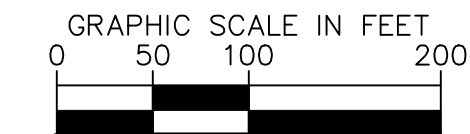
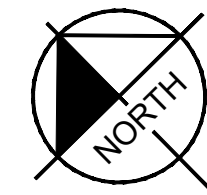


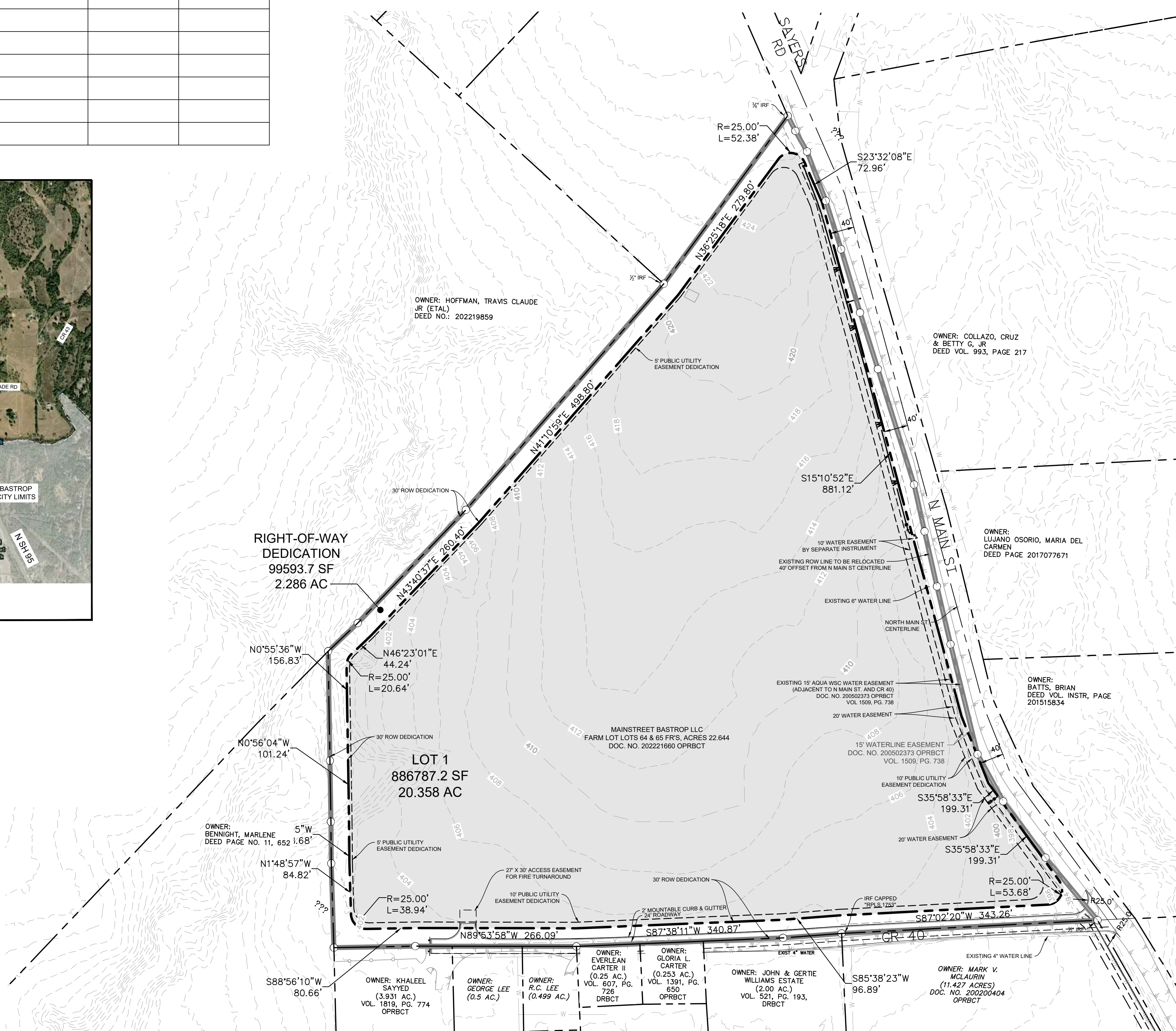
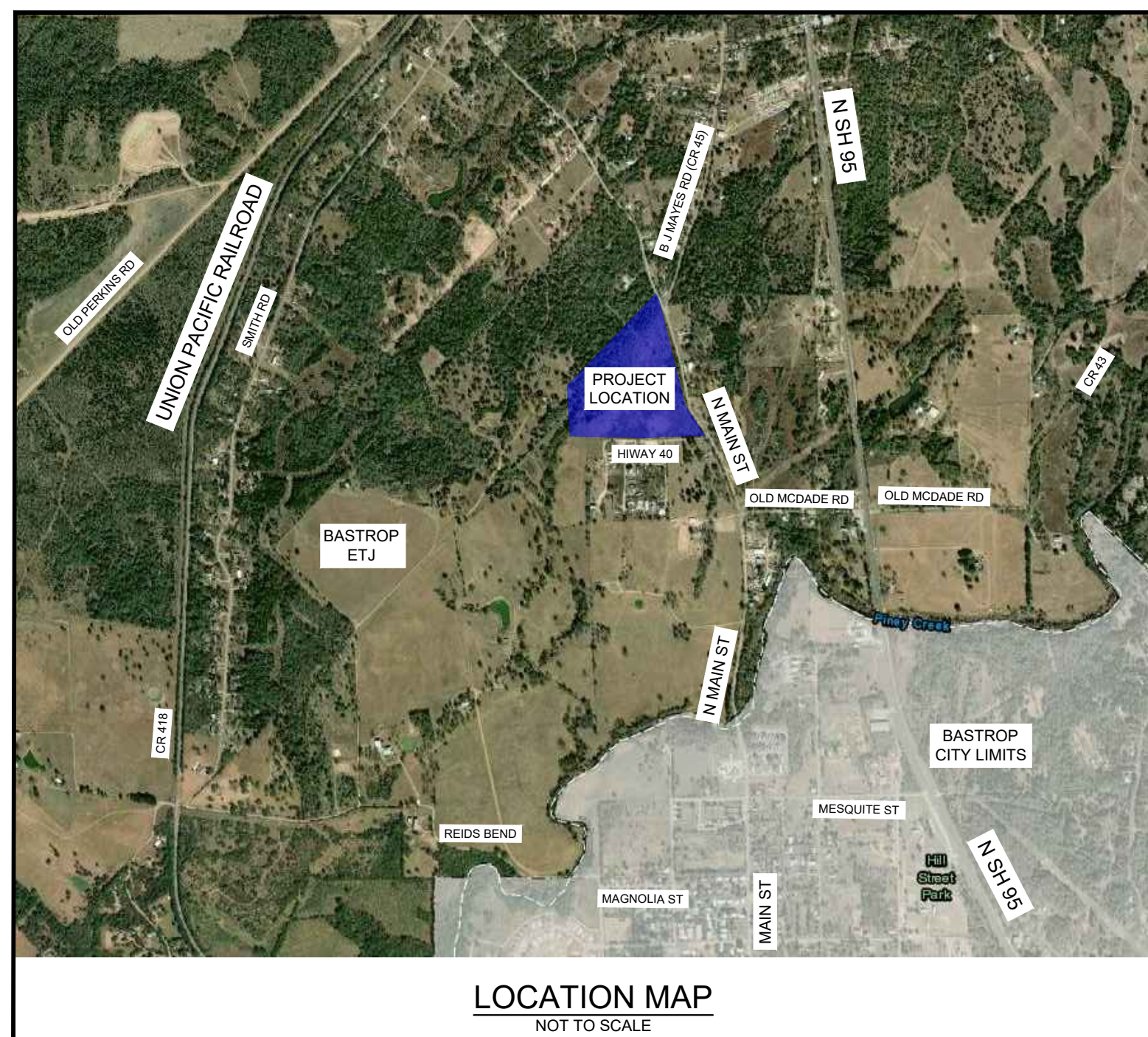
REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

PRELIMINARY PLAT OF CASATA BASTROP

BEING A PRELIMINARY PLAT OF 22.64 ACRES INCLUDING A 20.36 ACRE LOT AND 2.28 ACRES OF STREET DEDICATION, PART OF AND OUT OF THE FARM LOT LOTS 64 & 65 FR'S, ABSTRACT SUBDIVISION CODE S5960, BASTROP, BASTROP COUNTY, TEXAS



LEGEND	
	OWNER BOUNDARY
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING ROW LINE TO BE RELOCATED
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING CONTOUR
	EXISTING WATER LINE
	SURVEYED INFLECTION POINTS
	LOT 1



- ALL RESPONSIBILITIES FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0215E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.
- THIS PLAT IS SUBJECT TO THE CITY OF BASTROP DEVELOPMENT REGULATIONS.
- ALL PUBLIC PARKS WILL BE MAINTAINED BY THE LOCAL HOA.
- SIDEWALKS CONSTRUCTED ALONG PUBLIC ACCESS ROADWAY PER CITY OF BASTROP THROUGHFARE PLAN.
- SIDEWALKS, STREET LIGHTING, AND LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY APPROVED BY THE CITY OF BASTROP. BASTROP COUNTY APPROVES WHO WILL MAINTAIN ITEMS IN THE RIGHT-OF-WAY.
- "PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"

OWNER:
TOWNBRIDGE CAPITAL LLC
PO BOX 90638
AUSTIN, TX 78709
TEL: (954) 790-6333
CONTACT: AARON LEVY, CEO
TEL: (954) 790-6333

WATER:
AQUA WATER SUPPLY CORPORATION
415 OLD AUSTIN HWY
BASTROP, TX 78602
TEL: (512) 303-3943

WASTEWATER:
CITY OF BASTROP
1311 CHESTNUT ST.
BASTROP, TX 78602
TEL: (512) 332-8960

ENGINEER
KIMLEY-HORN
5301 SOUTHWEST PKWY, BUILDING 2,
SUITE 100
AUSTIN, TX 78735
TEL: (512)646-2237
CONTACT: LEXIE ENGLAND, P.E.

ELECTRIC
BLUEBONNET ELECTRIC COOP
690 STATE HWY 71
BASTROP, TX 78602
TEL: (800) 842-7708

SURVEYOR
ATWELL LLC
3815 S CAPITAL OF TEXAS HWY. STE. 300
AUSTIN, TX 78704
TEL: (512)904-0505
CONTACT: ROBERT J. GERTSON, RPLS
RGERTSON@ATWELL-GROUP.COM

TELECOM
SPECTRUM
12012 N MOPAC EXPY
AUSTIN, TX 78758
CONTACT: WILLIAM THROCKMORTON
TEL: (512) 531-3252

PREPARED BY:
Kimley»Horn
5301 Southwest Pkwy, Building 2, Suite 100
Austin, Texas 78735 FIRM # 928
www.kimley-horn.com
Tel. No. (512) 646-2237
Project No. 069278814 Sheet No. 1 OF 1

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GENERAL PLAT NOTES:

1. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, AND ON-SITE SEWAGE FACILITY. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
3. 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.
4. 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.
5. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION, WASTEWATER CONNECTION FACILITIES, AND ELECTRICAL DISTRIBUTION SYSTEMS.
7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
8. ALL NEW UTILITIES WILL BE UNDERGROUND.
9. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
10. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
11. 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.
12. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
13. 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.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
15. 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).
16. 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.
17. 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.
18. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
19. 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 DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
20. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
21. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OR VOLUNTARY ETJ OF THE CITY OF BASTROP.
22. THIS PROJECT IS NOT LOCATED WITHIN THE "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD.
23. SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.
24. WATER SERVICE IS PROVIDED BY AQUA WATER SUPPLY CORPORATION.
25. WASTEWATER SERVICE IS PROVIDED BY CITY OF BASTROP.
26. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.

APPROVED THIS _____ DAY OF _____, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, AARON LEVY, BEING THE OWNERS OF 22.644 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 202221660 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

CASATA BASTROP SUBDIVISION

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 23rd DAY OF June, 2023, A.D.



AARON LEVY
PO BOX 90638, AUSTIN, TX 78709

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, ROBERT J. GERTSON, 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.



SIGNATURE AND SEAL OF REGISTERED PUBLIC SURVEYOR

06/23/2023

DATE



THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, LEXIE ENGLAND, 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.

PRELIMINARY

SIGNATURE AND SEAL OF REGISTERED ENGINEER

DATE

PREPARED BY:

Kimley»Horn

5301 Southwest Pkwy, Building 2, Suite 100 Austin, Texas 78735 Tel. No. (512) 646-2237 www.kimley-horn.com

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