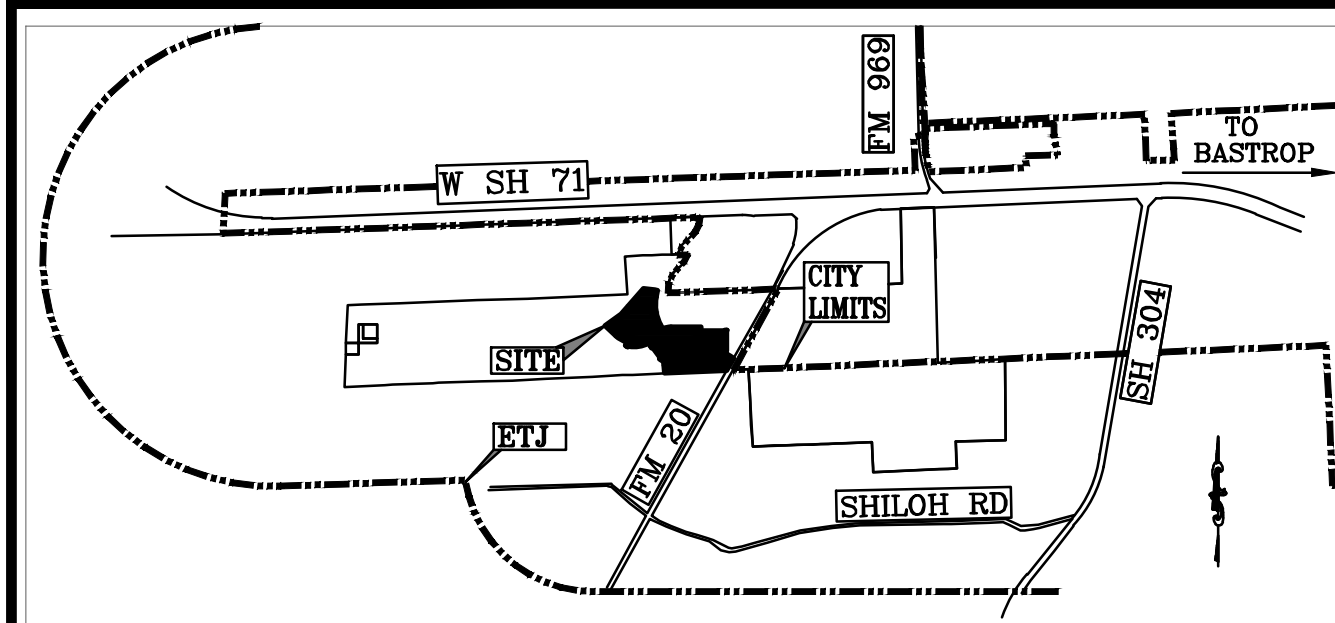
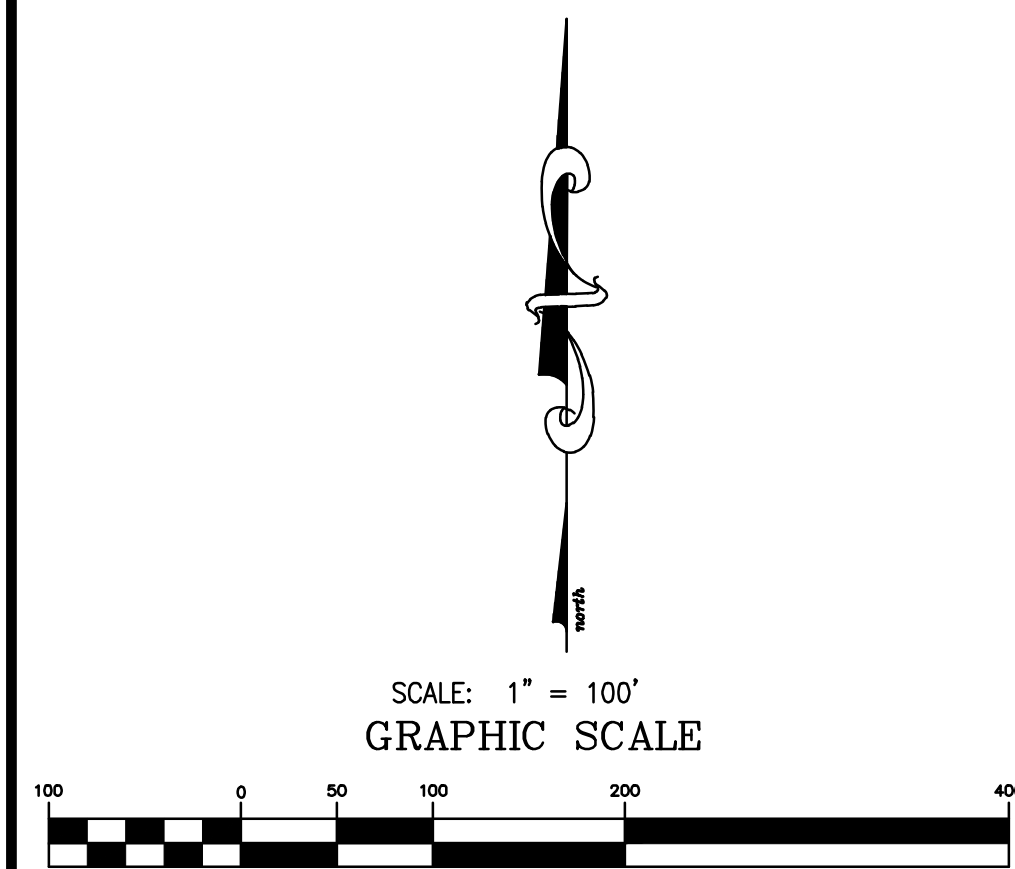


THE FINAL PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 3



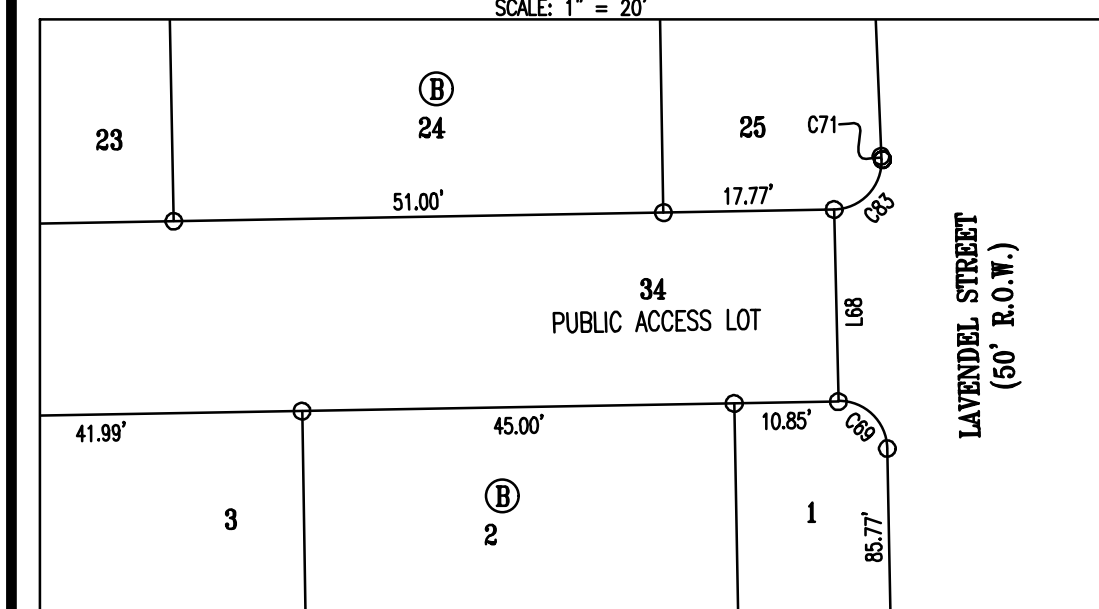
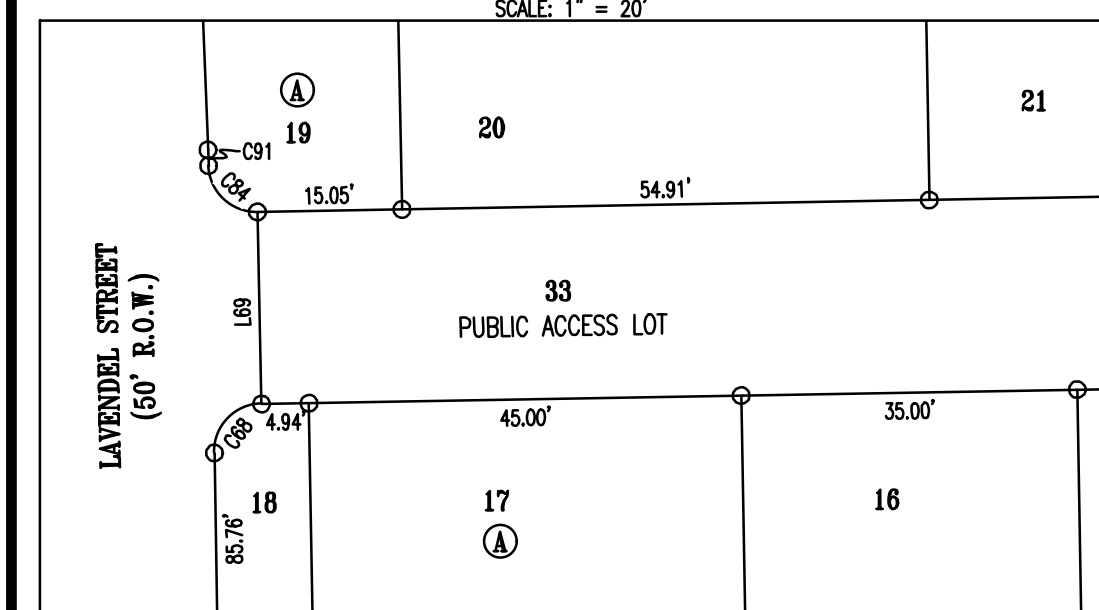
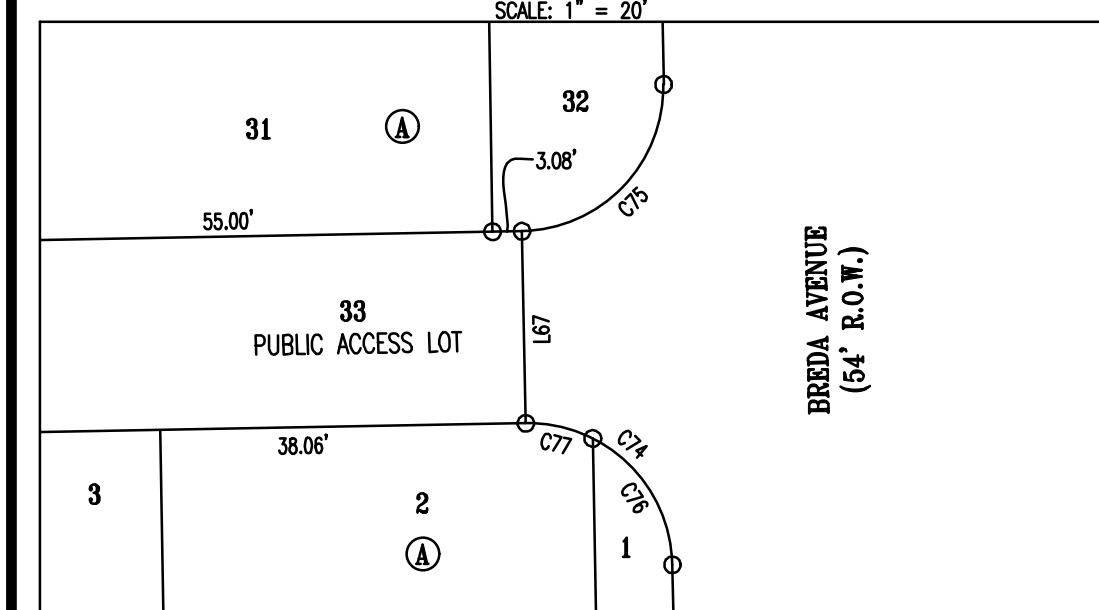
LOCATION MAP
NOT TO SCALE



LEGEND

- 1/2" CAPPED IRON ROD SET
- STAMPED "CBD SETSTONE"
- CAPPED IRON ROD FOUND
- UNLESS OTHERWISE NOTED
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- E.E. ELECTRIC EASEMENT
- O.S. OPEN SPACE
- S.W.E. SIDEWALK EASEMENT
- SIDEWALK
- APPROXIMATE FEMA 100-YR FLOODPLAIN (ZONE A)

WEST BASTROP VILLAGE LTD.
(346.518 ACRES)
VOL. 2221, PG. 213
CORRECTED
DOC. NO.
201503938



DATE: FEBRUARY 24, 2025

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

BASTROP INDEPENDENT SCHOOL DISTRICT
906 FARM STREET
BASTROP, TX 78602

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

REVISION	DATE	COMMENT
1		

LINEAR FOOTAGE OF PUBLIC ACCESS LOTS		
LOT 33, BLOCK A	20' R.O.W.	650'
LOT 34, BLOCK B	20' R.O.W.	936'
TOTAL		1,586'

LINEAR FOOTAGE OF RIGHT-OF-WAY			
ADELTON BLVD	R.O.W. VARIES	1,633'	COLLECTOR
BLUME DRIVE	60' R.O.W.	891'	COLLECTOR
BREDA LANE	54' R.O.W.	287'	LOCAL
FARM DRIVE	54' R.O.W.	1,448'	LOCAL
LAUNDEL STREET	50' R.O.W.	368'	LOCAL
VOGEL LANE	50' R.O.W.	764'	LOCAL
TOTAL		5,391'	

TOTAL ACREAGE: 57,970 ACRES
SURVEY: NANCY BLAKEY SURVEY, A-98

RESIDENTIAL LOTS:
AMENITY/COMMERCIAL/MULTI-FAMILY LOTS:
D.E., P.U.E., & OPEN SPACE LOTS:
D.E., & OPEN SPACE LOTS:
MEDIAN LOTS:
SCHOOL LOTS:
R.O.W.:
PUBLIC ACCESS ALLEY LOTS:

NO. OF BLOCKS:

58 TOTAL: 8.884 ACRES
3 TOTAL: 0.293 ACRES
6 TOTAL: 11.622 ACRES
2 TOTAL: 0.224 ACRES
4 TOTAL: 9.765 ACRES
1 TOTAL: 7.297 ACRES
2 TOTAL: 0.668 ACRES

J:\AC3D\5548\Survey\PLAT - WEST BASTROP VILLAGE PHASE 1, SECTION 3

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

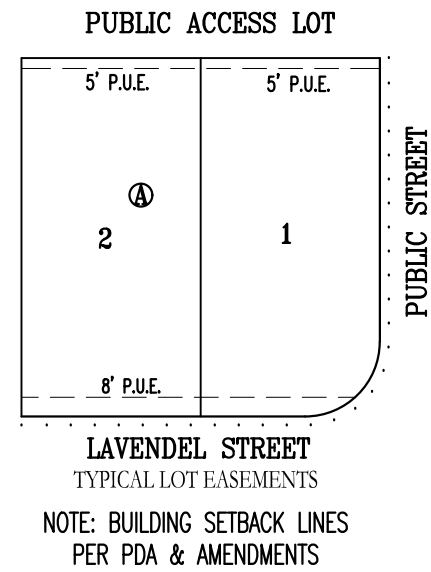
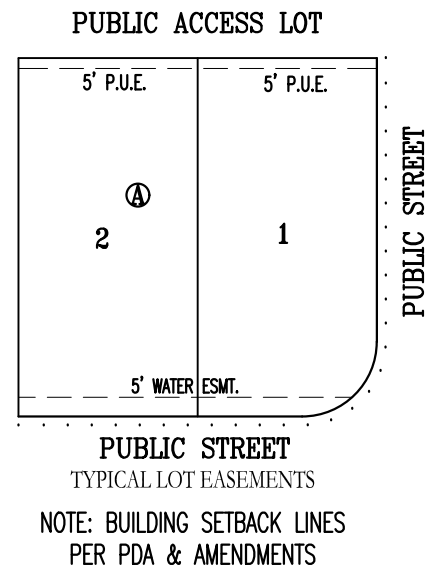
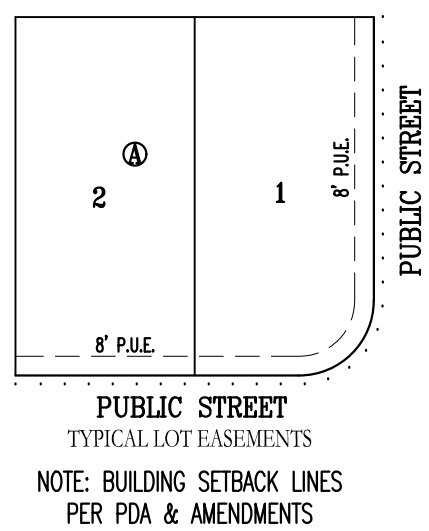
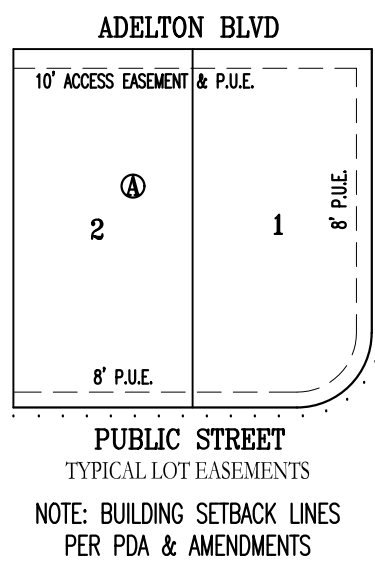
THE FINAL PLAT OF
WEST BASTROP VILLAGE PHASE 1, SECTION 3

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C1	46.43	580.00	S88°42'08"E	46.41	23.23
C2	24.89	15.00	S46°02'52"W	22.13	16.40
C3	122.54	121.00	S31°59'19"E	117.37	67.11
C4	109.84	175.00	N19°42'43"W	108.04	56.80
C5	24.77	15.00	N87°03'34"W	22.05	16.26
C6	21.48	15.00	N03°19'33"E	19.69	13.05
C7	23.56	15.00	N82°41'34"W	21.21	15.00
C8	23.56	15.00	N07°18'28"E	21.21	15.00
C9	21.02	15.00	N77°49'46"W	19.34	12.65
C10	412.84	640.00	S80°30'49"W	405.72	213.89
C11	22.35	15.00	S56°18'58"W	20.34	13.83
C12	22.94	15.00	N30°10'55"W	20.77	14.40
C13	252.26	560.00	N61°05'54"W	250.13	128.31
C14	11.25	50.00	S89°44'21"E	11.23	5.65
C15	615.17	870.00	S09°33'01"E	602.43	321.07
C16	21.74	15.00	S71°19'51"E	19.89	13.28
C17	384.64	560.00	N86°19'10"E	377.13	200.26
C18	92.25	564.00	S56°59'35"W	92.15	46.23
C19	39.97	636.00	N53°39'25"E	39.96	14.99
C20	26.67	440.00	S54°03'13"W	26.67	13.34
C21	230.58	360.00	S70°38'21"W	226.66	119.40
C22	23.21	15.00	N46°40'18"W	20.96	14.65
C23	23.89	15.00	S43°22'44"W	21.44	9.11
C24	12.57	4.00	N01°03'44"W	8.00	INFINITY
C25	12.65	4.00	N01°35'34"W	8.00	382.23
C26	12.57	4.00	S24°39'35"E	8.00	210356.85
C27	13.40	4.00	S35°43'02"E	7.96	38.20
C28	12.92	4.00	S06°27'16"W	7.99	90.22
C29	335.99	604.00	N82°38'38"E	331.68	172.47
C30	331.59	596.00	S82°40'07"W	327.33	170.21
C31	5.96	2.00	N25°39'32"W	3.99	24.92

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C32	6.28	2.00	N36°18'28"W	4.00	INFINITY
C33	27.31	598.00	N53°37'06"E	27.31	13.66
C34	27.44	602.00	S53°36'51"W	27.44	13.72
C35	151.29	404.00	S78°16'39"W	150.41	76.54
C36	147.99	396.00	N78°18'08"E	147.13	74.87
C37	39.27	25.00	S45°59'53"E	35.35	25.00
C38	39.27	25.00	N44°00'17"E	35.36	25.00
C39	23.54	15.00	N46°01'44"W	21.20	14.98
C40	23.58	15.00	N43°58'16"E	21.23	15.02
C41	223.96	353.00	S70°49'46"W	220.22	115.89
C42	226.10	299.00	S67°20'28"W	220.76	116.77
C43	21.83	15.00	S03°59'33"W	19.95	13.36
C44	25.30	15.00	S86°00'28"E	22.40	16.84
C45	141.22	225.00	N19°42'43"W	138.91	73.02
C46	24.27	15.00	S08°39'25"W	21.71	15.72
C47	636.90	560.00	S80°46'32"E	603.13	357.89
C48	60.06	564.00	N58°37'41"E	60.03	30.06
C49	32.19	564.00	N53°56'32"E	32.18	16.10
C50	43.22	360.00	S85°33'55"W	43.19	21.64
C51	113.19	360.00	S73°07'06"W	112.73	57.07
C52	56.62	360.00	S59°36'18"W	56.56	28.37
C53	17.54	360.00	S53°42'12"W	17.54	8.77
C54	13.37	353.00	S46°45'47"W	13.37	6.69
C55	167.93	440.00	N78°04'43"E	166.91	85.00
C56	55.07	353.00	N57°07'24"E	55.02	27.59
C57	38.81	353.00	N64°14'32"E	38.79	19.42
C58	39.27	353.00	N71°04'45"E	39.25	19.66
C59	39.71	353.00	N77°29'20"E	39.69	19.87
C60	39.63	353.00	N83°55'40"E	39.61	19.84
C61	11.46	353.00	N88°04'28"E	11.46	5.73
C62	7.82	5.00	S82°31'05"E	7.05	4.97

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C63	7.46	5.00	N05°04'44"E	6.79	4.63
C64	23.18	25.00	S27°33'33"E	22.36	12.50
C65	16.09	25.00	S72°33'23"E	15.81	8.34
C66	9.36	25.00	N78°16'37"E	9.31	4.74
C67	29.91	25.00	N33°16'37"E	28.16	17.04
C68	7.85	5.00	S43°59'37"W	7.07	5.00
C69	7.82	5.00	N46°12'25"W	7.05	4.97
C70	22.41	15.00	N12°59'33"E	20.38	13.89
C71	0.36	475.00	N02°13'30"W	0.36	0.18
C72	16.42	15.00	N30°17'24"E	15.61	9.14
C73	7.16	15.00	N75°19'25"E	7.10	3.65
C74	23.55	15.00	N46°02'22"W	21.21	14.99
C75	23.57	15.00	N43°57'37"E	21.22	15.01
C76	16.34	15.00	N32°15'59"W	15.54	9.09
C77	7.21	15.00	N77°14'47"W	7.14	3.68
C78	20.50	402.00	N53°45'40"E	20.50	10.25
C79	20.23	398.00	S53°38'40"W	20.23	10.12
C80	657.59	930.00	S09°33'01"E	643.98	343.22
C81	413.89	930.00	N17°03'27"W	410.48	210.43
C82	243.71	930.00	N03°11'57"E	243.01	122.56
C83	7.96	5.00	N43°22'05"E	7.15	5.11
C84	7.76	5.00	S46°32'35"E	7.01	4.91
C85	16.97	95.00	N83°53'10"E	16.95	8.51
C86	43.87	95.00	N65°32'14"E	43.48	22.33
C87	25.09	75.00	S61°53'25"W	24.97	12.66
C88	22.96	75.00	S80°14'38"W	22.87	11.57
C89	60.85	95.00	N70°39'21"E	59.81	31.51
C90	48.04	75.00	S70°39'21"W	47.22	24.87
C91	1.63	525.00	N02°09'28"W	1.63	0.82

Easement Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
(C92)	20.96	546.00	S52°48'04"E	20.96	10.48
(C93)	185.50	550.00	S63°33'28"E	184.62	93.64
(C94)	29.82	540.00	S74°46'56"E	29.81	14.91
(C95)	355.49	550.00	N85°08'18"E	349.33	184.20
(C96)	89.99	554.00	N56°57'39"E	89.89	45.09
(C97)	27.29	450.00	N54°02'40"E	27.28	13.65
(C98)	7.47	5.00	N12°59'14"E	6.79	4.63
(C99)	30.90	550.00	S50°05'29"E	30.90	15.45
(C100)	2.27	360.00	S64°17'28"W	2.27	1.13
(C101)	14.70	15.00	S274°3'08"W	14.12	8.00
(C102)	15.01	560.00	N49°56'13"W	15.01	7.50
(C103)	19.19	360.00	S65°59'56"W	19.19	9.60
(C104)	231.42	860.00	S02°59'51"W	230.72	116.41
(C105)	355.60	860.00	S17°57'40"E	353.07	180.38
(C106)	167.35	450.00	N78°21'03"E	166.39	84.65
(C107)	227.72	560.00	S62°21'14"E	226.15	115.45



Line Table		
Line #	Length	Direction
L1	80.00	S01°03'59"E
L2	63.49	S02°58'31"E
L3	108.51	S61°00'06"E
L4	150.23	N01°43'51"W
L5	50.00	N44°18'58"W
L6	9.64	N45°41'02"E
L7	50.00	N37°41'34"W
L8	39.00	N37°41'34"W
L9	1.60	S13°38'21"W
L10	50.00	N76°21'39"W
L11	80.00	N15°59'48"E
L12	113.56	S81°49'58"E
L13	115.52	S86°07'52"E
L14	60.00	S79°17'37"E
L15	18.75	S10°42'23"W
L16	67.03	S78°17'37"E
L17	136.98	N87°48'55"E
L18	97.49	S02°15'17"E
L19	45.93	S02°13'48"E
L20	97.50	S02°14'48"E
L21	59.00	S02°08'55"E
L22	96.50	S02°18'24"E
L23	155.05	S02°14'48"E
L24	111.65	N89°00'43"E

Line Table		
Line #	Length	Direction
L25	111.65	S89°00'43"W
L26	117.67	N89°00'17"E
L27	66.93	N52°18'26"E
L28	50.23	S56°52'29"W
L29	84.53	S52°18'26"W
L30	84.34	S52°18'26"W
L31	49.65	S47°41'10"W
L32	67.79	N52°18'26"E
L33	60.44	N29°48'25"W
L34	85.76	N00°59'43"W
L35	65.77	S00°59'44"E
L36	9.00	S52°18'26"E
L37	96.93	N52°18'26"E
L38	96.93	S52°18'26"W
L39	21.21	S07°18'31"W
L40	21.21	S82°41'29"E
L41	36.28	N15°53'10"E
L42	45.86	S59°41'54"E
L43	34.01	N33°26'38"W
L44	36.06	S33°18'25"E
L45	42.75	S08°29'11"W
L46	36.50	N10°16'42"W
L47	97.15	N35°05'35"W
L48	86.35	N07°04'58"W

Line Table		
Line #	Length	Direction
L49	93.96	N02°06'37"W
L50	70.06	N20°51'47"E
L51	102.09	N86°35'39"E
L52	165.02	N00°59'43"W
L53	112.61	N01°01'37"W
L54	25.11	N59°45'06"E
L55	25.04	S88°55'53"W
L56	110.76	N01°01'37"W
L57	114.00	S00°59'43"E
L58	48.84	S88°51'16"W
L59	84.77	S52°18'17"W
L60	84.81	N52°18'40"E
L61	51.30	S54°32'46"W
L62	51.30	N50°04'00"E
L63	65.57	N52°18'26"E
L64	9.00	N52°18'26"E
L65	62.44	S29°48'25"E
L66	20.03	N49°13'25"E
L67	20.00	S01°08'03"E
L68	20.00	S01°16'59"E
L69	20.00	N01°15'03"W
L70	85.98	S01°03'41"E
L71	65.57	S52°18'26"W
L72	6.74	N37°41'34"W

Easement Line Table		
Line #	Length	Direction
(L73)	276.78	S48°11'36"E
(L74)	10.00	N41°48'24"E
(L75)	30.00	S48°12'25"E
(L76)	10.00	S41°49'07"W
(L77)	10.21	S53°32'02"W
(L78)	4.00	N38°17'56"E
(L79)	60.43	N29°48'25"W
(L80)	4.00	S36°51'09"W
(L81)	49.63	N52°18'26"E
(L82)	10.00	N15°42'54"E
(L83)	40.66	S86°36'13"W
(L84)	13.79	N60°31'29"W
(L85)	52.09	N86°35'39"E
(L86)	7.50	S04°32'20"E
(L87)	12.51	N41°53'27"E
(L88)	83.93	N52°18'26"E
(L89)	46.53	N47°41'10"E
(L90)	2.00	N42°18'50"W
(L91)	7.50	N00°59'43"W
(L92)	25.00	N00°59'43"W
(L93)	9.67	S02°14'48"E
(L94)	7.50	S02°14'48"E
(L95)	7.50	N02°14'48"W
(L96)	10.36	N02°14'48"W

Easement Line Table		
Line #	Length	Direction
(L97)	2.00	S37°41'34"E
(L98)	10.00	S14°38'38"W
(L99)	165.52	S89°00'19"W
(L100)	48.40	N68°51'16"E
(L101)	25.45	N09°47'02"E
(L102)	79.59	N38°06'38"E
(L103)	58.21	N89°00'17"E
(L104)	121.74	S104°23'23"W
(L105)	15.27	N89°00'17"E
(L106)	20.94	N86°28'26"E
(L107)	29.86	S03°31'26"E
(L108)	5.55	S88°47'49"W
(L109)	4.74	S55°28'53"W
(L110)	47.92	S29°48'25"E
(L111)	10.00	N60°11'35"E
(L112)	20.07	S62°04'31"E
(L113)	292.92	S29°08'02"W
(L114)	254.61	N89°00'17"E
(L115)	10.00	N01°22'27"W
(L116)	30.00	N89°00'17"E
(L117)	10.00	S01°22'27"E
(L118)	8.39	N89°00'17"E
(L119)	10.00	N02°14'48"W
(L120)	23.63	S86°08'02"W

THE FINAL PLAT OF
WEST BASTROP VILLAGE PHASE 1, SECTION 3

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

THAT, WE, WEST BASTROP VILLAGE, LTD. BEING THE OWNER OF A CALLED 346.518 ACRE TRACT OF LAND, CONVEYED BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND BASTROP INDEPENDENT SCHOOL DISTRICT, BEING THE OWNER OF A CALLED 9.765 ACRE TRACT OF LAND, CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER, 202406879, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 57.905 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"WEST BASTROP VILLAGE PHASE 1, SECTION 3"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

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

STATE OF TEXAS §
COUNTY OF BASTROP § 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

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

BARRY EDWARDS, SUPERINTENDENT
BASTROP INDEPENDENT SCHOOL DISTRICT
906 FARM ST.
BASTROP, TX 78602

STATE OF TEXAS §
COUNTY OF BASTROP § 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

BASTROP COUNTY FLOODPLAIN NOTES:

- 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.
- 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.
- 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.

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

I, MAHER 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 HARMOUICHE, P.E. NO. 143982
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

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:

THAT I, ERIC J. DANNHEIM, 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 ONLY. RELEASE DATE 02/10/25.

SURVEYED BY: _____ DATE _____

ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

METES AND BOUNDS

BEING A 57.970 ACRE TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAID TRACT OF LAND 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 OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND ALL OF A CALLED 9.765 ACRE TRACT OF LAND CONVEYED TO BASTROP INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN DOCUMENT NUMBER 202406879, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 57.970 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF LOT 10, BLOCK I, WEST BASTROP VILLAGE SECTION 1, PHASE 1, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 175-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, BEING AT THE NORTH TERMINUS CORNER OF ADELTON BOULEVARD (80' R.O.W.), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, AND WITH THE WEST AND SOUTH LINES OF SAID ADELTON BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- S01°03'59"E, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- N89°00'17"E, A DISTANCE OF 492.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, AN ARC LENGTH OF 46.43 FEET, AND A CHORD THAT BEARS S88°42'08"E, A DISTANCE OF 46.41 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,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.89 FEET, AND A CHORD THAT BEARS S46°02'52"W, A DISTANCE OF 22.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S01°03'42"E, A DISTANCE OF 338.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°58'31"E, A DISTANCE OF 63.49 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,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 121.00 FEET, AN ARC LENGTH OF 122.54 FEET, AND A CHORD THAT BEARS S31°59'19"E, A DISTANCE OF 117.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- S61°00'06"E, A DISTANCE OF 108.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE EAST LINE OF SAID 346.518 ACRE TRACT, BEING ON THE WEST LINE OF F.M. 20 (R.O.W. VARIES).

THENCE, S29°08'02"W, A DISTANCE OF 283.52 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 346.518 ACRE TRACT OF LAND, BEING THE NORTHEAST CORNER OF A CALLED 0.999 ACRE TRACT OF LAND CONVEYED TO JOEL CALDERON GARRIGO BY DEED RECORDED IN DOCUMENT NUMBER 202210967, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S86°58'02"W, WITH THE SOUTH LINE OF SAID 346.518 ACRE TRACT, THE NORTH LINE OF SAID 0.999 ACRE TRACT, AND THE NORTH LINE OF A CALLED 7.217 ACRE TRACT OF LAND CONVEYED TO CARL S. AND BECKY A. CLARDY BY DEED RECORDED IN VOLUME 1765, PAGE 703, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, A DISTANCE OF 980.81 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 7.217 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF A CALLED 10.000 ACRE TRACT OF LAND CONVEYED TO PAMPERED LAWNS AUSTIN, INC. BY DEED RECORDED IN VOLUME 1588, PAGE 787, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE, S88°16'07"W, WITH THE COMMON LINE OF SAID 10.000 ACRE TRACT AND SAID 346.518 ACRE TRACT, A DISTANCE OF 321.41 FEET TO A CAPPED 1/2 INCH 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 TWENTY-SIX (26) COURSES AND DISTANCES, NUMBERED 1 THROUGH 26,

- N01°43'51"W, A DISTANCE OF 150.23 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,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 109.84 FEET, AND A CHORD THAT BEARS N19°42'43"W, A DISTANCE OF 108.04 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,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.77 FEET, AND A CHORD THAT BEARS N87°03'34"W, A DISTANCE OF 22.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N44°18'58"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N45°41'02"E, A DISTANCE OF 9.64 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,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.48 FEET, AND A CHORD THAT BEARS N03°19'33"E, A DISTANCE OF 19.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N37°41'34"W, 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 LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N82°41'34"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N37°41'34"W, 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 LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N07°18'26"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N37°41'34"W, 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 LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.02 FEET, AND A CHORD THAT BEARS N77°49'46"W, A DISTANCE OF 19.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 412.84 FEET, AND A CHORD THAT BEARS S80°30'49"W, 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 LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.35 FEET, AND A CHORD THAT BEARS S56°18'58"W, A DISTANCE OF 20.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S13°38'21"W, A DISTANCE OF 1.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N76°21'39"W, 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 LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.94 FEET, AND A CHORD THAT BEARS N30°10'55"W, A DISTANCE OF 20.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N15°59'48"E, 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,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 252.26 FEET, AND A CHORD THAT BEARS N61°05'54"W, A DISTANCE OF 250.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N48°11'36"W, A DISTANCE OF 306.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N53°32'02"E, A DISTANCE OF 405.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N40°52'09"E, A DISTANCE OF 711.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S81°49'58"E, A DISTANCE OF 113.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S86°07'52"E, A DISTANCE OF 115.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S79°17'37"E, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- S10°42'23"W, A DISTANCE OF 18.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 9.765 ACRE TRACT,

THENCE, WITH THE NORTH LINE OF SAID 9.765 ACRE TRACT AND CROSSING SAID 346.518 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THOUGH 3,

- S79°17'37"E, A DISTANCE OF 67.03 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,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 11.25 FEET, AND A CHORD THAT BEARS S85°44'21"E, A DISTANCE OF 11.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- N87°48'55"E, A DISTANCE OF 136.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "BURY" AT A CORNER ON THE EAST LINE OF SAID 346.518 ACRE TRACT, BEING AT THE SOUTHWEST CORNER OF A CALLED 40.114 ACRE TRACT OF LAND CONVEYED TO RANCH 117, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 202419886, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE, N87°45'12"E, WITH THE COMMON LINE OF SAID 346.518 ACRE TRACT, SAID 9.765 ACRE TRACT OF LAND, AND SAID 40.114 ACRE TRACT, A DISTANCE OF 340.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT AND WITH THE EAST LINE OF SAID 9.765 ACRE TRACT OF LAND, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- S02°14'48"E, A DISTANCE OF 189.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°15'17"E, A DISTANCE OF 97.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°13'48"E, A DISTANCE OF 45.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°14'48"E, A DISTANCE OF 97.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°08'55"E, A DISTANCE OF 59.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°18'24"E, A DISTANCE OF 96.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- S02°14'48"E, A DISTANCE OF 155.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID 9.765 ACRE TRACT OF LAND,

THENCE, N89°00'17"E, CONTINUING OVER AND ACROSS SAID 346.518 ACRE TRACT A DISTANCE OF 319.69 FEET TO THE POINT OF BEGINNING, CONTAINING 57.970 ACRES OF LAND.

1. THE BENCHMARKS USED ARE:

BM #1 NORTHING 10014765.93', EASTING 3231956.56', ELEVATION 407.77' (NAV88), CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1.

BM #2 NORTHING 10014694.90', EASTING 3229745.14', ELEVATION 460.29' (NAV88), 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, BCSD #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-PLATING 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 PLATING 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 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 RECORDED 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 BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CETIFY 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

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

