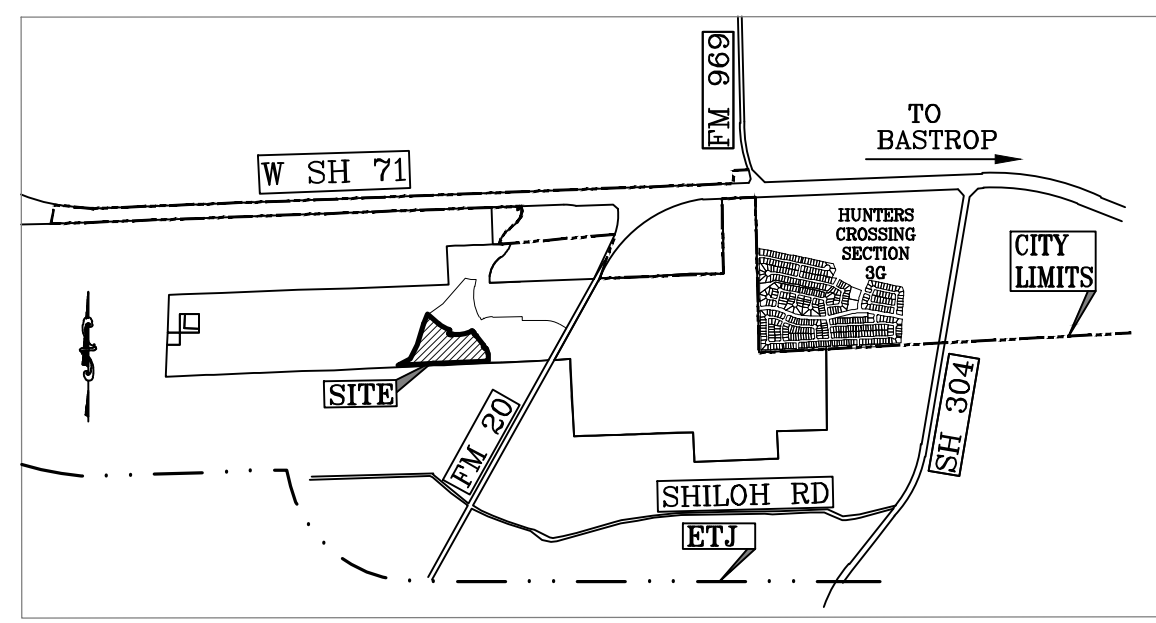
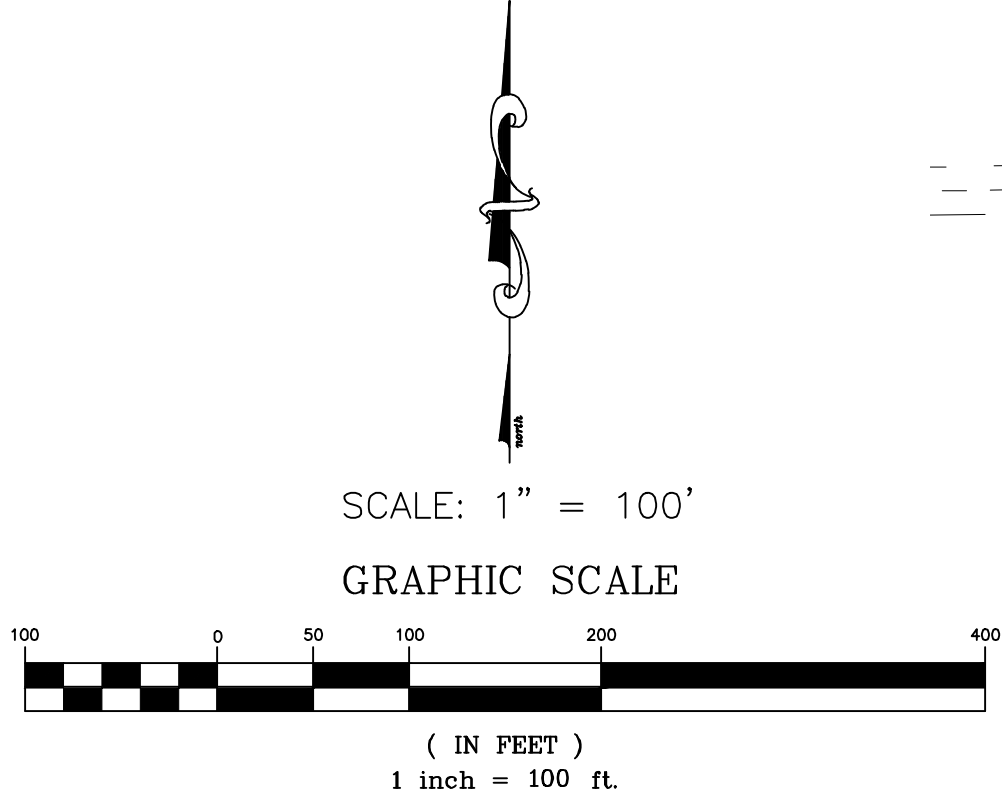


THE FINAL PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 4

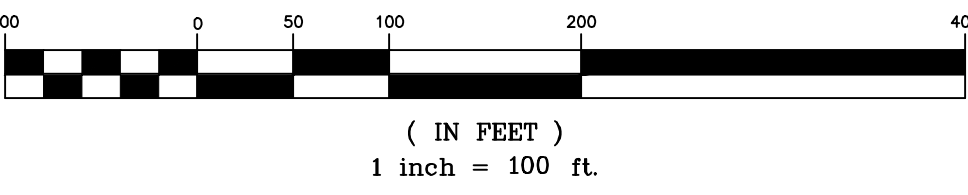


LOCATION MAP
NOT TO SCALE



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
- O.S. OPEN SPACE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.L.E. WATER LINE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- FEMA 100 YEAR FLOOD PLAN
- SIDWALK



DATE: FEBRUARY 11, 2025

OWNER:
WEST BASTROP VILLAGE LTD.
2043 S. LAMAR BLVD, SUITE 2150
AUSTIN, TX 78704
PHONE: (512) 472-7455
FAX: (512) 472-7499

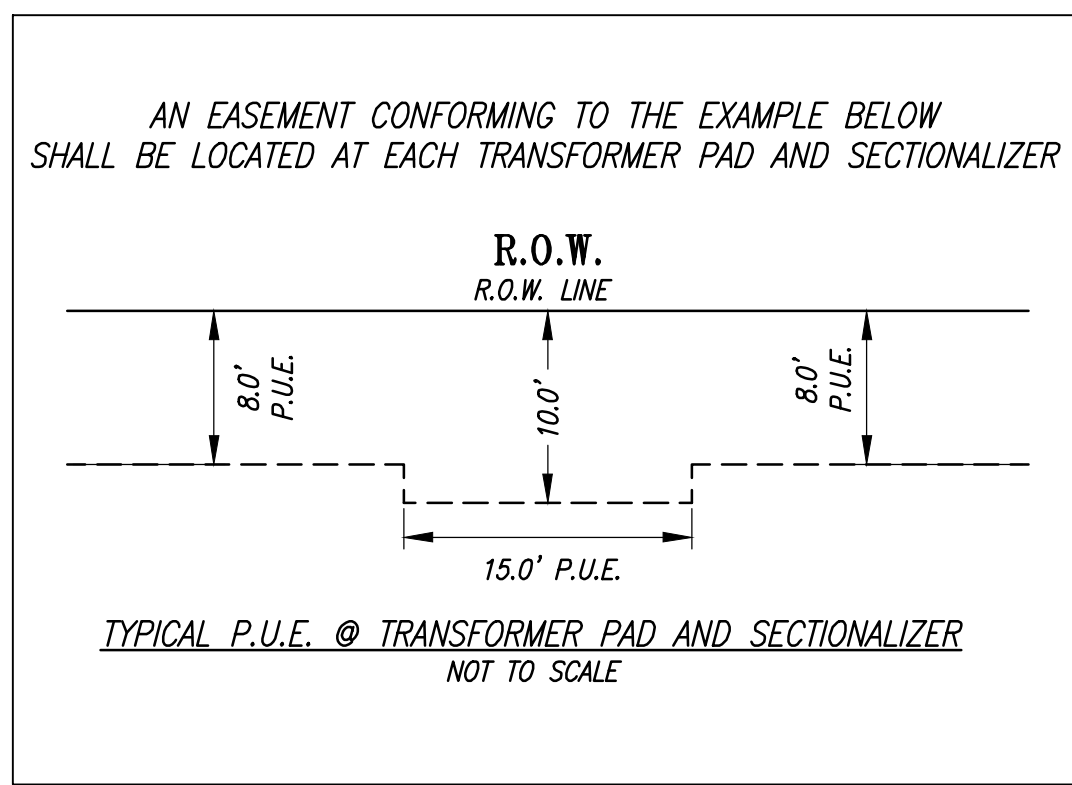
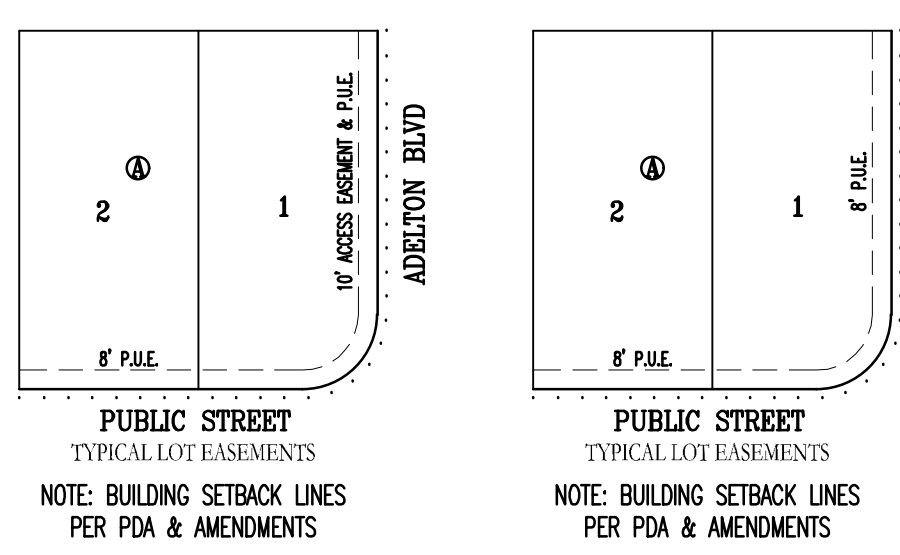
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160

TOTAL ACREAGE: 22.036 ACRES
SURVEY: NANCY BLAKEY SURVEY, A-98

RESIDENTIAL LOTS:	65	TOTAL:	11.454 ACRES
O.S., P.U.E. & S.W.E. LOT:	2	TOTAL:	0.822 ACRES
D.E., P.U.E. & O.S. LOT:	1	TOTAL:	5.567 ACRES
LIFT STATION:	1	TOTAL:	0.422 ACRES
R.O.W.:		TOTAL:	3.971 ACRES

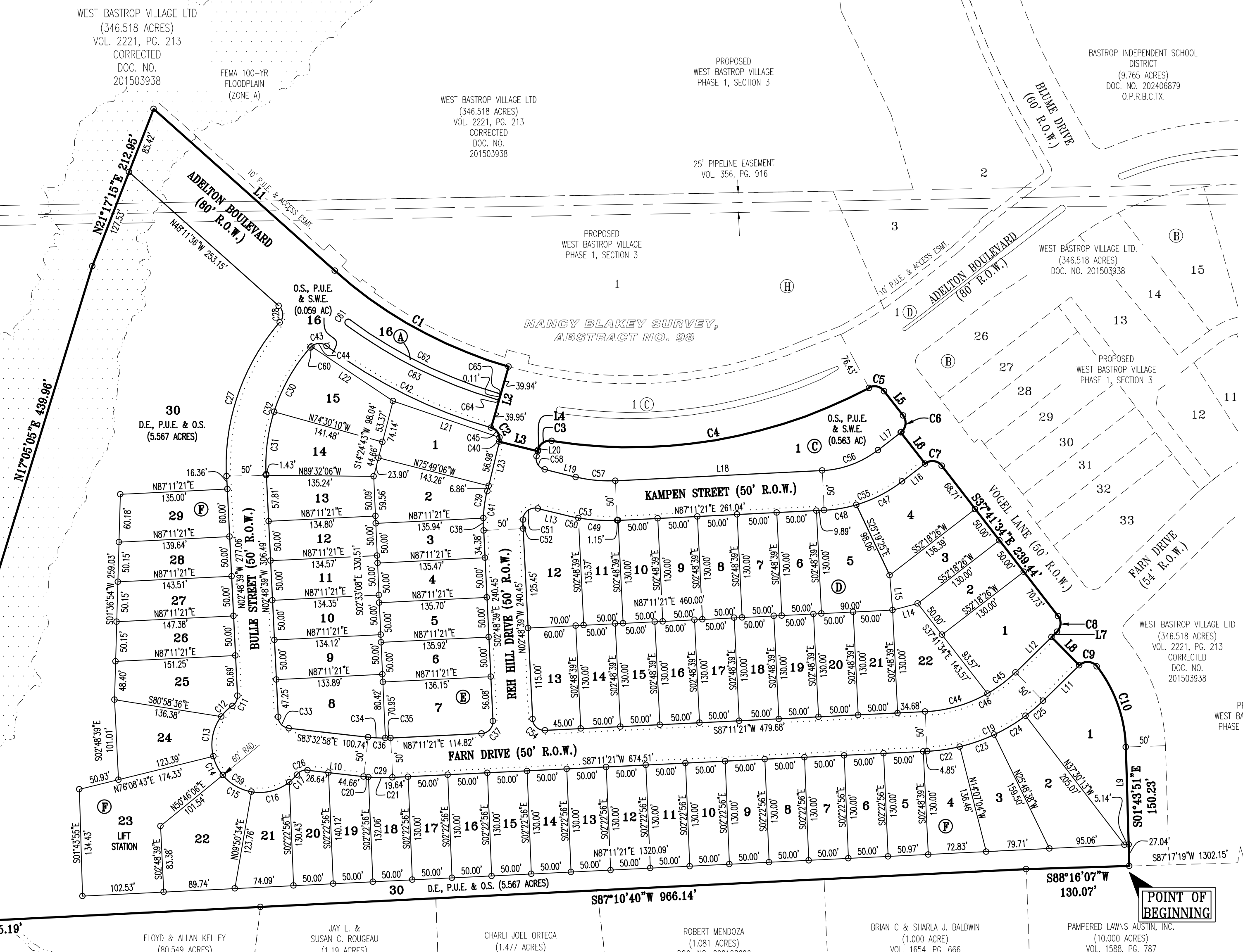
NO. OF BLOCKS: 4

FLOOD PLAN NOTE:
A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. F.E.M.A. MAP NO. 48021C0335F, BASTROP COUNTY, TEXAS, DATED MAY 9, 2023



LINEAR FOOTAGE OF RIGHT-OF-WAY			
ADDELTON BLVD	80' R.O.W.	561'	COLLECTOR
BULLE STREET	50' R.O.W.	585'	LOCAL
FARN DRIVE	50' R.O.W.	1,050'	LOCAL
KAMPEN STREET	50' R.O.W.	525'	LOCAL
REH HILL DRIVE	50' R.O.W.	387'	LOCAL
TOTAL		3,108'	

REVISION	DATE	COMMENT
1	02/14/25	CITY OF BASTROP COMMENTS



Line Table		
Line #	Length	Direction
L1	306.09	S48°11'36"E
L2	80.00	S15°59'48"W
L3	50.00	S78°21'39"E
L4	1.60	N13°38'21"E
L5	39.00	S37°41'34"E
L6	50.00	S37°41'34"E
L7	9.64	S45°41'02"W
L8	50.00	S44°18'58"E
L9	123.19	S07°43'51"E
L10	71.30	N83°32'58"W
L11	63.77	N45°41'02"E
L12	73.41	N45°41'02"E
L13	36.96	N78°21'39"W
L14	32.78	N75°06'18"E
L15	44.26	S05°07'13"E
L16	36.51	S52°18'26"W
L17	36.51	N52°18'26"E
L18	261.04	S87°11'21"W
L19	162.99	N27°21'39"W
L20	8.03	N13°38'21"E
L21	141.84	N71°04'33"W
L22	123.38	N56°15'30"W
L23	63.84	S13°38'21"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	252.26	560.00	S61°05'54"E	250.13	128.31	25°48'35"
C2	22.94	15.00	S30°10'55"E	20.77	14.40	87°38'33"
C3	22.35	15.00	N56°18'58"E	20.34	13.83	85°21'14"
C4	412.84	640.00	N80°30'49"E	405.72	213.89	36°57'33"
C5	21.02	15.00	S77°49'46"E	19.34	12.65	80°16'24"
C6	23.56	15.00	S07°18'26"W	21.21	15.00	90°00'00"
C7	23.56	15.00	S82°41'34"E	21.21	15.00	90°00'00"
C8	21.48	15.00	S03°19'33"W	19.69	13.05	87°02'13"
C9	24.77	15.00	S87°03'34"E	22.05	16.26	94°36'46"
C10	109.84	175.00	S19°42'43"E	108.04	56.80	35°57'43"
C11	15.12	15.00	S26°04'25"W	14.49	8.28	57°46'09"
C12	19.46	60.00	S45°40'05"W	19.37	9.81	18°34'48"
C13	52.60	60.00	S11°15'42"W	50.94	28.13	50°13'59"
C14	26.57	60.00	S26°32'38"E	26.36	13.51	25°22'32"
C15	42.86	60.00	S59°41'40"E	41.95	22.39	40°55'32"
C16	50.39	60.00	N75°48'59"E	48.92	26.79	48°07'09"
C17	13.66	60.00	N45°12'09"E	13.63	6.86	1°30'21"
C18	15.12	15.00	N67°33'58"E	14.49	8.28	57°46'09"
C19	162.99	225.00	S66°26'12"W	158.45	85.26	41°30'19"
C20	5.93	225.00	S84°45'42"E	5.93	2.96	1°30'34"
C21	30.44	225.00	S88°56'05"E	30.42	15.24	7°45'07"
C22	41.46	225.00	N81°54'37"E	41.40	20.79	10°33'29"
C23	46.10	225.00	N70°45'42"E	46.02	23.13	11°44'20"
C24	46.21	225.00	N90°00'30"E	46.13	23.19	11°46'05"
C25	29.22	225.00	N49°24'14"E	29.20	14.63	7°26'25"
C26	15.12	15.00	S67°33'58"W	14.49	8.28	57°46'09"
C27	210.11	275.00	N19°04'37"E	205.03	110.48	45°46'32"
C28	23.34	15.00	N03°36'51"W	21.06	14.78	89°09'30"
C29	36.37	225.00	N88°10'48"W	36.33	18.22	9°15'41"
C30	93.72	225.00	S29°23'22"W	93.04	47.55	23°51'53"
C31	79.59	225.00	S07°19'23"W	79.18	40.22	20°16'05"
C32	173.31	225.00	N19°15'20"E	169.06	91.21	44°07'19"
C33	21.14	175.00	S43°10'48"E	19.43	12.75	80°44'19"
C34	21.64	175.00	S87°05'31"E	21.63	10.83	7°05'06"
C35	6.65	175.00	N88°16'39"E	6.65	3.32	2°10'35"
C36	28.29	175.00	N88°10'48"W	28.26	14.17	9°15'41"
C37	23.56	15.00	S42°11'21"W	21.21	15.00	90°00'00"
C38	15.64	175.00	N00°14'59"W	15.64	7.83	5°07'19"
C39	34.60	175.00	N07°58'31"E	34.54	17.36	11°19'41"
C40	5.57	15.00	N02°59'47"E	5.54	2.82	2°11'08"
C41	50.24	175.00	S05°24'51"W	50.07	25.30	16°27'00"
C42	232.55	640.00	S63°35'58"E	231.27	117.57	20°49'38"
C43	22.38	15.00	N84°04'07"E	20.36	13.86	85°29'38"
C44	82.50	175.00	N73°41'04"E	81.73	42.03	27°00'34"
C45	20.46	15.00	N87°44'36"E	18.91	12.18	78°08'40"
C46	44.27	175.00	N52°55'54"E	44.16	22.26	14°29'45"
C47	17.37	15.00	S40°49'29"E	16.42	9.81	66°21'25"
C48	126.77	175.00	S66°26'12"W	124.02	66.31	41°30'19"
C49	65.39	175.00	S63°00'41"W	65.01	33.08	21°24'29"
C50	41.15	175.00	S80°27'08"W	41.06	20.67	13°28'26"
C51	49.24	225.00	N86°32'29"W	49.14	24.72	12°32'20"
C52	15.36	225.00	N78°18'59"W	15.36	7.68	3°54'40"
C53	26.53	15.00	S52°58'46"W	23.20	18.30	10°19'11"
C54	11.19	125.00	S00°14'44"E	11.19	5.60	5°07'49"
C55	64.60	225.00	S84°35'09"E	64.38	32.52	16°27'00"
C56	23.56	15.00	N47°48'39"W	21.21	15.00	90°00'00"
C57	106.54	175.00	N69°44'54"E	104.90	54.98	34°52'55"
C58	76.10	125.00	S69°44'54"W	74.93	39.27	34°52'55"
C59	50.24	175.00	N84°35'09"W	50.07	25.30	16°27'00"
C60	21.99	14.00	N31°21'39"W	19.80	14.00	90°00'00"
C61	1.92	15.00	N44°59'48"E	1.92	0.96	7°20'58"
C62	12.57	4.00	S36°48'58"W	8.00	INFINITY	180°00'00"
C63	208.57	565.95	N63°35'40"W	207.51	105.56	20°03'10"
C64	211.11	603.99	S63°34'37"E	210.04	106.64	20°01'36"
C65	6.59	4.01	N63°51'48"E	5.87	4.31	94°13'48"
C66	6.22	4.01	N29°15'19"W	5.62	3.94	89°00'04"

SHEET NO. 1 OF 2

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160	Surveying Austin, Texas 78749 Fax No. (512) 280-5165
---	--

THE FINAL PLAT OF
WEST BASTROP VILLAGE PHASE 1, SECTION 4

BEING A 22.036 ACRE TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 22.036 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 346.518 ACRE TRACT, BEING THE NORTHEAST CORNER OF A CALLED 0.999 ACRE TRACT OF LAND CONVEYED TO JOEL CALDERON CARRIGO BY DEED RECORDED IN DOCUMENT NUMBER 202210967, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS., SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 20 (R.O.W. VARIES), FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

THENCE, S87°17'19"W, OVER AND ACROSS SAID 346.518 ACRE TRACT, A DISTANCE OF 1302.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SAID 346.518 ACRE TRACT, BEING ON THE NORTH LINE OF A CALLED 10.000 ACRE TRACT OF LAND CONVEYED TO PAMPERED LAWN AUSTIN, INC., BY DEED RECORDED IN VOLUME 1588, PAGE 787, O.P.R.B.C.TX.,

THENCE, S88°16'07"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT AND SAID 10.000 ACRE TRACT, A DISTANCE OF 451.48 FEET TO A 1/2 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO BRIAN C. BALDWIN AND SHARLA J. BALDWIN BY DEED RECORDED IN VOLUME 1654, PAGE 666, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S88°16'07"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT AND SAID 10.000 ACRE TRACT, A DISTANCE OF 130.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO BRIAN C. AND SHARLA J. BALDWIN BY DEED RECORDED IN VOLUME 1654, PAGE 666, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, BEING IN THE SOUTHERN LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF AN 80.549 ACRE TRACT OF LAND CONVEYED TO FLOYD KELLEY AND ALLAN KELLEY BY DEED RECORDED IN VOLUME 446, PAGE 222, O.P.R.B.C.TX., BEING ALSO THE NORTHWEST CORNER OF SAID 1.190 ACRE TRACT,

THENCE, S87°10'40"W, WITH THE SOUTH LINE OF SAID 346.518 ACRE TRACT, THE NORTH LINE OF SAID 1.000 ACRE TRACT, THE NORTH LINE OF A CALLED 1.081 ACRE TRACT CONVEYED TO ROBERT MENDOZA BY DEED RECORDED IN DOCUMENT NUMBER 202108606, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, THE NORTH LINE OF A CALLED 1.477 ACRE TRACT CONVEYED TO CHARLI JOEL ORTEGA BY DEED RECORDED IN DOCUMENT NUMBER 202420839, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND THE NORTH LINE OF A CALLED 1.190 ACRE TRACT CONVEYED TO JAY L. ROUGEAU AND SUSAN C. ROUGEAU BY DEED RECORDED IN VOLUME 1954, PAGE 583, O.P.R.B.C.TX., A DISTANCE OF 966.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 1.19 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF A CALLED 80.549 ACRE TRACT OF LAND CONVEYED TO FLOYD KELLEY AND ALLAN KELLEY BY DEED RECORDED IN VOLUME 446, PAGE 222, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS,

THENCE, S87°08'00"W, WITH THE COMMON LINE OF SAID 346.518 ACRE TRACT AND SAID 80.549 ACRE TRACT, A DISTANCE OF 735.19 FEET TO A 1/2 INCH CAPPED IRON ROD SET STAMPED "CBD SETSTONE", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15,

- 1) N61°01'53"E, A DISTANCE OF 282.18 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N26°58'21"E, A DISTANCE OF 322.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N17°05'05"E, A DISTANCE OF 439.96 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N21°17'15"E, A DISTANCE OF 212.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S48°11'36"E, A DISTANCE OF 306.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 252.26 FEET, AND A CHORD THAT BEARS S61°05'54"E, A DISTANCE OF 250.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S15°59'48"W, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.94 FEET, AND A CHORD THAT BEARS S30°10'55"E, A DISTANCE OF 20.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S76°21'39"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N13°38'21"E, A DISTANCE OF 1.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.35 FEET, AND A CHORD THAT BEARS N56°18'58"E, A DISTANCE OF 20.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 412.84 FEET, AND A CHORD THAT BEARS N80°30'49"E, A DISTANCE OF 405.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.02 FEET, AND A CHORD THAT BEARS S77°49'46"E, A DISTANCE OF 19.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S37°41'34"E, A DISTANCE OF 39.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 15) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S07°18'26"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) S37°41'34"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 17) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S82°41'34"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) S37°41'34"E, A DISTANCE OF 239.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 19) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.48 FEET, AND A CHORD THAT BEARS S03°19'33"W, A DISTANCE OF 19.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) S45°41'02"W, A DISTANCE OF 9.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S44°18'58"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 22) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.77 FEET, AND A CHORD THAT BEARS S87°03'34"E, A DISTANCE OF 22.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 109.84 FEET, AND A CHORD THAT BEARS S19°42'43"E, A DISTANCE OF 108.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 24) S01°43'51"E, A DISTANCE OF 150.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.036 ACRES OF LAND.

BASTROP COUNTY FLOODPLAN NOTES:

1. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0335F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193.
2. 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, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
3. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

1. THE BENCHMARKS USED ARE:
BM #1 NORTHING 10014765.93', EASTING 3231956.56', ELEVATION 407.77' (NAVD88), CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1.
BM #2 NORTHING 10014694.90', EASTING 3229745.14', ELEVATION 460.29' (NAVD88), 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1.
2. WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
3. WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
5. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 18TH DAY OF SEPTEMBER, 2023, AD.
7. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP, BCESD #1, AND THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
9. 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 AND THE WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT. 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.
10. BY APPROVING THIS FINAL 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 THE 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.
11. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
14. ALL NEW UTILITIES WILL BE UNDERGROUND.
15. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING AND THE WATER AND WASTEWATER WHOLESALE AGREEMENTS RESOLUTION NO. R-2019-99 AND R-2019-100 RESPECTIVELY.
16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
17. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48021C0335F FOR BASTROP COUNTY, EFFECTIVE MAY 9, 2023, COMMUNITY NUMBER 481193, AND IS ON ZONE A.
18. IN THE EVENT THAT OFF-SITE IMPROVEMENTS ARE INCLUDED, OWNER AGREES TO PROVIDE CITY WITH TEMPORARY AND PERMANENT EASEMENTS FOR ACCESS.
19. 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 OR AS APPROVED ON THE PIP. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE OR AS APPROVED ON THE PIP.
20. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
21. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS AND EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE MAINTAINED ACCORDING TO THE EASEMENT DEDICATION LANGUAGE.
23. 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).
24. 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.
25. 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 DRAINAGES WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
26. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE) SHALL BE MAINTAINED BY THE WEST BASTROP MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
27. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

LIEN HOLDER
CORNERSTONE CAPITAL BANK, SSB
710 STATE HIGHWAY 71 WEST
BASTROP, TEXAS 78602

CORNERSTONE CAPITAL BANK, SSB, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT.

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

BY: _____
JOHN R. WOMBLE
EVP / MARKET PRESIDENT

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

JOHN R. WOMBLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN 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 (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSOH, 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 _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

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

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

THE STATE OF TEXAS §

COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, WEST BASTROP VILLAGE, LTD., BEING THE OWNERS OF 22.036 ACRES OUT OF A 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEEDS RECORDED IN DOCUMENT NUMBER 201503938 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"WEST BASTROP VILLAGE PHASE 1, SECTION 4"

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 _____ DAY OF _____, 20____, A.D.

WEST BASTROP VILLAGE, LTD. (C/O MYRA GOEPP)
2043 S. LAMAR BLVD., SUITE 2150
AUSTIN, TX 78704 USA

STATE OF TEXAS §
COUNTY OF _____ § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, MAHER G. HARMOUICHE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, 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.

ENGINEERING BY: _____ DATE _____

MAHER G. HARMOUICHE, P.E. NO. 143982
CARLSON, BRIGANCE & DOERING, INC.
5701 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, 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 REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

SURVEYED BY: _____ DATE _____

AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

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 _____

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.	
FIRM ID #F3791 ♦ REG. # 10024900	
Civil Engineering	♦ Surveying
5501 West William Cannon	♦ Austin, Texas 78749
Phone No. (512) 280-5160	♦ Fax No. (512) 280-5165