

GENERAL NOTES: 1. THE BENCHMARKS USED ARE:

- BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", NORTHING=10022140.31 EASTING=3222398.37 ELEVATION: 465.02' (NAVD '88)
- BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", NORTHING=10022176.56 EASTING=3222070.62 ELEVATION: 479.69' (NAVD '88)
- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
- 4. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC
- 5. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT CABLE SERVICE WILL BE PROVIDED BY SPECTRUM.
- 7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 29TH OF AUGUST, 2024. 8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP & BCESD #1 PRIOR TO ANY CONSTRUCTION
- 10. 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,

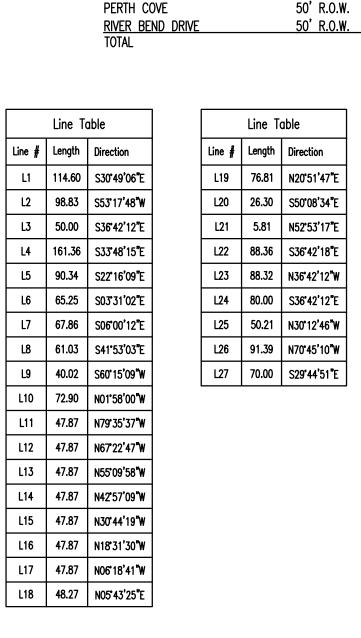
- AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS 11. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED 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.
- 12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY. 13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES
- 14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- 15. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 18. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193, AND IS IN ZONE X.
- 19. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 20. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES. 22. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP
- 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 24. 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
- 25. 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,
- 26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON 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.
- 27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 28. ALL INFRASTRUCTURE REQUIRED FOR 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
- 29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- 30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- 31. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE 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 FINAL PLAT BY THE CITY COUNCIL 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 FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 32. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 33. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS. 34. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
- 35. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT
- 36. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 37. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SIDEWALKS, AND PRIVATE PARKS AND ALL OTHER
- 38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 39. 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, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
- 40. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 41. NO STRUCTURES OR FENCES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION. 42. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS
- DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS. 43. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
- 44. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS. ALL STREET RIGHT-OF-WAY SHOWN HEREON WILL ALSO BE CLASSIFIED AS

			Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	81.18	625.00	S57*01'04 " W	81.13	40.65	7"26'32"
C2	370.94	1035.00	S70°31'11 " W	368.95	187.48	20"32'04"
C3	23.56	15.00	N15°14'59"E	21.21	15.00	89*59'38"
C4	291.40	601.00	N15°51'25"W	288.56	148.63	27"46'51"
C5	23.23	15.00	N46°20'28"W	20.98	14.68	88'44'57"
C6	35.01	400.00	N88°12'29"W	35.00	17.52	5*00'56"
C7	250.47	350.00	S73°47'53″W	245.16	130.87	41'00'11"
C8	140.90	400.00	N63°23'17"E	140.18	71.19	20'10'59"
С9	203.21	342.00	N12°43'32"W	200.23	104.70	34°02'37"
C10	195.42	265.00	N16°49'48"W	191.02	102.39	42°15'09"
C11	54.65	117.00	N24°34'29"W	54.16	27.83	26"45'46"
C12	22.17	15.00	N31°08'36"E	20.20	13.67	84°40'22"
C13	23.56	15.00	N08'17'48"E	21.21	15.00	90'00'00"

C14 | 15.15 | 15.00 | N35'49'32"W | 14.51 | 8.29 | 57"52'01"

			Curve Ta				
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C15	117.07	225.00	S21°47'52"E	115.75	59.89	29°48'40"	
C16	15.10	15.00	S21°56'36"W	14.47	8.26	57°40'16"	
C17	309.49	60.00	N83°00'36"E	64.00	37.83	295*32'17"	
C18	37.09	275.00	S21°40'28"E	37.06	18.57	7°43'36"	
C19	23.67	15.00	S81°54'35"E	21.29	15.11	90°24'17"	
C20	22.62	15.00	N72°56'46"W	20.54	14.09	86"23'51"	
C21	35.45	60.00	N33°51'06"E	34.94	18.26	33'51'15"	
C22	54.36	60.00	N09°01'56"W	52.52	29.21	51*54'50"	
C23	47.10	60.00	N57°28'48"W	45.90	24.84	44'58'54"	
C24	35.28	60.00	S83°11'01"W	34.78	18.17	33'41'29"	
C25	44.23	60.00	S45°13'09"W	43.24	23.17	42'14'14"	
C26	33.31	60.00	S08°11'44"W	32.89	17.10	31°48'38"	
C27	55.15	60.00	S34°02'36"E	53.23	29.70	52°40'02"	
C28	4.59	60.00	S62°34'05"E	4.59	2.30	4°22'56"	

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELT
C29	15.15	15.00	S35°49'32"E	14.51	8.29	57'52'
C30	8.49	275.00	S07*46'36"E	8.49	4.24	1'46'0
C31	43.92	275.00	S13'14'10"E	43.87	22.01	9,09,0
C32	37.09	275.00	S21°40'28"E	37.06	18.57	7'43'3
C33	36.94	275.00	N29°23'08"W	36.91	18.50	7'41'4
C34	16.65	275.00	N34°58'06"W	16.65	8.33	<i>3</i> °28'1:
C35	65.08	1035.00	N62°03'14"E	65.07	32.55	3'36'0
C36	305.86	1035.00	N72°19'16"E	304.75	154.05	16'55'
C37	52.59	225.00	N13°35'16"W	52.47	26.41	13°23′2
C38	64.48	225.00	N28°29'36"W	64.26	32.46	16°25'
C39	0.29	15.00	N37°15'33"W	0.29	0.14	1'06'13
C40	23.38	15.00	N82°27'41"W	21.08	14.82	89°18′0



THE FINAL PLAT OF

STREET

DATUM OF 1988 (NAVD '88)

SYSTEM OF 1983, CENTRAL ZONE

TOTAL ACREAGE: 14.996 ACRES

NO. OF NON-RESIDENTIAL LOTS:

NO. OF RESIDENTIAL LOTS:

NON - RESIDENTIAL LOTS

DEL WEBB BOULEVARD

21

NO. OF BLOCKS:

R.O.W.:

TYPICAL LOT EASEMENTS

AMENITY LOT

SCALE: 1" = 100

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

O 1/2" IRON ROD SET WITH CAP STAMPED "CBD SETSTONE"

O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

P.R.B.C.TX. PLAT RECORDS OF BASTROP COUNTY, TEXAS

(UNLESS NOTED OTHERWISE)

1/2" IRON ROD FOUND WITH CAP STAMPED "CBD SETSTONE"

LEGEND

LOT NUMBER

A BLOCK DESIGNATION

BUILDING SETBACK LINE

P.U.E. PUBLIC UTILITY EASEMENT

L.S.E. LANDSCAPE EASEMENT

D.E. DRAINAGE EASEMENT

O.S. OPEN SPACE

— MUD BOUNDARIES

DATE: JANUARY 28, 2025

EL PASO, TEXAS 79913

ENGINEER & SURVEYOR:

AUSTIN, TX 78749

(512) 280-5160

(512) 280-5165 fax

DATED: MAY 9, 2023

BENCHMARK INFORMATION:

NORTHING: 10022140.31

EASTING: 3222398.37

NORTHING: 10022176.56

EASTING: 3222070.62

ELEVATION: 465.02' (NAVD '88)

ELEVATION: 479.69' (NAVD '88)

MAHER HARMOUCHE, P.E.

AND JOHN DAVID KIPP, R.P.L.S.

5501 WEST WILLIAM CANNON

F.E.M.A. MAP NO. 48021C0195F

BASTROP COUNTY, TEXAS AND IMCORPORATED AREAS

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",

BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",

CARLSON, BRIGANCE & DOERING, Inc.

PHONE: (843) 437-5362

HUNT COMMUNITIES BASTROP, LLC.

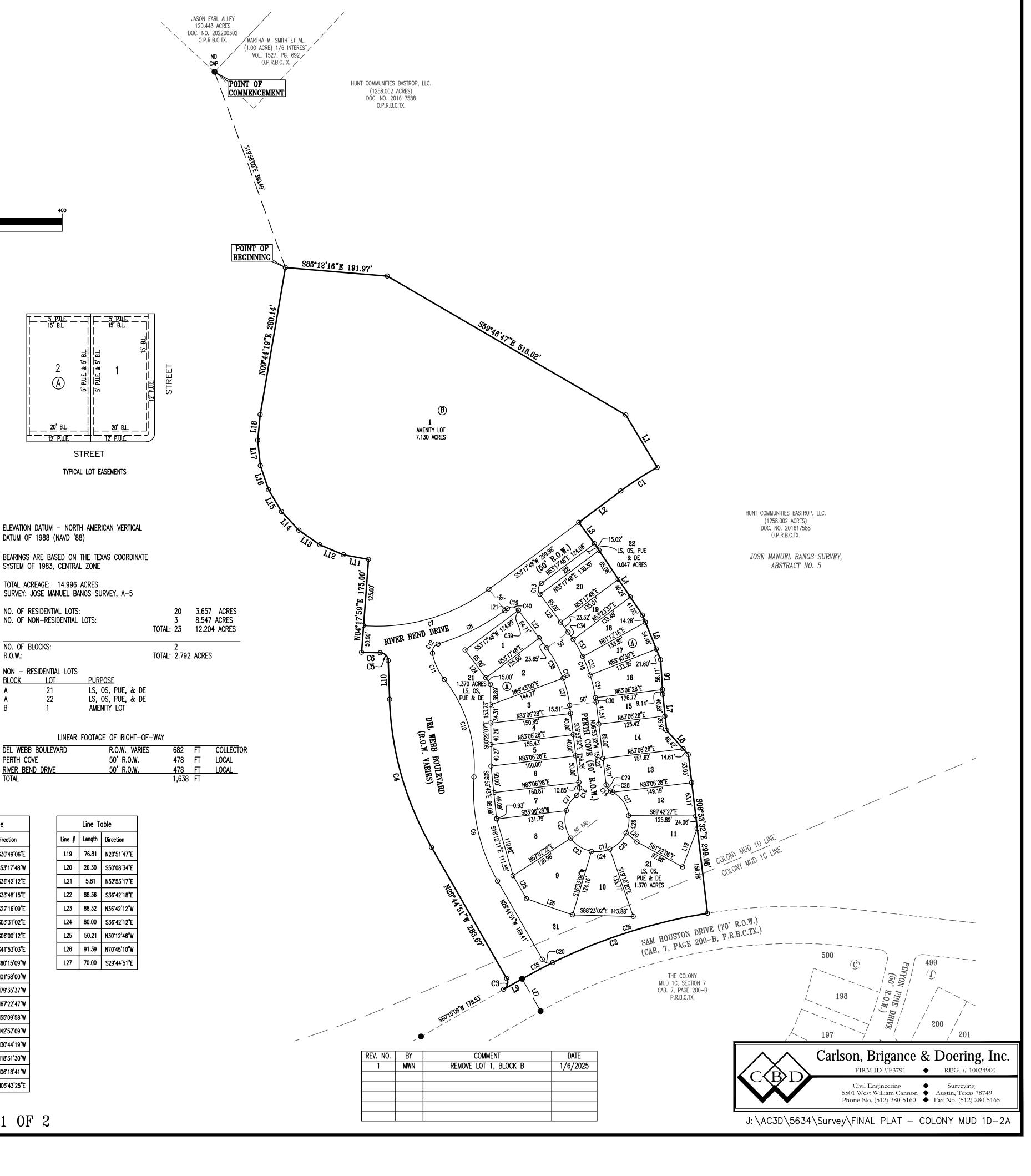
A DELAWARE LIMITED LIABILITY COMPANY

OWNER:

JOEY NÁJERA

PO BOX 12220

THE COLONY MUD 1D, SECTION 2A



THE COLONY MUD 1D, SECTION 2A

COUNTY OF BASTOP	§ KNOW ALL MEN BY [*] §	THESE PRESENTS		
BEING THE OWNER OF 12 TEXAS, AS CONVEYED TO SUBDIVIDED 14.996 ACRE	258.002 ACRE TRACT OF LANDOUS BY DEED RECORDED IN DOU TRACT OF LAND WITH THE PLAND "TH	OUT OF THE JOSE MANUEL BANG CUMENT NUMBER 201617588 OF AT SHOWN HERE ON, TO BE KNO IE COLONY MUD 1D, SE		STROP COUNTY, ' DO HEREBY
THE PUBLIC.	DAY OF		IND DO HEILEDT DEDICATE ANT EASEMENTS SHOWN	TILINLON TO
JOEY NÁJERA HUNT COMMUNITIES BASTR PO BOX 12220, EL PASO,	 ROP, LLC. A DELAWARE LIMITED D, TEXAS 79913	LIABILITY COMPANY		
STATE OF TEXAS COUNTY OF BASTROP	§ § KNOW ALL MEN BY ⁻ §	THESE PRESENTS		
SUBSCRIBED TO THE FOR		ING, AND HE ACKNOWLEDGED	Y NÁJERA, KNOWN TO ME TO BE THE PERSON TO ME THAT HE EXECUTED THE SAME FOR THE	
WITNESS MY HAND AND SI	EAL OF OFFICE, THIS THE	_ DAY OF	, 20, A.D.	
NOTARY PUBLIC IN AND FO	OR THE STATE OF TEXAS			
BEING A PORTION OF A	CALLED 1258.002 ACRE TRACT FICIAL PUBLIC RECORDS, BASTF	T OF LAND CONVEYED TO HUNT	IEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTRO COMMUNITIES BASTROP, LLC., BY DEED RECORD TX); SAID 14.996 ACRE TRACT BEING MORE FUL	DED IN DOCUMEN
OF A CALLED 120.443 AC AT THE WEST CORNER OF	CRE TRACT CONVEYED TO JASO	IN EARL ALLEY BY DEED RECOR OF LAND CONVEYED TO MARTHA	INE OF SAID 1258.002 ACRE TRACT, BEING AT TH DED IN DOCUMENT NUMBER 202200302, O.P.R.B.O M. SMITH ET AL. BY DEED RECORDED IN VOLUME	C.TX., SAME BEIN
THENCE, S19°56'00"E, OVE	ER AND ACROSS SAID 1258.002		390.49 FEET TO A CAPPED 1/2 INCH IRON ROD S I DESCRIBED TRACT;	SET STAMPED "CE
			COURSES AND DISTANCES, NUMBERED 1 THROUGH	12:
2) S59°46'47"E, A DIS 3) S30°49'06"E, A DI	STANCE OF 518.02 FEET TO A	CAPPED 1/2 INCH IRON ROD SE	ET STAMPED "CBD SETSTONE" FOR CORNER; ET STAMPED "CBD SETSTONE" FOR CORNER; OD SET STAMPED "CBD SETSTONE" FOR CORNE	R, BEING AT TH
4) ALONG SAID CURVED DISTANCE OF 81.13 5) \$53'17'48"W, A DIS 6) \$36'42'12"E, A DIS 7) \$33'48'15"E, A DIS 8) \$22'16'09"E, A DIS 9) \$03'31'02"E, A DIS 10) \$06'00'12"E, A DIS 11) \$41'53'03"E, A DIS 12) \$06'53'32"E, A DIS 0F SAM HOUSTON	TE TO THE LEFT, HAVING A RADICAL STANCE OF 98.83 FEET TO A CONTROL OF 50.00 FEET TO A CONTROL OF 161.36 FEET TO A CONTROL OF 65.25 FEET TO A CONTROL OF 65.25 FEET TO A CONTROL OF 67.86 FEET TO A CONTROL OF 61.03 FEET TO A CONTROL OF 61.03 FEET TO A CONTROL OF 299.98 FEET TO A CONTROL OF 299.99 FEET TO A CONTR	H IRON ROD SET STAMPED "CBD CAPPED 1/2 INCH IRON ROD SET CAPPED 1/2 INCH I	ENGTH OF 81.18 FEET, AND A CHORD THAT BEAR SETSTONE" FOR CORNER; I STAMPED "CBD SETSTONE" ON THE NORTH RICONY MUD 1C, SECTION 7, A SUBDIVISION RECORD GO F A CURVE TO THE LEFT, FOR THE SOUTHEAST	IGHT-OF-WAY LIN DED IN CABINET
THENCE, WITH THE NORTH	I LINE OF SAID SAM HOUSTON	DRIVE, THE FOLLOWING TWO (2)	COURSES AND DISTANCES, NUMBERED 1 AND 2:	
A DISTANCE OF 36 2) S60°15'09"W, A DIS HEREIN DESCRIBED	68.95 FEET TO A CAPPED 1/2 ISTANCE OF 40.02 FEET TO A () TRACT, BEING AT THE BEGINNI	INCH IRON ROD FOUND STAMPED CAPPED 1/2 INCH IRON ROD SE ING OF A CURVE TO THE LEFT,	LENGTH OF 370.94 FEET, AND A CHORD THAT BE O "CBD SETSTONE" FOR CORNER, AND IT STAMPED "CBD SETSTONE" FOR THE SOUTHWEST FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUL "W, A DISTANCE OF 178.53 FEET;	T CORNER OF TH
		·	EEN (16) COURSES AND DISTANCES, NUMBERED 1	THROUGH 16:
DISTANCE OF 21.2	1 FEET TO A CAPPED 1/2 INCH	H IRON ROD SET STAMPED "CBD	ENGTH OF 23.56 FEET, AND A CHORD THAT BEAR SETSTONE" FOR CORNER; OD SET STAMPED "CBD SETSTONE" FOR CORNE	·
3) ALONG SAID CURVE A DISTANCE OF 28	88.56 FEET TO A CAPPED 1/2	INCH IRON ROD SET STAMPED "	•	
BEGINNING OF A C 5) ALONG SAID CURVE	CURVE TO THE LEFT; /E TO THE LEFT, HAVING A RAD) DIUS OF 15.00 FEET, AN ARC LI	OD SET STAMPED "CBD SETSTONE" FOR CORNEI ENGTH OF 23.23 FEET, AND A CHORD THAT BEAR D SETSTONE" FOR CORNER, BEING AT THE BEGINI	RS N46°20'28"W,
TO THE RIGHT; 6) ALONG SAID CURVE	E TO THE RIGHT, HAVING A RAD	DIUS OF 400.00 FEET, AN ARC I	ENGTH OF 35.01 FEET, AND A CHORD THAT BEAR	
7) N04'17'59"E, A DIS 8) N79'35'37"W, A DIS 9) N67'22'47"W, A DIS 10) N55'09'58"W, A DIS 11) N42'57'09"W, A DIS 12) N30'44'19"W, A DIS 13) N18'31'30"W, A DIS 14) N06'18'41"W, A DIS 15) N05'43'25"E, A DIS	STANCE OF 175.00 FEET TO A CISTANCE OF 47.87 FEET TO A CISTANCE OF 48.27 FEET TO A CISTANCE OF A CIS	CAPPED 1/2 INCH IRON ROD SE CAPPED 1/2 INCH IRON ROD SE	SETSTONE" FOR CORNER; ET STAMPED "CBD SETSTONE" FOR CORNER; I STAMPED "CBD SETSTONE" FOR CORNER;	

BLOCK LOT SQ. FT

A 1 8,125
A 2 9,177
A 3 7,536
A 4 6,126
A 5 6,309
A 6 8,022
A 7 7,492
A 8 10,075
A 9 11,982
A 10 9,042
A 11 8,536
A 12 7,251
A 13 10,300
A 14 8,637
A 15 6,292
A 16 7,934
A 17 6,076
A 18 6,170
A 19 5,373
A 20 8,883
A 21 59,675
A 22 2,032

S 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 EREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY REASE BY MAN—MADE OR NATURAL CAUSES.
S STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
TE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS UNTY OF BASTOP §
MAHER HARMOUCHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR ECITY OF BASTROP.
GINEERING BY: MAHER HARMOUCHE, P.E. #143982 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749
NTE OF TEXAS \$ \$ KNOW ALL MEN BY THESE PRESENTS: UNTY OF BASTOP \$
AT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON—THE—GROUND SURVEY OF THE LAND OF THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION GULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO LE INSURANCE COMPANY, GF NO. 4210006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO E 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 01/28/25 RVEYED BY: JOHN DAVID KIPP ~ R.P.L.S. NO. 5844 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749
PROVED THIS DAY OF, 20, 20 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
PROVED: ATTEST:

CITY SECRETARY

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 ____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, PAGE ______.

COUNTY CLERK, BASTROP COUNTY, TEXAS

PLANNING & ZONING COMMISSION CHAIRPERSON

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

STATE OF TEXAS

COUNTY OF BASTROP §

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195F FOR BASTROP COUNTY TEXAS, DATED MAY 9, 2023. COMMUNITY NUMBER 481193.