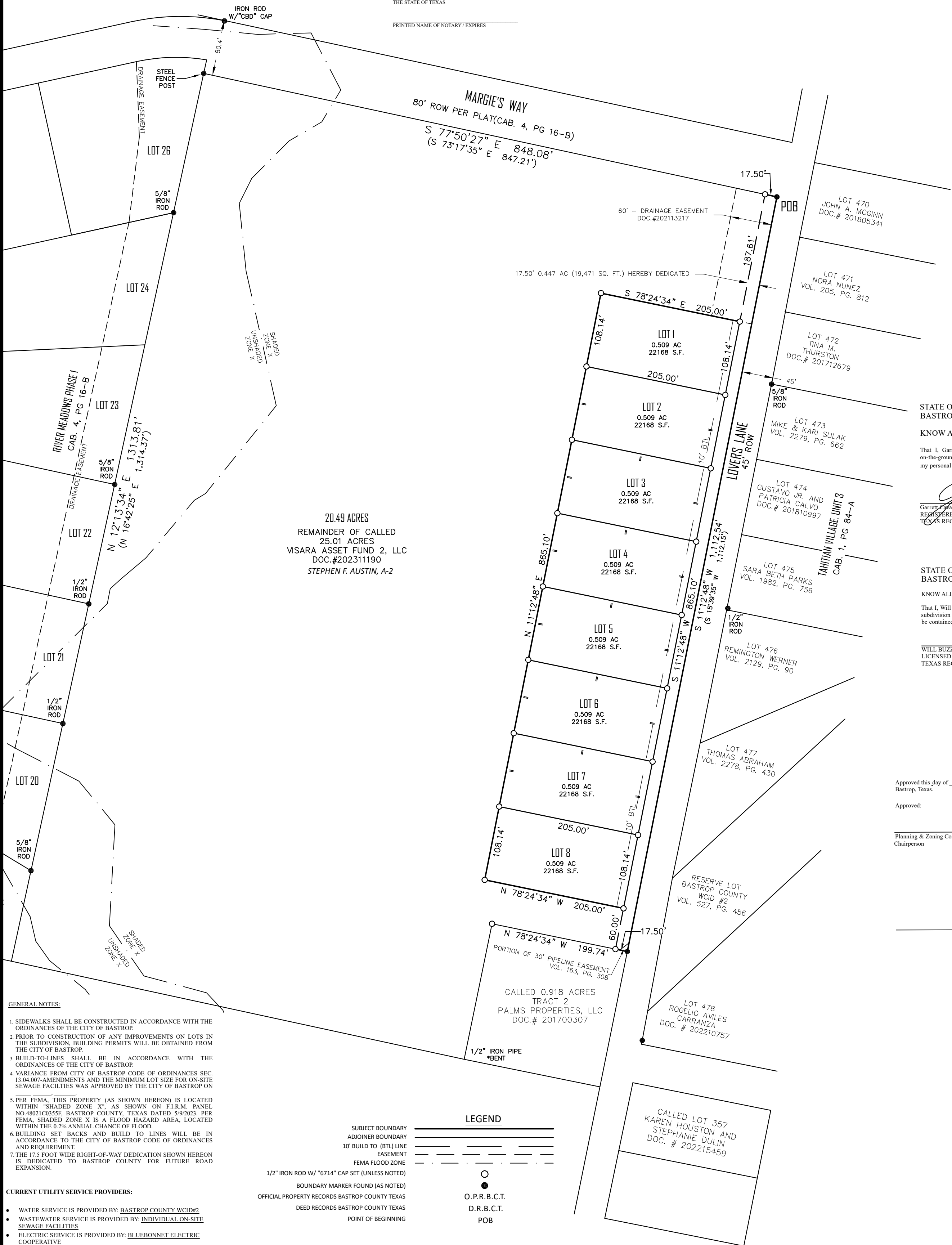
THENCE N 78°24'34" W, WITH THE NORTH LINE OF SAID 0.918 ACRE TRACT, SAME BEING A SOUTHWEST LINE OF SAID 25.01 ACRE TRACT, FOR A DISTANCE OF 17.50 FEET TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET FOR A SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF THE 17.50 FOOT WIDE (0.447 AC) STRIP DEDICATED FOR RIGHT OF WAY (ROW) HEREIN;

THENCE, OVER AND ACROSS SAID 25.01 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- N 11°12'48" E, 60.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.
- N 78°24'34" W, 205.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.
- N 11°12'48" E, 865.10 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.
- S 78°24'34" E, 205.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.
- N 11°12'48" E, 187.61 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET IN THE NORTH LINE OF SAID 25.01 ACRE TRACT, SAME BEING IN THE SOUTH RIGHT OF WAY LINE OF SAID MARGIE'S WAY;

THENCE, S 77°50'27" E, WITH THE NORTH LINE OF SAID 25.01 ACRE TRACT, SAME BEING THE SOUTH RIGHT OF WAY LINE OF MARGIE'S WAY, FOR A DISTANCE OF 17.50 FEET BACK, TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT OF LAND, CONTAINING 4.518 ACRES OF LAND, MORE OR LESS.

AREA SUMMARY TABLE	
RESIDENTIAL (8 LOTS)	4.071 AC
DEDICATED R.O.W.	0.447 AC
REMAINING PARENT TRACT	20.49 AC



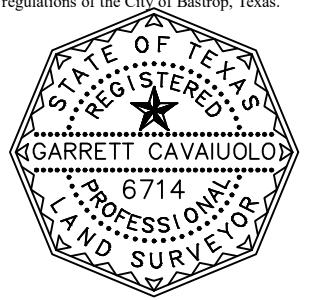
20.49 ACRES
REMAINDER OF CALLED
25.01 ACRES
VISARA ASSET FUND 2, LLC
DOC.#202311190
STEPHEN F. AUSTIN, A-2

STATE OF TEXAS
BASTROP COUNTY

KNOW ALL MEN BY THESE PRESENTS

That I, Garrett Cavaiuolo, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

Garrett Cavaiuolo
Garrett Cavaiuolo, P.F.L.S., 6714 DATE 12/7/2023
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO.



STATE OF TEXAS
BASTROP COUNTY

KNOW ALL MEN BY THESE PRESENTS

That I, Will Buzzelli, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

WILL BUZZELLI, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO.

Approved this day of ____ 20____, AD by the Planning & Zoning Commission of the City of Bastrop, Texas.

Approved: _____ Attest: _____
Planning & Zoning Commission Chairperson City Secretary

- GENERAL NOTES:
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
 - PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
 - BUILD-TO-LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
 - VARIANCE FROM CITY OF BASTROP CODE OF ORDINANCES SEC. 13.04.007-AMENDMENTS AND THE MINIMUM LOT SIZE FOR ON-SITE SEWAGE FACILITIES WAS APPROVED BY THE CITY OF BASTROP ON _____.
 - PER FEMA, THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN "SHADED ZONE X", AS SHOWN ON F.I.R.M. PANEL NO.480210355; BASTROP COUNTY, TEXAS DATED 5/9/2023. PER FEMA, SHADED ZONE X IS A FLOOD HAZARD AREA, LOCATED WITHIN THE 0.2% ANNUAL CHANCE OF FLOOD.
 - BUILDING SET BACKS AND BUILT TO LINES WILL BE IN ACCORDANCE TO THE CITY OF BASTROP CODE OF ORDINANCES AND REQUIREMENT.
 - THE 17.5 FOOT WIDE RIGHT-OF-WAY DEDICATION SHOWN HEREON IS DEDICATED TO BASTROP COUNTY FOR FUTURE ROAD EXPANSION.

- CURRENT UTILITY SERVICE PROVIDERS:
- WATER SERVICE IS PROVIDED BY: BASTROP COUNTY WCID
 - WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
 - ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

