

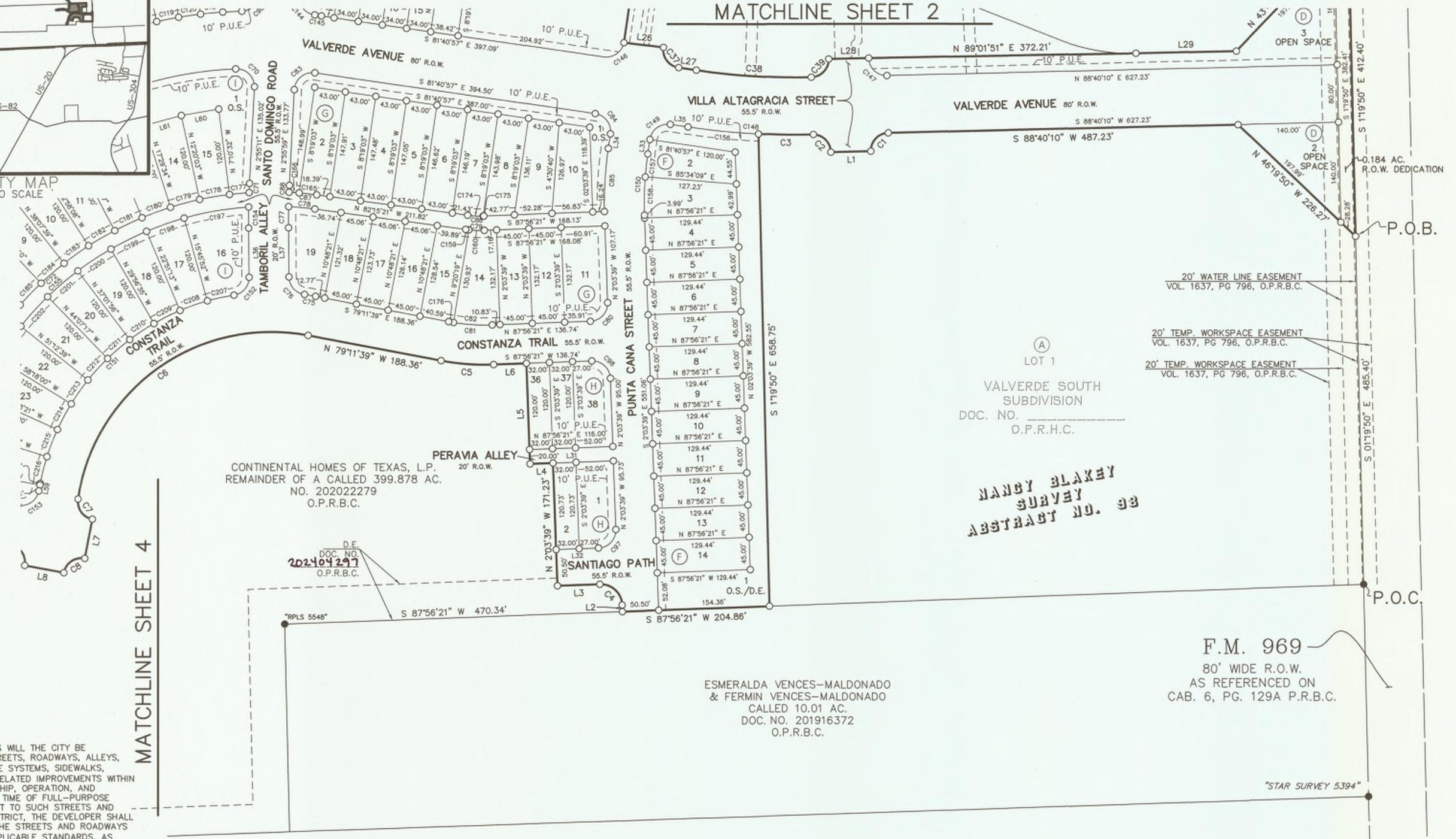
8/55-A

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



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

D.E.
DOC. NO. 202404297
O.P.R.B.C.

NANCY BLAKEY
SURVEY
ABSTRACT NO. 98

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

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

UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, 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 47.578 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: 47.578 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98
NUMBER AND ACREAGE (SEE LAND USE TABLE ON SHEET 6)
BY LOT TYPE:
PLAT SUBMITTED: 8/25/2023
PLAT REVISED: 3/20/2024
SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)
PHONE: 210-581-3600 FAX: _____
ENGINEER: MAHONEY ENGINEERING (JUAN P. MARTINEZ, PE)
PHONE: 512-434-0512 FAX: _____

FILED
April 10, 2024
County Clerk
BASTROP COUNTY, TEXAS



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

G:\Projects\DH\Communities\1145-00-Valverde_South_Site_Plan\South_Site_Plan\Drawings\Phase_1_2_Plat.dwg, 4/04/2024 1:21 PM, rmlisok, 1:100

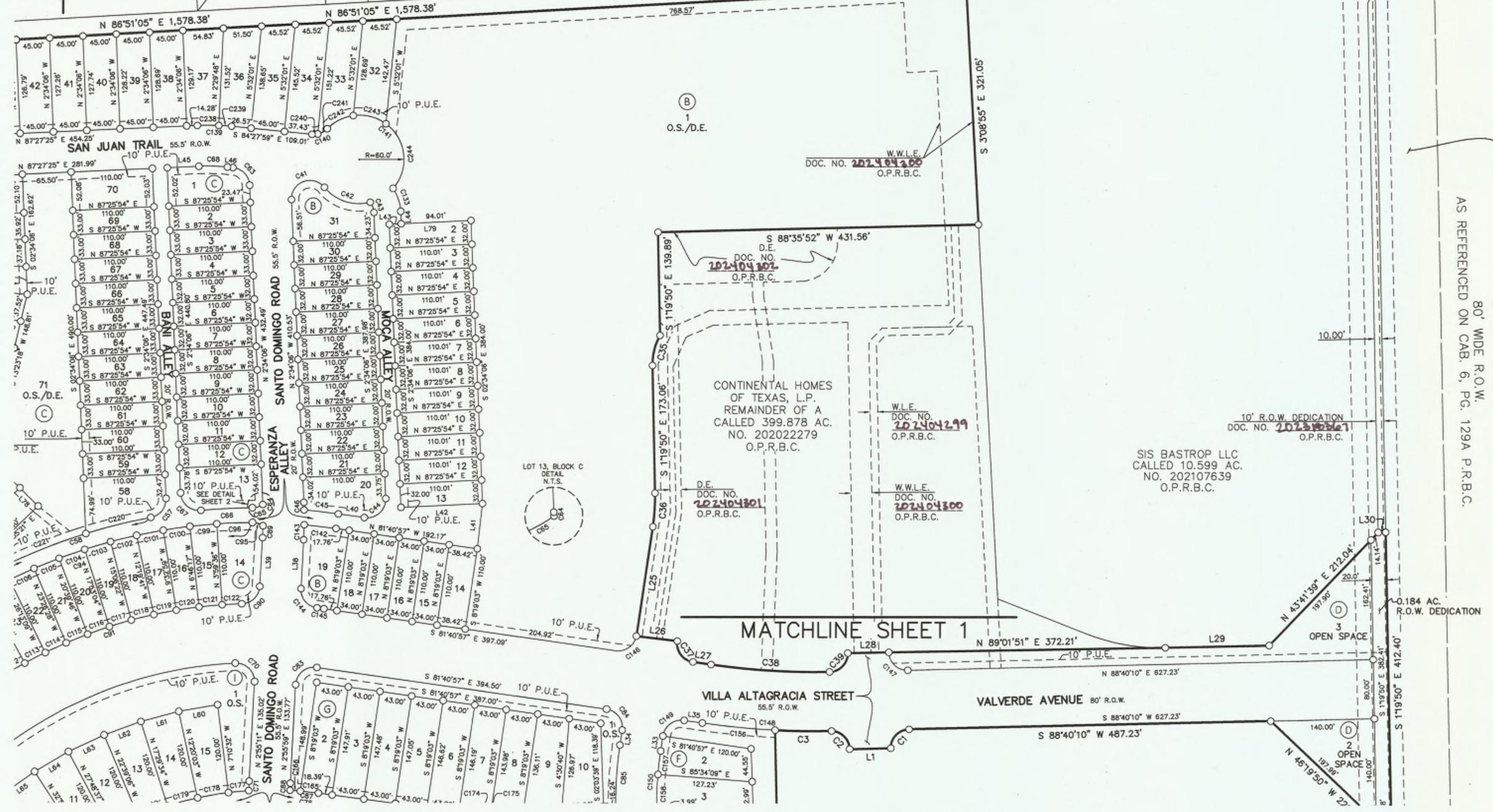
8/55-B

NANCY BLAKEY SURVEY ABSTRACT NO. 98

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

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

MATCHLINE SHEET 3



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

SIS BASTROP LLC
CALLED 10,599 AC.
NO. 202107639
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.

FINAL PLAT
VALVERDE
SECTION 1
PHASE 1 AND 2
A SUBDIVISION OF 47.578 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

FILED
April 10, 2024
County Clerk
BASTROP COUNTY, TEXAS



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

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

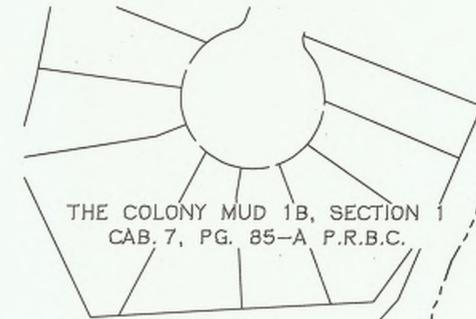


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San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

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8/56-A

MATCHLINE SHEET 2



THE COLONY MUD 1B, SECTION 1
CAB. 7, PG. 85-A P.R.B.C.

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

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.

NANCY BLAKEY
SURVEY
ABSTRACT NO. 98

D.E.
DOC. NO.
202404298
O.P.R.B.C.

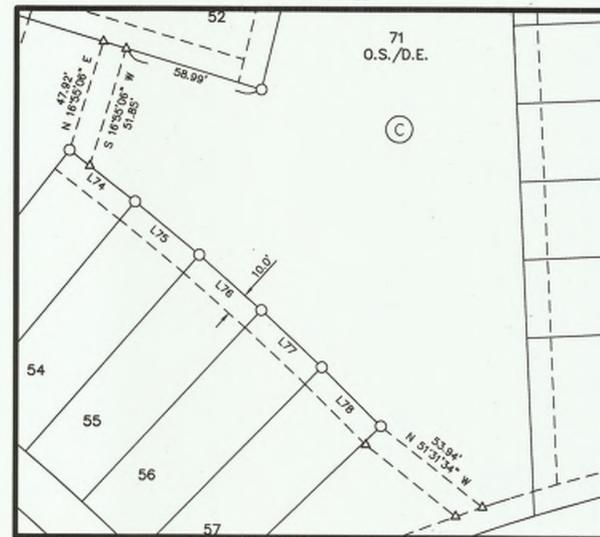
CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED 399.878 AC.
NO. 202022279
O.P.R.B.C.

D.E.
DOC. NO.
202404298
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

P.U.E. DETAIL
NOT TO SCALE



FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.578 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS



FILED
April 10, 2024
COUNTY CLERK
BASTROP COUNTY, TEXAS



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

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
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- R.O.W. RIGHT-OF-WAY
- TEMP. TEMPORARY
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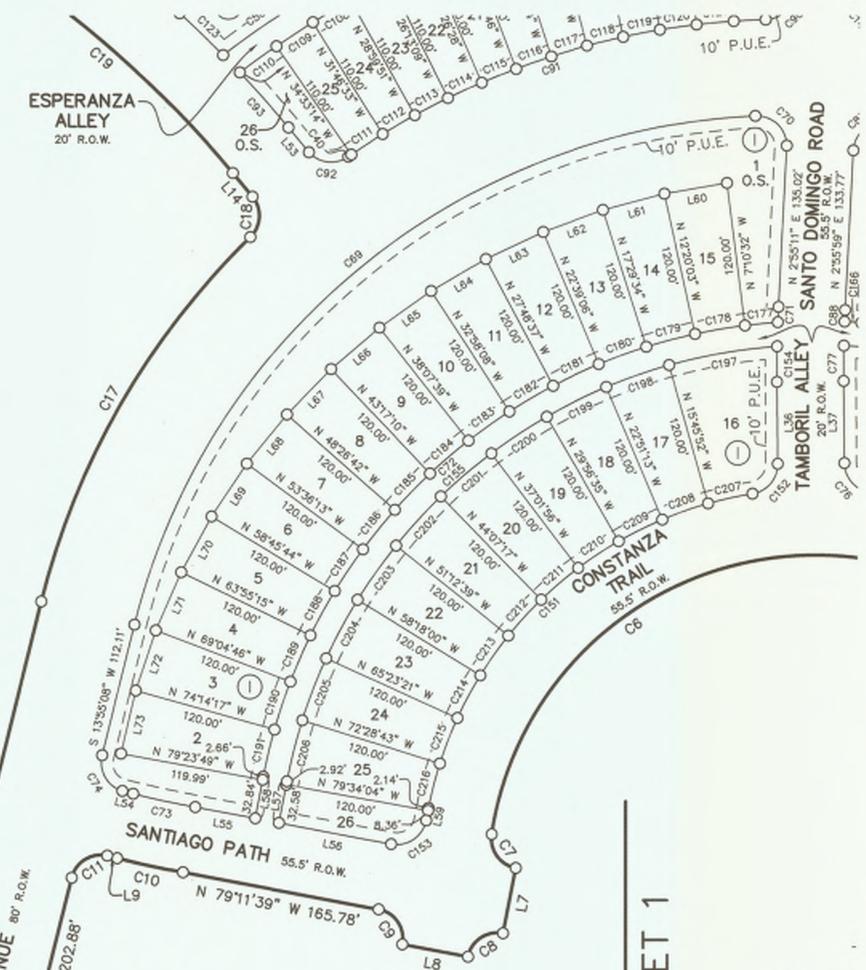


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TBPELS Licensed Surveying Firm No. 10194490

G:\TWC\Projects\DH\Communities\1445-00-Valverde_South_Site_Plan\B7132-00_Valverde_P1-2_Plat.dwg 3/20/2024 2:08 PM mmlabok 1:100

8/56-B

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.

LA VEGA ROAD
 60' R.O.W.

VALVERDE AVENUE
 80' R.O.W.

SANTIAGO PATH
 55.5' R.O.W.

MATCHLINE SHEET 1

D.E.
 DOC. NO. 202404296
 O.P.R.B.C.

D.E.
 DOC. NO. 202404297
 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 47.578 ACRES OF LAND
 LOCATED IN THE
 NANCY BLAKEY SURVEY ABSTRACT NO. 98
 BASTROP COUNTY, TEXAS

FILED
 April 10, 2024
 County Clerk
 BASTROP COUNTY, TEXAS



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

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 |



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8/57-A

Table with 3 columns: NUMBER, BEARING, DISTANCE. Contains line data for L1 through L40.

Table with 3 columns: NUMBER, BEARING, DISTANCE. Contains line data for L41 through L79.

Table with 6 columns: NUMBER, RADIUS, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Contains curve data for C1 through C65.

Table with 6 columns: NUMBER, RADIUS, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Contains curve data for C66 through C130.

FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.578 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS

FILED April 10, 2024 County Clerk BASTROP COUNTY, TEXAS



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com

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8/57-B

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'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
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'
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 7°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	955.00'	0°02'38"	0.73'	N 58°46'19" W	0.73'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	175	19.272 AC.
RIGHT-OF-WAY	-	15.484 AC.
RIGHT-OF-WAY DEDICATION	-	0.184 AC.
OPEN SPACE	6	2.248 AC.
OPEN SPACE/DRAINAGE ESMT.	3	10.390 AC.
TOTAL	184	47.578 AC.

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
VALVERDE AVENUE	80.0 FT.	3,055 FT.	MINOR COLLECTOR
VILLA ALTAGRACIA STREET	55.5 FT.	130 FT.	LOCAL
PUNTA CANA STREET	55.5 FT.	791 FT.	LOCAL
SANTO DOMINGO ROAD	55.5 FT.	1,035 FT.	LOCAL
BOCA CHICA STREET	60.0 FT.	1,527 FT.	MINOR COLLECTOR
SANTIAGO PATH	55.5 FT.	511 FT.	LOCAL
SAN CRISTOBAL PATH	55.5 FT.	719 FT.	LOCAL
SAN JUAN TRAIL	55.5 FT.	725 FT.	LOCAL
VILLA BISONO STREET	55.5 FT.	57 FT.	LOCAL
LA ROMANA STREET	55.5 FT.	110 FT.	LOCAL
CONSTANZA TRAIL	55.5 FT.	1,032 FT.	LOCAL
LA VEGA ROAD	60.0 FT.	67 FT.	LOCAL
ESPERANZA ALLEY	20.0 FT.	800 FT.	LOCAL
MOCA ALLEY	20.0 FT.	458 FT.	LOCAL
BANI ALLEY	20.0 FT.	506 FT.	LOCAL
AZUA ALLEY	20.0 FT.	362 FT.	LOCAL
BARAHONA ALLEY	20.0 FT.	449 FT.	LOCAL
TAMBORIL ALLEY	20.0 FT.	1,190 FT.	LOCAL
PERAVIA ALLEY	20.0 FT.	144 FT.	LOCAL
TOTAL LINEAR FEET		13,668 FT.	

FINAL PLAT
VALVERDE
SECTION 1
PHASE 1 AND 2

A SUBDIVISION OF 47.578 ACRES OF LAND
 LOCATED IN THE
 NANCY BLAKEY SURVEY ABSTRACT NO. 98
 BASTROP COUNTY, TEXAS

FILED
 April 10, 2024
 County Clerk
 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

FIELD NOTES FOR A 47.578 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 47.578 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 Emeraldalda Venes-Maldonado and Fermin Venes-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 curve 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 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;
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 at the 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 of 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 30.86 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;
37) Curving to the left, with a radius of 25.00 feet, an arc length of 39.05 feet, a central angle of 89° 29' 38", a chord bearing of N 47° 47' 46" W, and a chord distance of 35.20 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° 30' 18" W, a distance of 55.51 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 25.00 feet, an arc length of 39.49 feet, a central angle of 90° 30' 22", a chord bearing of N 42° 12' 14" E, and a chord distance of 35.51 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 98.44 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 two (2) 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 easterly exterior corner of the herein described tract;

THENCE, departing the common line of the remainder of the 399.878 acre tract and said 10.599 acre tract N 88°40'10" E, a distance of 140.03 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 for the most northerly east 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 412.40 feet to the POINT OF BEGINNING and containing 47.578 acres of land, more or less.

FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2 A SUBDIVISION OF 47.578 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS

8/58-A

FILED April 10, 2024 County Clerk 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

Q:\XDC\Projects\04114445-00-Valverde_South_Site_Plan_SV\04_Final\Drawings\Phase_1_2_Plat.dwg, 4/05/2024 12:32 PM, mmlask, 1:100

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 47.578 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 SECTION 1 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 4th DAY OF APRIL, 2024, A.D.

[Signature]
JOHN SPARROW, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
6700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN SPARROW, ASSISTANT SECRETARY, 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.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



Stacy M. Laine
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES May 29, 2027

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 BASTROP, TEXAS.

[Signature]
JUAN P. MARTINEZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 106158
MAHONEY ENGINEERING
TBPELS REGISTRATION NO F-21222
9501 MENCHACA ROAD, SUITE B200
AUSTIN, TEXAS 78748

4-4-2024
DATE



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 BASTROP, TEXAS, UPON COMPLETION OF CONSTRUCTION.

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

4/4/2024
DATE



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 47.578 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.

8/58-B

APPROVED THIS 21ST OF DECEMBER, 2023, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:
[Signature]
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:
[Signature]
CITY SECRETARY

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.~~

~~BY: _____
KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS~~

~~[Signature]~~

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 10th DAY OF April, 2024, A.D., AT 9:34 O'CLOCK AM, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET B, PAGE 55-A-58-B

FILED FOR RECORD ON THE 10th DAY OF April, 2024, A.D.

[Signature]
KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: [Signature]
DEPUTY

FILED
April 10, 2024
[Signature]
COUNTY CLERK
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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