

PLAT NOTES:

- The site benchmark is a mag nail with a metal washer stamped "JPH BENCHMARK" set in concrete for a wastewater manhole in the right-of-way of Gordon Street, located near the centerline intersection of Gordon Street and Linda Street, located approximately 57 feet westerly from the west right-of-way line of State Highway No. 95. Benchmark Elevation = 389.71' (NAVD88). See vicinity map for general location.
- Water service is provided by City of Bastrop.
- Wastewater service is provided by City of Bastrop.
- Electric service is provided by Bastrop Power & Light.
- All subdivision permits shall conform to the City of Bastrop Code of Ordinances, public improvement standards, and generally accepted engineering practices.
- 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-plating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.
- Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).
- All new utilities will be underground.
- Impact fees shall be accessed in accordance with the ordinance effective at the time of platting.
- Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.
- No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel Number 360 for Bastrop County, Effective January 19, 2006, Community Number 480021, and is on unshaded Zone X.
- 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.
- Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.
- 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.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- 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).
- Erosion and sedimentation controls constructed in accordance with the Subdivision Ordinance of the City of Bastrop are required for all construction on each lot, including single family and duplex construction.
- 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.
- Sidewalks shall be constructed in accordance with the ordinances of the City of Bastrop.
- Prior to construction of any improvements on lots in the subdivision, building permits will be obtained by the City of Bastrop.
- Build-to lines shall be in accordance with the ordinances of the City of Bastrop.
- Blanket Temporary Access and Construction Easement Document _____ has been provided for construction access.
- Any public utility has the right to prune and/or remove trees, shrubbery vegetation and other obstructions to the extent necessary to keep the easements clear. The owner/developer of this subdivision/lot shall provide such providers with any easement and or access required, in addition to those indicated, for the installation and ongoing maintenance of public utilities.
- Line extension fees are required to be assessed at the time of platting. Provide electric load calculations, number of services, or plans for review.
- All restrictions and notes from the previous existing subdivision, YOUNG SUBDIVISION, recorded in Volume 106, Page 428, Deed Records, Bastrop County, Texas, shall apply to this plat.
- Topographic information (having a field work date of February 23, 2022) added per request of Bastrop County.

Henderson Professional Engineers
HP E 600 ROUND ROCK WEST DRIVE, SUITE 604
 ROUND ROCK, TX 78681
 512.350.6228
 PEELS FIRM #F-22208
 Civil Engineering www.hendersonpe.com
 WBE210166 | HUB 1853873845300 | WOSB210161



Field: AC 2022/02/23 CTX4858
 Drafter: RDG 2022/03/03
 Revision: RDG 2022/08/02
 Revision:

JPH Job/Drawing No. (see below)
 2022.229.001 2010 Gordon Street Bastrop, TX-PLAT.dwg
 © 2022 JPH Land Surveying, Inc. - All Rights Reserved
 1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBP ELS Firm #10019500
 DFW | Central Texas | West Texas | Houston

MONUMENTS / DATUMS / BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 TBM ○ Site benchmark (see vicinity map for general location)
 ○ Vertex or common point (not a monument)
 Coordinate values, if shown, are U.S. Sy.Ft./TxCS; 83,CZ
 Elevations, if shown, are NAVD'88 (Geoid 18)
 Bearings are based on the TxCS; 83,CZ
 Distances & areas shown are represented in surface values
 TYPE I ○ TxDOT Right of Way tapered concrete monument.
 TYPE II ○ TxDOT Right of Way bronze cap in concrete.
 TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
 U.S.Sy.Ft. United States Survey Feet
 TxCS, 83,CZ Texas Coordinate System of 1983, Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.B.C.T. Plat Records of Bastrop County, Texas
 O.P.R.B.C.T. Official Public Records of Bastrop County, Texas
 D.R.B.C.T. Deed Records of Bastrop County, Texas
 VOL/Pg/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 P.U.E. Public Utility Easement
 R.O.W. Right-of-Way
 S.F. Square Feet

BOUNDARY DESCRIPTION:

FIELD NOTES to that certain 0.595 of an acre tract being a portion of Block 14, YOUNG SUBDIVISION, an addition to the City of Bastrop, Bastrop County, Texas, recorded in Volume 106, Page 428 of the Deed Records of Bastrop County, Texas, being the tract described in a General Warranty Deed to Ormlou, LLC, a Texas limited liability company (hereinafter referred to as Ormlou tract), recorded under Instrument Number 202205508 of the Official Public Records of Bastrop County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the intersection of a curving westerly right-of-way line of State Highway No. 95 (a 100-foot wide right-of-way per TxDOT Right-of-Way map, Control 322 - Section 1 - Job 2) and the north right-of-way line of Gordon Street (a 30-foot wide right-of-way per Volume 106, Page 428), at the southeast corner of said Block 14, from which a 1/2 inch rebar found in said curving westerly right-of-way line of State Highway No. 95 and at the northeast corner of Block 10 of said YOUNG SUBDIVISION, bears an arc length of 31.15 feet along a curve to the right (concave southwest) having a radius of 2,814.79 feet and a chord which bears SOUTH 22° 09' 43" EAST, a distance of 31.15 feet;

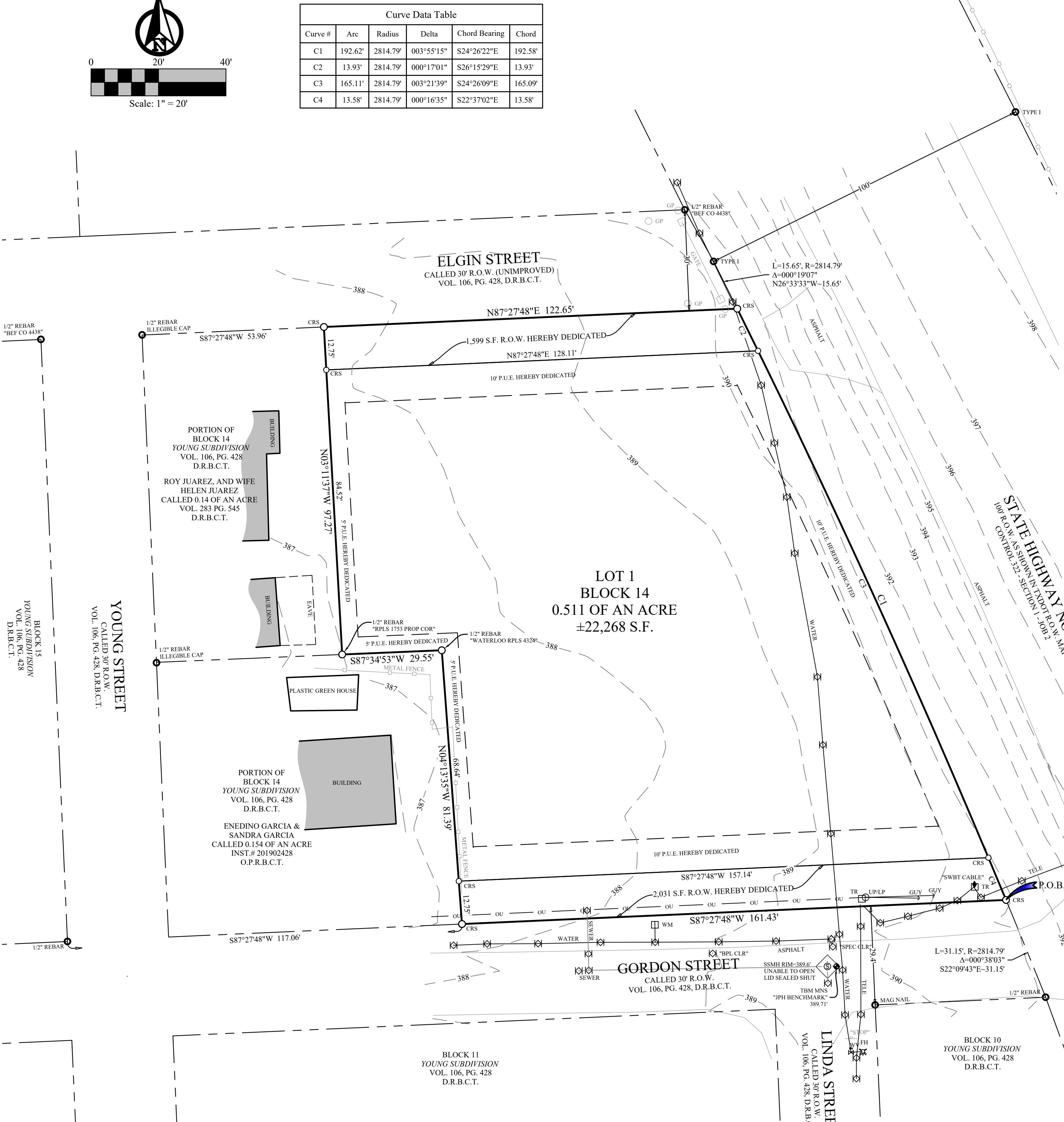
THENCE SOUTH 87° 27' 48" WEST along the south line of said Block 14 and the north right-of-way line of said Gordon Street, a distance of 161.43 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set, from which a 1/2 inch rebar found at the southeast corner of Block 15 of said YOUNG SUBDIVISION, bears SOUTH 87° 27' 48" WEST, a distance of 117.06 feet;

THENCE through the interior of said Block 14 and along the west line of said Ormlou tract, the following bearings and distances:

- NORTH 04° 13' 35" WEST, a distance of 81.39 feet to a 1/2 inch capped rebar stamped "Waterloo RPLS 4324" found;
- SOUTH 87° 34' 53" WEST, a distance of 29.55 feet to a 1/2 inch capped rebar stamped "RPLS 1753 Prop Cor" found;
- NORTH 03° 11' 37" WEST, a distance of 97.27 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the north line of said Block 14 and the south right-of-way line of Elgin Street (an unimproved 30-foot wide right-of-way per Volume 106, Page 428), from which a 1/2 inch rebar with illegible cap found at the northwest corner of said Block 14, bears SOUTH 87° 27' 48" WEST, a distance of 53.96 feet;

THENCE NORTH 87° 27' 48" EAST along the north line of said Block 14 and the south right-of-way line of said Elgin Street, a distance of 122.65 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of said Block 14, being in the curving westerly right-of-way line of said State Highway No. 95, from which a Texas Department of Transportation concrete monument (Type I) found, bears an arc length of 15.65 feet along a curve to the left (concave southwest) having a radius of 2,814.79 feet and a chord which bears NORTH 26° 33' 33" WEST, a distance of 15.65 feet;

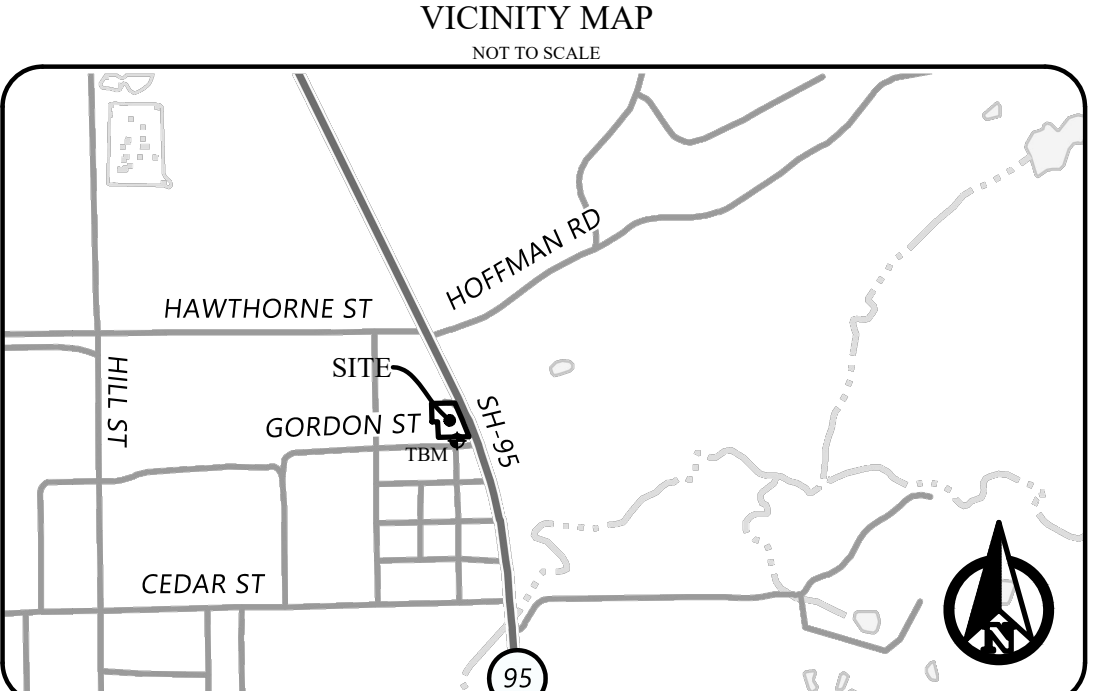
THENCE Southeasterly, along the curving right-of-way line of said State Highway No. 95 to the right, an arc length of 192.62 feet, a radius of 2814.79 feet and a chord which bears SOUTH 24° 26' 22" EAST, a distance of 192.58 feet to the **POINT OF BEGINNING**, enclosing 0.595 of an acre (±25,897 square feet) of land.



LEGEND OF SYMBOLS

- Conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire line
- guard rail
- grace trap
- holland
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.



REPLAT OF A PORTION OF BLOCK 14 YOUNG SUBDIVISION
 VOLUME 106, PAGE 428, D.R.B.C.T.

0.595 ACRES
 SITUATED IN THE
 CITY OF BASTROP
 BASTROP COUNTY, TEXAS

NUMBER OF LOTS: 1
 NUMBER OF BLOCKS: 1
 R.O.W. AREA: 3,630 SQ. FT.

PREPARED ON: MARCH 3, 2022
 SUBMITTAL DATE: _____, 2022
 REVISED: _____, 2022

OWNER: Ormlou, LLC, a Texas limited liability company
 1406 Wilson Street
 Bastrop, Texas 78602

ENGINEER: Henderson Professional Engineers
 600 Round Rock West Drive, Suite 604
 Round Rock, Texas 78681
 (512) 350-6228

SURVEYOR: JPH Land Surveying, Inc.
 1516 E. Palm Valley Blvd., Ste. A4
 Round Rock, Texas 78664
 (817) 431-4971

STATE OF TEXAS §
 COUNTY OF WILLIAMSON § **KNOW ALL MEN BY THESE PRESENTS**

That I, Jen Henderson, 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.

Jen Henderson
 Registered Professional Engineer No. 116883
 jen@hendersonpe.com
 Date: _____

PLANNING AND ZONING COMMISSION APPROVAL:
 Approved this _____ day of _____, 2022, A.D. by the Planning & Zoning Commission of the City of Bastrop, Texas.

Approved: _____ Attest: _____
 Debbie Moore, Chairperson Ann Franklin, City Secretary

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

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 _____, 2022, 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 _____, 2022, A.D.
 Krista Bartsch, County Clerk of Bastrop County, Texas
 By: _____, Deputy

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

That, Ormlou, LLC, a Texas limited liability company, being the owner of 0.595 of an acre out of 0.595 of an acre 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.

REPLAT OF A PORTION OF BLOCK 14 YOUNG 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 _____ day of _____, 2022.

By: _____

STATE OF TEXAS §
 COUNTY OF _____ § **KNOW ALL MEN BY THESE PRESENTS**

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 2022.

 (Notary Public's signature) Print Name
 Notary Public in and for the State of Texas

My Commission expires on: _____