







		NERAL PLAT NOTES:	
	1.		RY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON INSERT APPROVAL DATE.
	2.	GENERALLY ACCEPTED ENGINEERING PR	
	3.	CONSTRUCTION PLANS AND SPECIFICATI BASTROP PRIOR TO ANY CONSTRUCTION	IONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF WITHIN THE SUBDIVISION.
	4.	THE OWNER OF THIS SUBDIVISION, AN	D HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR (EMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP.
		THE OWNER UNDERSTANDS AND ACKN	OWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE
	5.	BY APPROVING THIS PLAT, THE CITY OF	SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH
s, Inc.			RASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE ID/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO
Associates,			FOR THE CITY TO DENY APPLICATIONS FORCERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING
	6.		RUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT
n and	7.	NO LOT IN THIS SUBDIVISION SHALL B	E OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER
Kimley-Horn	8.		LL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
Kimle	9. 10.	ALL NEW UTILITIES WILL BE UNDERGROUN IMPACT FEES SHALL BE ASSESSED IN ACC	ND. CORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
ty to			L BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES. TS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
liability		AS SHOWN HEREON, A TEN (10) FOOT WIE	DE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
without	13.		R ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY
þe	14.	NO BUILDING, FENCES, LANDSCAPING	OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS
shall			SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
s, Inc.	16.	SUBDIVISION/SITE REGISTRATION WITH T	CUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION
ociates	17.		BDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). S CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE
Asso	18.		ACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. NTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR
n and		CONSTRUCTION, OPERATION, AND MAINT	TENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY ELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
y-Horn		SIDEWALKS SHALL BE CONSTRUCTED IN A	ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
Kimley		BASTROP.	OVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF
bу	22.	WATER SERVICE IS PROVIDED BY THE CIT	
adaptation		WASTEWATER SERVICE IS PROVIDED BY C ELECTRIC SERVICE IS PROVIDED BY BLUE	
		LOT 11 WILL BE DEDICATED AS OPEN SPAC	
ion and		//	2, A.D. BY THE PLANNING & ZONING COMMISSION OF
authorization		THE CITY OF BASTROP, TEXAS.	
auth		APPROVED:	ATTEST:
written			
.uwy without w		ANNING & ZONING COMMISSION	CITY SECRETARY CHAIRPERSON
<u>ر</u>			CITY SECRETARY CHAIRPERSON
document	THE	E STATE OF TEXAS§	
this do	CO	UNTY OF BASTROP§	
D P	KNO	OW ALL MEN BY THESE PRESENTS	
public reliance			WNERS OF 74.974 ACRES, AND AS CONVEYED TO US
		DEEDS RECORDED IN 201502919 OF THE OF REBY SUBDIVIDE SAID LAND WITH THE PLAT	FICIAL PUBLIC RECORDS OF BASTROP COUNTY DO I SHOWN HEREON, TO BE KNOWN AS:
improper		ARL RIVER BASTROP SUBDIVISION	
plansr of and			
	HEF	REBY DEDICATE ANY STREETS AND/OR EAS	HERETOFORE GRANTED AND NOT RELEASED AND DO SEMENTS SHOWN HEREON TO THE PUBLIC.
<u></u>	WIT	INESS MY HAND THIS DAY OF, 2	2022, A.D.
prepared.			
NC0			
which it	SPE		
for wh	272	ENCER HARKNESS	
client		ENCER HARKNESS 27 ALLEN PKWY, SUITE 1600, HOUSTON, TX	77019
and o			77019
se			77019
p d			77019
ic purpose			77019
			77019
the specific			77019
for the specific			77019
only for the specific			77019
-civil yoggooggoog pearling the specific			77019
, is intended only for the specific			77019
vice, is intended only for the specific			77019
vice, is intended only for the specific			77019
service, is intended only for the specific			77019
rue rath.r. ysau_chii yoogooooo pean istrument of service, is intended only for the specific			77019
an instrument of service, is intended only for the specific			
an instrument of service, is intended only for the specific			77019
an instrument of service, is intended only for the specific			77019
an instrument of service, is intended only for the specific			77019
an instrument of service, is intended only for the specific			77019
an instrument of service, is intended only for the specific			77019
an instrument of service, is intended only for the specific			77019
an instrument of service, is intended only for the specific			77019
an instrument of service, is intended only for the specific			
an instrument of service, is intended only for the specific			
an instrument of service, is intended only for the specific			
an instrument of service, is intended only for the specific			
BY: ASNDY, Samantna Date: January 16, 2023 04:13: 31pm FIIE Path: K: \sau_civil \UB930U30U pearlinent, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific			
by Asirby, summine undervation 10, 2020 04, 10, 2020 04, 10, 2000 pean intervent. A sourcive you of the specific intended only for the specific			77019
neepts and designs presented herein, as an instrument of service, is intended only for the specific			77019

THE STATE OF TEXAS§ COUNTY OF BASTROP§

KNOW ALL MEN BY THESE PRESENTS

THAT I, GREG MOSIER, 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.



REGISTERED PUBLIC SURVEYOR

DATE

THE STATE OF TEXAS§ COUNTY OF BASTROP§

KNOW ALL MEN BY THESE PRESENTS

THAT I, BENJAMIN L. GREEN, DO HEREE COMPLIES WITH THE SUBDIVISION REG 100 YEAR FLOOD PLAIN IS AS SHOWN A AND OR DRAINAGE RIGHT-OF-WAY, AS

PRELIMINARY SIGNATURE AND SEAL OF REGISTERED ENGINEER

LOT TABLE					
LOT NO.	ACRES	SQ. FT.			
1	8.054	350,824			
2	2.568	111,869			
3	2.569	111,923			
4	10.954	477,166			
5	11.867	516,932			
6	8.458	368,413			
7	5.657	246,421			
15	4.264	185,737			
16	3.185	138,747			
17	2.339	101,908			
19	5.404	235,409			

			CURVE TABL	E							CURVE	TABL	.E		
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	С	URVE	RADIUS	LENGTH	CHORD BI	EARING	CHORD	DELTA	TANGENT
C1	11.00'	17.28'	S42°44'04"W	15.56'	90°00'00"	11.00'		C21	120.00'	89.77'	S84°24	'04"E	87.69'	42°51'46"	47.10'
C2	11.00'	17.28'	S42°44'04"W	15.56'	90°00'00"	11.00'		C22	180.00'	92.04'	S77°37	'03"E	91.04'	29°17'45"	47.05'
C3	11.00'	17.28'	N47°15'56"W	15.56'	90°00'00"	11.00'		C23	11.00'	17.28'	S47°15	'56"E	15.56'	90°00'00"	11.00'
C4	25.00'	39.28'	S47°18'11"E	35.36'	90°00'54"	25.01'		C24	11.00'	17.28'	S47°15	'56"E	15.56'	90°00'00"	11.00'
C5	1030.00'	200.48'	S7°52'45"E	200.16'	11°09'07"	100.56'		C25	11.00'	17.28'	N42°44	'04"E	15.56'	90°00'00"	11.00'
C6	272.25'	110.19'	S88°08'34"W	109.44'	23°11'24"	55.86'		C26	11.00'	17.28'	N42°44	'04"E	15.56'	90°00'00"	11.00'
C7	640.25'	134.09'	N86°15'56"W	133.85'	12°00'00"	67.29'		C27	85.00'	17.80'	N8°15'5	56"W	17.77'	12°00'00"	8.93'
C8	11.00'	17.28'	N47°15'56"W	15.56'	90°00'00"	11.00'		C28	584.74'	122.47'	S86°15	'56"E	122.24'	12°00'00"	61.46'
C9	180.00'	134.66'	N84°24'04"W	131.54'	42°51'46"	70.66'		C29	327.75'	132.65'	N88°08	'13"E	131.75'	23°11'24"	67.25'
C10	120.00'	61.36'	S77°37'03"E	60.69'	29°17'45"	31.36'		C30	970.00'	139.86'	S9°19'2	29"E	139.73'	8°15'40"	70.05'
C11	11.00'	17.28'	S42°44'04"W	15.56'	90°00'00"	11.00'		C31	320.00'	50.73'	N8°13'4	1"W	50.68'	9°05'01"	25.42'
C12	11.00'	17.28'	S47°15'56"E	15.56'	90°00'00"	11.00'		C32	612.50'	128.28'	S86°15	'56"E	128.05'	12°00'00"	64.38'
C13	2774.83'	532.17'	N10°33'59"W	531.36'	10°59'19"	266.90'		C33	300.00'	121.42'	N88°08	'22"E	120.59'	23°11'24"	61.55'
C14	11.00'	17.28'	S42°44'04"W	15.56'	90°00'00"	11.00'		C34	150.00'	112.21'	S84°24	'04"E	109.62'	42°51'46"	58.88'
C15	11.00'	17.28'	N47°15'56"W	15.56'	90°00'00"	11.00'		C35	150.00'	76.70'	S77°37	'03"E	75.86'	29°17'45"	39.21'
C16	11.00'	17.28'	N42°44'04"E	15.56'	90°00'00"	11.00'					•				
C17	11.00'	17.28'	S47°15'56"E	15.56'	90°00'00"	11.00'					LINE T	ABLE			
C18	11.00'	17.28'	N42°44'04"E	15.56'	90°00'00"	11.00'				LINE	LENGTH	BEA	RING		
C19	11.00'	17.28'	N47°15'56"W	15.56'	90°00'00"	11.00'				L1	23.44		'19.31"E		
C20	1872.51'	98.90'	N18°10'59"W	98.89'	3°01'34"	49.46'				L2	49.49		02.50"W		
										 L3	48.72		'02.50"E		
										L4	6.27		'19.31"E		
										L5	49.27		'02.50"E		

EBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT EGULATIONS FOR THE CITY OF BASTROP. TEXAS AND THAT THE
AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT
AS SHOWN HEREON.

DATE

					DATE BY
					REVISIONS
					No.
		5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100	Austin, Texas 78746 PHONE: 512-646-2237		TBPE FITM NO. 928
Not fo Enginee P.E. No 01/16/2	r construct Kimle <u>BENJAM</u> 132190	EVIEW C ion or po IN L. GR	BILY PINLY PINLY PINLY PINLY EEN 10/5/2 DBR	Urpose 022 022	, ABG
KHA PROJECT 069300300	DATE NOVEMBER 2022	SCALE: AS SHOWI	DESIGNED BY:	DRAWN BY:	CHECKED BY
	PRELIM PLAT				
REPLAT OF LONE	STAR STORAGE	SUBDIVISION			

6 OF 74

22-000293