

VICINITY MAP  
NOT TO SCALE

# FINAL 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

JOSE ANGEL SANTOS  
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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

UNDER MY HAND & SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS  
BASTROP COUNTY

KNOW ALL MEN BY THESE PRESENTS

THAT I, GARRETT CAVAUOLO, 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.

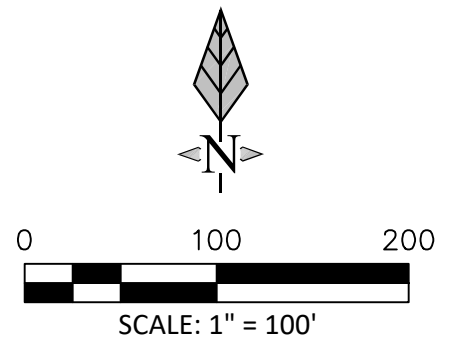
GARRETT CAVAUOLO, R.P.L.S. DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6714

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. 133535



**CONTROL NOTE:**

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD83, GEOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND NOT BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.0000026. SOURCE: 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 16-8 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 NORTHERLY SOUTHEAST 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.C. #);

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 HEREIN 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:

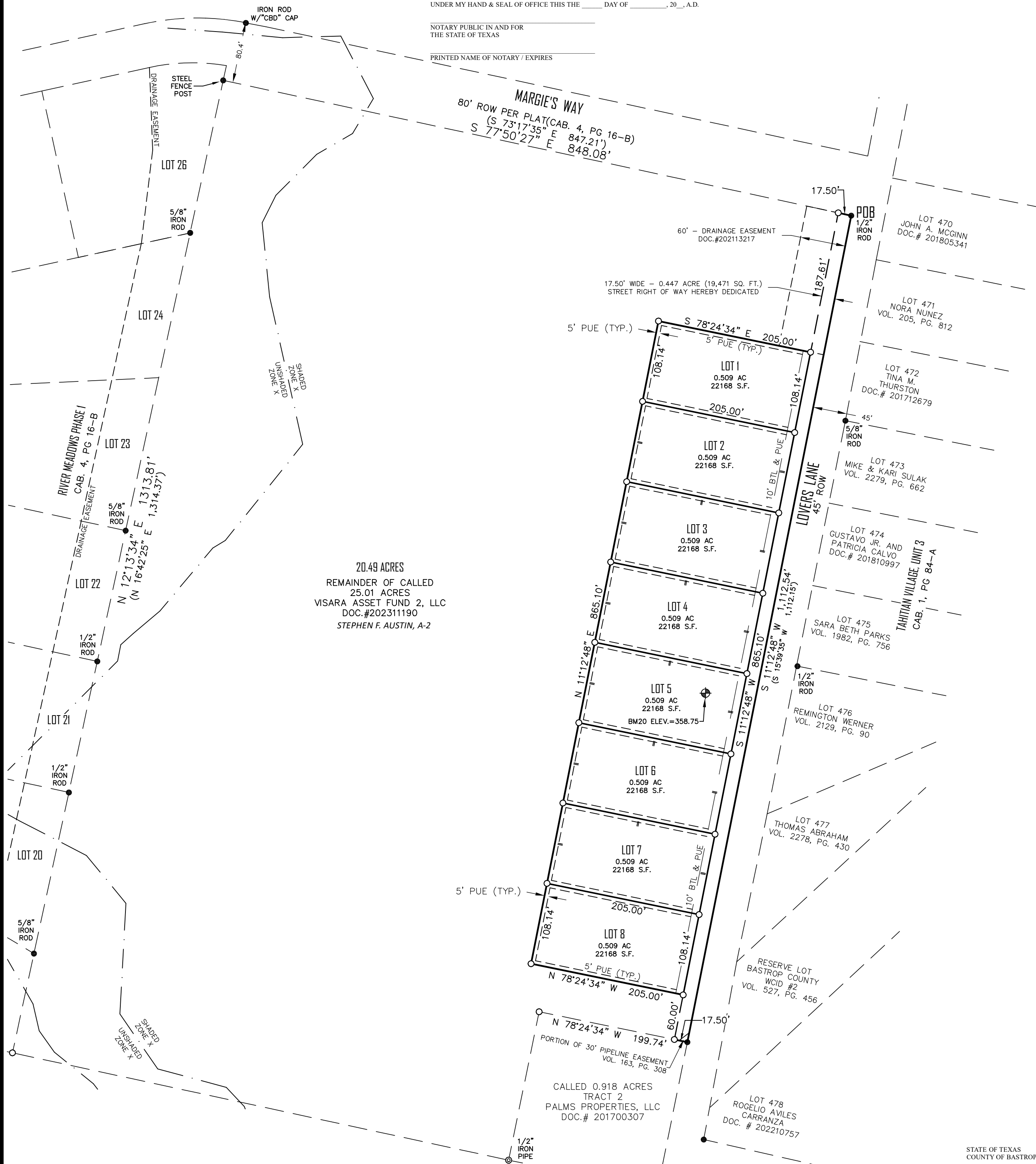
1. N 11°12'48" E, 60.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.
2. N 78°24'34" W, 205.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.
3. N 11°12'48" E, 865.10 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.
4. S 77°50'27" E, 205.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.
5. N 11°12'48" 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 HEREIN 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

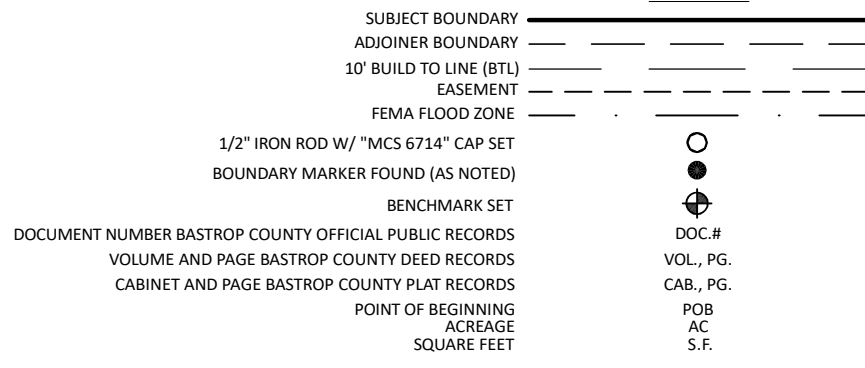
**GENERAL NOTES:**

1. BENCHMARK #20  
ELEVATION: 358.75' NAVD88, GEOD18  
DESCRIPTION: SQUARE CUT IN CONCRETE PAD LOCATED APPROXIMATELY 659 FEET S 16°58' W FROM THE NORTHEAST CORNER (POB) OF THE SUBJECT PROPERTY, (SHOWN HEREON)
2. UTILITY SERVICE PROVIDERS:  
- WATER SERVICE IS PROVIDED BY: BASTROP COUNTY WCID#2  
- WASTEWATER SERVICE IS PROVIDED BY:  
INDIVIDUAL ON-SITE SEWAGE FACILITIES (O.S.S.F.)  
- ELECTRIC SERVICE IS PROVIDED BY: BLUEONNET ELECTRIC
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
4. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
5. BUILDING SETBACKS AND BUILD TO LINES WILL BE IN ACCORDANCE TO THE CITY OF BASTROP CODE OF ORDINANCES AND REQUIREMENTS.
6. THE 17.50 FOOT WIDE RIGHT-OF-WAY DEDICATION SHOWN HEREON IS DEDICATED TO BASTROP COUNTY FOR FUTURE ROAD EXPANSION.
7. BENCHMARK #20 - ELEVATION: 358.75' NAVD88, GEOD18 - DESCRIPTION: SQUARE CUT IN CONCRETE PAD LOCATED APPROXIMATELY 659 FEET S 16°58' W FROM THE NORTHEAST CORNER (POB) OF THE SUBJECT PROPERTY.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON: DECEMBER 21, 2023.
9. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
10. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
11. 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.
12. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
13. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
16. ALL NEW UTILITIES WILL BE UNDERGROUND.
17. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
18. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
19. PER FEMA, THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN "SHADED ZONE X", AS SHOWN ON F.I.R.M. PANEL NO.480210355F, 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.
20. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
21. 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.
22. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
23. 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.
24. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
25. 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 (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. 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.
27. 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.



APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY



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 \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024, A.D.  
DEPUTY \_\_\_\_\_ COUNTY CLERK, BASTROP COUNTY, TEXAS