

PINEY RIDGE, SECTION ONE, REPLAT REPLAT OF LOT 11, BLOCK A

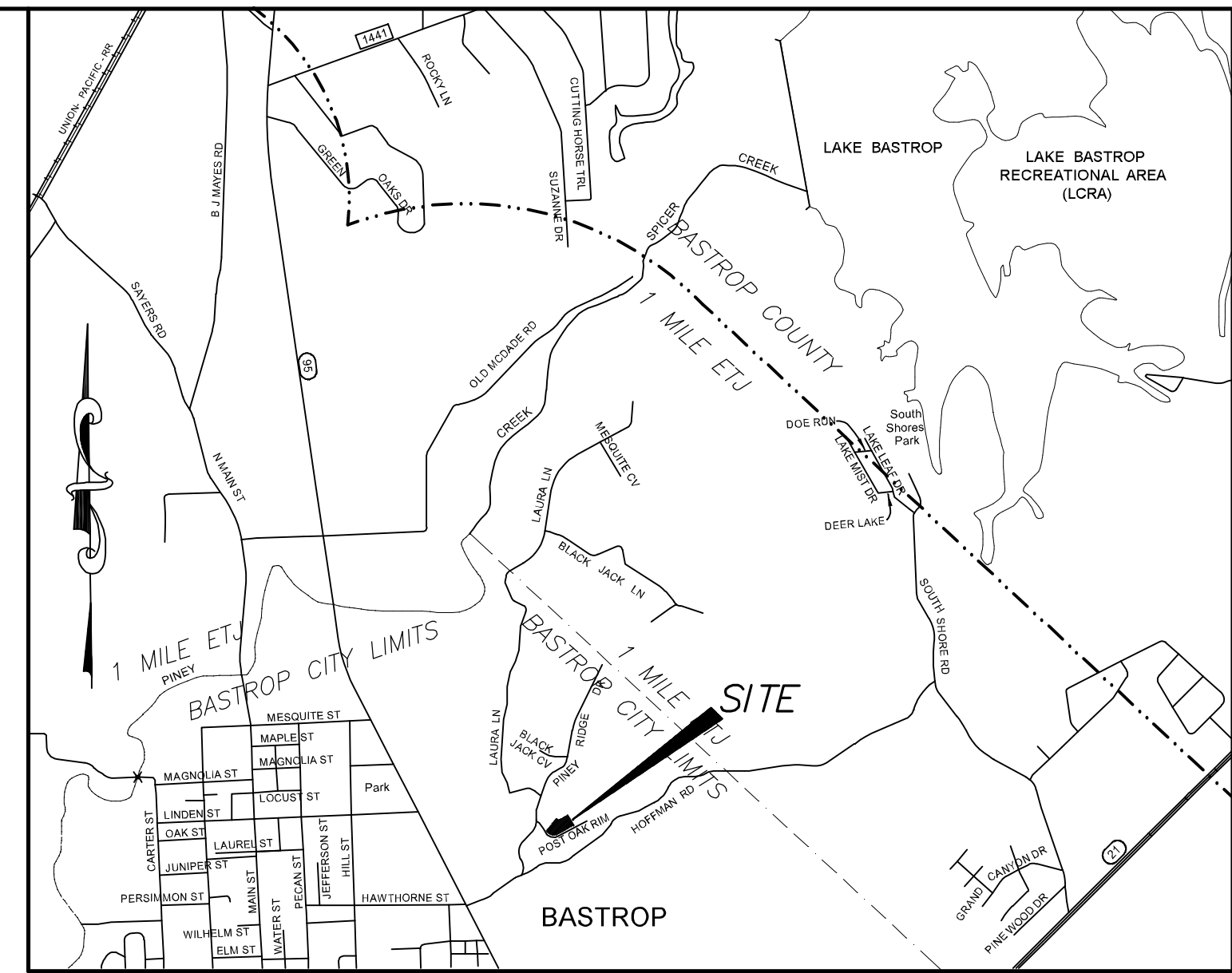
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	235.62'	212.13'	N 75°25'24" W	90°00'01"

SUMMARY
NO. OF BLOCKS = 1
NO. OF LOTS = 2
ACRES = 1.838 ACRES
LAND USE - RESIDENTIAL

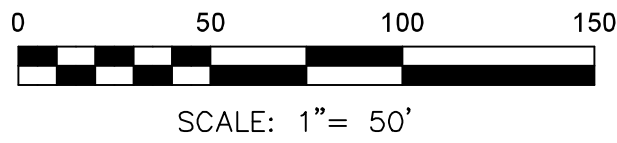
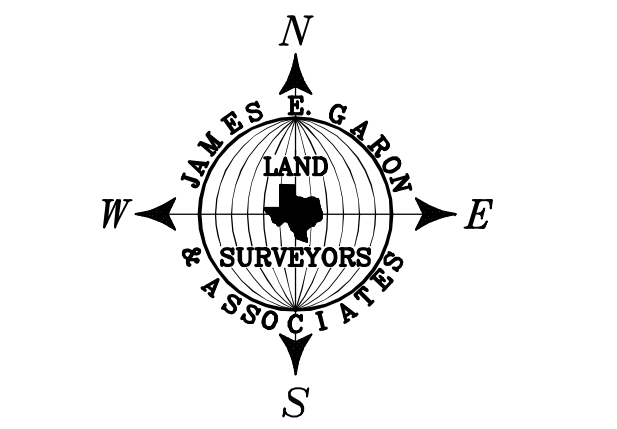
OWNER:
Martha Miles
127 N Kaupo Drive
Bastrop, Texas 78602
713-819-7123

ENGINEER:
James E. Garon & Associates, Inc.
Firm Reg. # - 20368
Rachel D. Hartzler
License #117344
185 McAllister Road
Bastrop, Texas 78602
512-303-4185

SURVEYOR:
James E. Garon & Associates, Inc.
James E. Garon, R.P.L.S.
Firm Reg. #10058400
185 McAllister Rd.
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512-303-4185

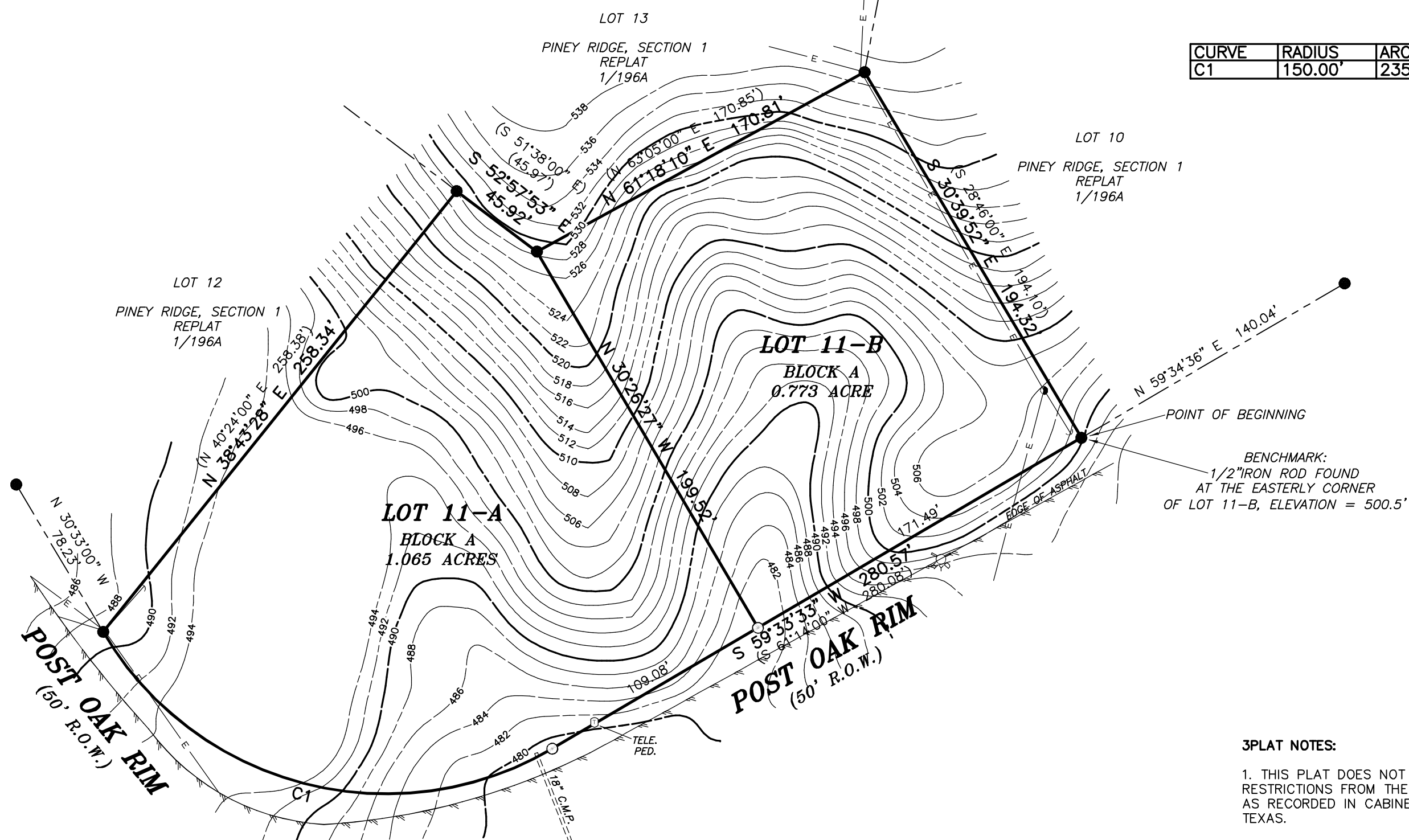


LOCATION MAP
NOT TO SCALE



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

- LEGEND**
- 5/8" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET W/CAP
 - STAMPED J.E. GARON RPLS 4303
 - POWER POLE
 - OVERHEAD ELECTRIC LINE
 - DOWN GUY
 - CORRUGATED METAL PIPE
 - RECORD CALL (BRG.-DIST.)
 - U.E. UTILITY EASEMENT



PLAT NOTES:

- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISION PINEY RIDGE, SECTION ONE, REPLAT AS RECORDED IN CABINET NO. 1, PAGE 196A, PLAT RECORDS BASTROP COUNTY, TEXAS.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TLDR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 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.
- BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT # _____ HAS BEEN PROVIDED FOR CONSTRUCTION ACCESS.
- ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- LINE EXTENSION FEES ARE REQUIRED TO BE ASSESSED AT THE TIME OF PLATTING. PROVIDE ELECTRIC LOAD CALCULATIONS, NUMBER OF SERVICES, OR PLANS FOR REVIEW.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BASTROP.
- BENCHMARK USED: 1/2" IRON ROD FOUND AT THE EASTERLY CORNER OF LOT 11-B, ELEVATION = 500.5', MONUMENT DATA, LCRA HARN STATION A757 NORTHING STP: 10020749.9478, EASTING STP: 3252162.9986, ELEVATION = 386.54'.

LEGAL DESCRIPTION:

BEING 1.838 ACRES, AND BEING ALL OF LOT 11, BLOCK A, PINEY RIDGE, SECTION ONE, REPLAT, A SUBDIVISION IN PLAT CABINET NO. 1, PAGE 196A, PLAT RECORDS, BASTROP COUNTY, TEXAS AND BEING CONVEYED TO MARTHA MILES BY DEED RECORDED IN INSTRUMENT #202011581 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northerly right-of-way line of Post Oak Rim (50' R.O.W.) for the most easterly corner hereof and said Lot 11, being the most southerly corner of Lot 10, Block A of said Piney Ridge, Section One, Replat;

THENCE S 59°33'33" W a distance of 280.57 feet along said right-of-way to a 1/2" iron rod with cap stamped "J.E. Garon RPLS4303" set at a point of curvature for an angle point hereof;

THENCE with said curve, being a curve to the right, having a radius of 150.00 feet, on an arc distance of 235.62 feet and whose chord bears N 75°25'24" W a distance of 212.13' feet to a 1/2" iron rod found for the most westerly corner hereof and said Lot 11, Block A, being the most southerly corner of Lot 10, Block A of said Piney Ridge, Section One, Replat;

THENCE leaving said right-of-way with the common line of said Lots 10 and 11, Piney Ridge, Section One, Replat, N 38°43'28" E a distance of 258.34 feet to a 1/2" iron rod found in the southwest line of Lot 13, Block A of said Piney Ridge, Section One, Replat, the easterly corner of said Lot 12, Block A for a northerly corner hereof and said Lot 11, Block A;

THENCE with the common line of said Lots 11 and 13, Block A, S 52°57'53" E a distance of 45.92 feet for an angle point and N 61°18'10" E a distance of 170.81 feet to a 1/2" iron rod found at a westerly corner of said Lot 10, Block A, the southeasterly corner of said Lot 13, Block A for the northeasterly corner hereof and said Lot 11, Block A;

THENCE S 30°39'52" E a distance of 194.32 feet to the POINT OF BEGINNING, containing 1.838 acres of land.

CONSERVATION SUBDIVISION NOTES:

THIS PROJECT IS LOCATED WITHIN THE AREA OF "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD AS DETERMINED BY THE U.S. FISH AND WILDLIFE SERVICE, AS AUTHORIZED UNDER BASTROP COUNTY'S FEDERAL FISH AND WILDLIFE-ISSUED ENDANGERED SPECIES - INCIDENTAL TAKE PERMIT NUMBER TE-113500-0. PROPERTY OWNERS SHOULD CONTACT THE LOST PINES HABITAT CONSERVATION PLAN (LPHCP) ADMINISTRATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY.

SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.

**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 _____, 2022, 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 _____, 2022, A.D.

DEPUTY _____ KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

**PINEY RIDGE, SECTION ONE, REPLAT
REPLAT OF LOT 11, BLOCK A**

FIELD BOOK: B-671/15
FILE: Server\Co\Bastrop\Subd\Piney Ridge\Section 1\98921-Plat\98921-Plat.dwg

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www.jamesegaron.com

SURVEY DATE:	NOVEMBER 29, 2021
DRAWN:	DECEMBER 23, 2021
REVISED:	
REVISED:	
REVISED:	