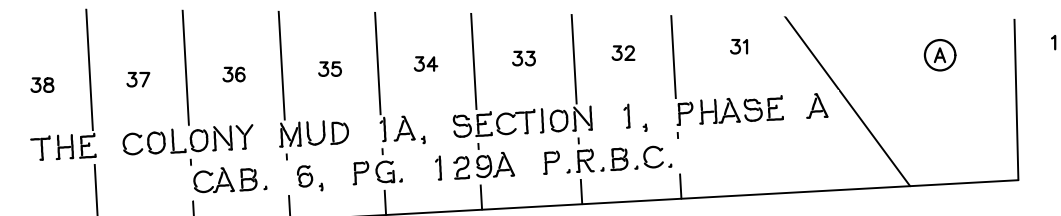


VICINITY MAP  
NOT TO SCALE

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S3°08'55"E	508.09'
L2	S68°24'20"E	127.74'
L3	S89°01'51"W	367.91'
L4	S88°40'10"W	55.50'
L5	N81°40'57"W	24.86'
L6	N82°58'19"W	55.55'
L7	N8°19'46"E	149.70'
L8	N1°19'50"W	173.06'
L9	N1°19'50"W	139.89'
L10	N88°35'52"E	431.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	105.51'	271.69'	22°15'05"	S 79°23'24" E	104.85'
C2	39.29'	24.96'	90°09'42"	S 43°40'10" W	35.36'
C3	160.31'	960.07'	9°34'02"	N 86°27'58" W	160.12'
C4	39.27'	25.00'	90°00'00"	N 36°40'57" W	35.36'
C5	45.84'	271.58'	9°40'19"	N 03°29'36" E	45.79'
C6	42.56'	80.50'	30°17'40"	N 13°49'00" E	42.07'



HUNT COMMUNITIES  
BASTROP, LLC  
REMAINDER OF A CALLED  
1,258.002 AC.  
DOCUMENT NO. 201617588  
O.P.R.B.C.

FIELD NOTES FOR A 6.218 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS; BEING OUT OF A CALLED 399.878 ACRE TRACT OF LAND AS CONVEYED UNTO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 6.218 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

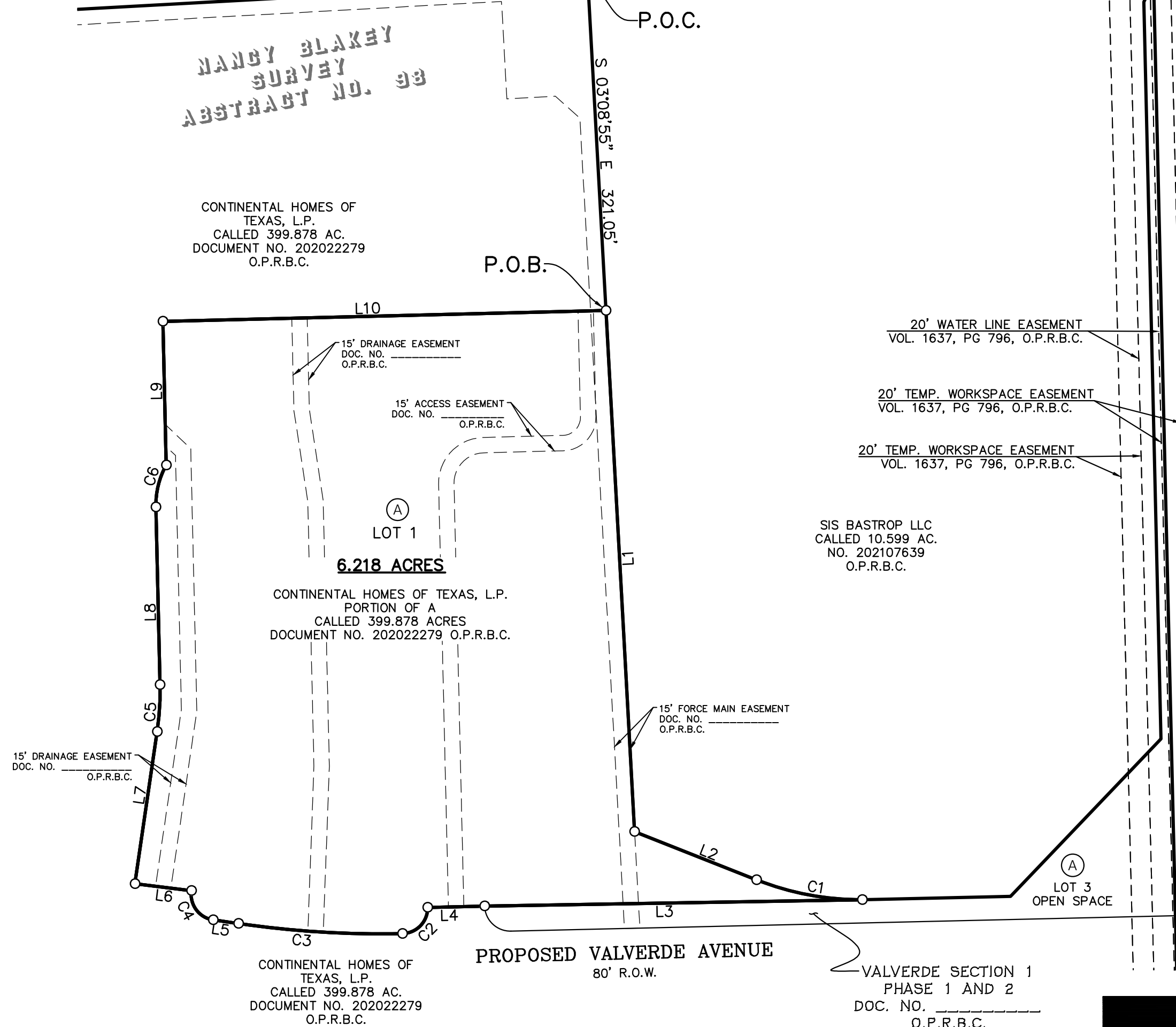
COMMENCING, at a 1/2-inch iron rod with a cap stamped 'BGE INC' set on the south line of The Colony MUD 1A, Section 1, Phase A, as recorded in Cabinet 6, Page 129A of the Plat Records of Bastrop County, Texas, at the common corner of said 399.878 acre tract and a called 10.599 acre tract of land as conveyed unto SIS Bastrop, LLC in Document Number 202117639 of the Official Public Records of Bastrop County, Texas, THENCE, S 03° 08' 55" E, coincident with the common line of the 399.878 acre tract and said 10.599 acre tract, a distance of 321.05 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing coincident with said common line the following three (3) courses:

- 1) S 03° 08' 55" E, a distance of 508.09 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 2) S 68° 24' 20" E, a distance of 127.74 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the beginning of a non-tangent curve of the herein described tract;
- 3) Curving to the left, with a radius of 271.69 feet, an arc length of 105.51 feet, a central angle of 22° 15' 05", a chord bearing of S 79° 23' 24" E, and a chord distance of 104.85 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for the southeast corner of the herein described tract;

THENCE, departing said common line, over and across the 399.878 acre tract the following thirteen (13) courses:

- 1) S 89° 01' 51" W, a distance of 367.91 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 2) S 88° 40' 10" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;
- 3) Curving to the right, with a radius of 24.96 feet, an arc length of 39.29 feet, a central angle of 90° 09' 42", a chord bearing of S 43° 40' 10" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 4) Curving to the right, with a radius of 960.07 feet, an arc length of 160.31 feet, a central angle of 9° 34' 02", a chord bearing of N 86° 27' 58" W, and a chord distance of 160.12 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 5) N 81° 40' 57" W, a distance of 24.86 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 6) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 36° 40' 57" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a re-entrant corner of the herein described tract;
- 7) N 82° 58' 19" W, a distance of 55.55 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for the southwest corner of the herein described tract;
- 8) N 08° 19' 46" E, a distance of 149.70 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 9) Curving to the left, with a radius of 271.58 feet, an arc length of 45.84 feet, a central angle of 9° 40' 19", a chord bearing of N 03° 29' 36" E, and a chord distance of 45.79 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for the end of this curve of the herein described tract;
- 10) N 01° 19' 50" W, a distance of 173.06 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 11) Curving to the right, with a radius of 80.50 feet, an arc length of 42.56 feet, a central angle of 30° 17' 40", a chord bearing of N 13° 49' 00" E, and a chord distance of 42.07 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set at the end of this curve of the herein described tract;
- 12) N 01° 19' 50" W, a distance of 139.89 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set for the northwest corner of the herein described tract;
- 13) N 88° 35' 52" E, a distance of 431.56 feet to the POINT OF BEGINNING and containing 6.218 acres of land, more or less.



F.M. 969  
80' WIDE R.O.W.  
AS REFERENCED ON  
CAB. 6, PG. 129A  
P.R.B.C.

20' WATER LINE EASEMENT  
VOL. 1637, PG 796, O.P.R.B.C.

20' TEMP. WORKSPACE EASEMENT  
VOL. 1637, PG 796, O.P.R.B.C.

20' TEMP. WORKSPACE EASEMENT  
VOL. 1637, PG 796, O.P.R.B.C.

SIS BASTROP LLC  
CALLED 10.599 AC.  
NO. 202107639  
O.P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P.  
PORTION OF A  
CALLED 399.878 ACRES  
DOCUMENT NO. 202022279 O.P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P.  
CALLED 399.878 AC.  
DOCUMENT NO. 202022279  
O.P.R.B.C.

VALVERDE SECTION 1  
PHASE 1 AND 2  
DOC. NO. \_\_\_\_\_  
O.P.R.B.C.

PROPOSED VALVERDE AVENUE  
80' R.O.W.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX, 78750  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

ACREAGE: 6.218 ACRES  
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98

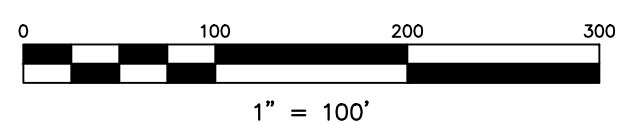
NUMBER AND ACREAGE BY LOT TYPE: MULTIFAMILY-1-6.218 ACRES

PLAT SUBMITTED: 03/18/2024  
PLAT REVISED:

SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)  
PHONE: 210-581-3600 FAX: \_\_\_\_\_  
ENGINEER: BGE, INC. (BRIAN GRACE, PE)  
PHONE: 512-879-0400 FAX: \_\_\_\_\_

# FINAL PLAT VALVERDE NORTH SUBDIVISION

A SUBDIVISION OF 6.218 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS



BEARING BASIS:  
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.

UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF FULL-PURPOSE ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AS MODIFIED BY THE DEVELOPMENT AGREEMENT. THE DISTRICT WILL BE OBLIGATED TO ACCEPT, OPERATE AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\TDC\Projects\DH\Communities\11445-00-Valverde\_South\_Site\_Plan\SV\04\_Finals\Drawings\11445-00-Valverde-North\_Plat.dwg, 3/18/2024 11:17 AM, dabertson, 1:100

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF A 399.878 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, AS RECORDED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 6.218 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

VALVERDE NORTH SUBDIVISION

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND 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.

JOHN A SPARROW, ASSISTANT SECRETARY  
CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §


BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN A. SPARROW, ASSISTANT SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, BRIAN GRACE P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS.


  
BRIAN GRACE, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 121846  
BGE, INC.  
1701 DIRECTORS BLVD, SUITE 1000  
AUSTIN, TEXAS 78744

*3/18/2024*  
DATE

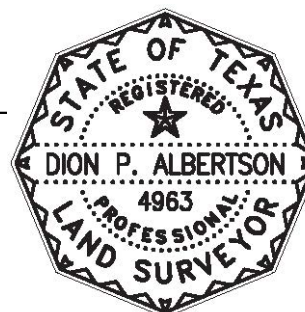


STATE OF TEXAS §  
COUNTY OF BEXAR §

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS, UPON COMPLETION OF CONSTRUCTION.

  
DION P. ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TEXAS 78216

3/18/2024  
DATE



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BASTROP'S FULL PURPOSE JURISDICTION,
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
3. THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48021C0335F, REVISED MAY 9, 2023. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. THIS SUBDIVISION IS IN AND SERVED BY CITY OF BASTROP UTILITIES FOR WATER SERVICE.
5. THIS SUBDIVISION IS IN AND SERVED BY CITY OF BASTROP UTILITIES FOR WASTEWATER SERVICE.
6. ELECTRIC SERVICE TO BE PROVIDED BY BLUEBONNET ELECTRIC.
7. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
8. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
9. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
10. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
11. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
12. PUBLIC WATER UTILITY WILL BE CONSTRUCTED PER VALVERDE PHASE 1 PUBLIC IMPROVEMENT PLANS APPROVED ON 8/8/2022 TO SERVE THIS SUBDIVISION.
13. PUBLIC WASTEWATER UTILITY WILL BE CONSTRUCTED PER VALVERDE PHASE 1 PUBLIC IMPROVEMENT PLANS APPROVED ON 8/8/2022 TO SERVE THIS SUBDIVISION.
14. DETENTION FACILITY WILL BE CONSTRUCTED PER VALVERDE PHASE 1 FINAL DRAINAGE PLAN APPROVED ON 3/11/2022 TO SERVE THIS SUBDIVISION.
15. PUBLIC ACCESS STREET WILL BE CONSTRUCTED PER VALVERDE PHASE 1 PUBLIC IMPROVEMENT PLANS APPROVED ON 8/8/2022 TO SERVE THIS SUBDIVISION.

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

APPROVED:

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# FINAL PLAT VALVERDE NORTH SUBDIVISION

A SUBDIVISION OF 6.218 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
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Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\TxC\Projects\DH\Communities\11445-00-Valverde\_South\_Site\_Plan\_S\04\_Finals\Drawings\11445-00-Valverde-North\_Plat.dwg, 3/18/2024 11:40 AM, dalbertson, 1:100