

VICINITY MAP
NOT TO SCALE

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N88°40'13"E	55.50'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1042.27'	4°07'35"	75.06'	S 89°16'02" E	75.05'
C2	25.00'	89°59'53"	39.27'	S 46°19'53" E	35.35'
C3	25.00'	90°00'00"	39.27'	N 43°40'10" E	35.36'

- LEGEND**
- CAB. CABINET
 - DOC. DOCUMENT
 - ESMT. EASEMENT
 - NO. NUMBER
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - TEMP. TEMPORARY
 - VOL. VOLUME
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - CALCULATED POINT
 - ▽ SET 1/2" IRON ROD W/ "BGE, INC." CAP
 - SCALE BREAK SYMBOL

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.

LEGAL DESCRIPTION
FIELD NOTES FOR A 12.034 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 12.034 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, a 1/2-inch iron rod found on the westerly right-of-way line of Farm to Market (F.M.) 969 (R.O.W. ~ 80') as shown on the plat of The Colony MUD 1A, Section 1, Phase A, as referenced in Cabinet 6, Page 129A of the Plat Records of Bastrop County, Texas, at the southeast corner of said 399.878 acre tract being the northeast corner of a called 10.01 acre tract of land as conveyed unto Esmeralda Vences-Maldonado and Fermin Vences-Maldonado in Document Number 201916372 of the Official Public Records of Bastrop County, Texas, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 87° 56' 21" W, departing said right-of-way line, coincident with the common line of the 399.878 acre tract and said 10.01 acre tract, a distance of 827.80 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, departing said common line, over and across the 399.878 acre tract the following eight (8) courses:

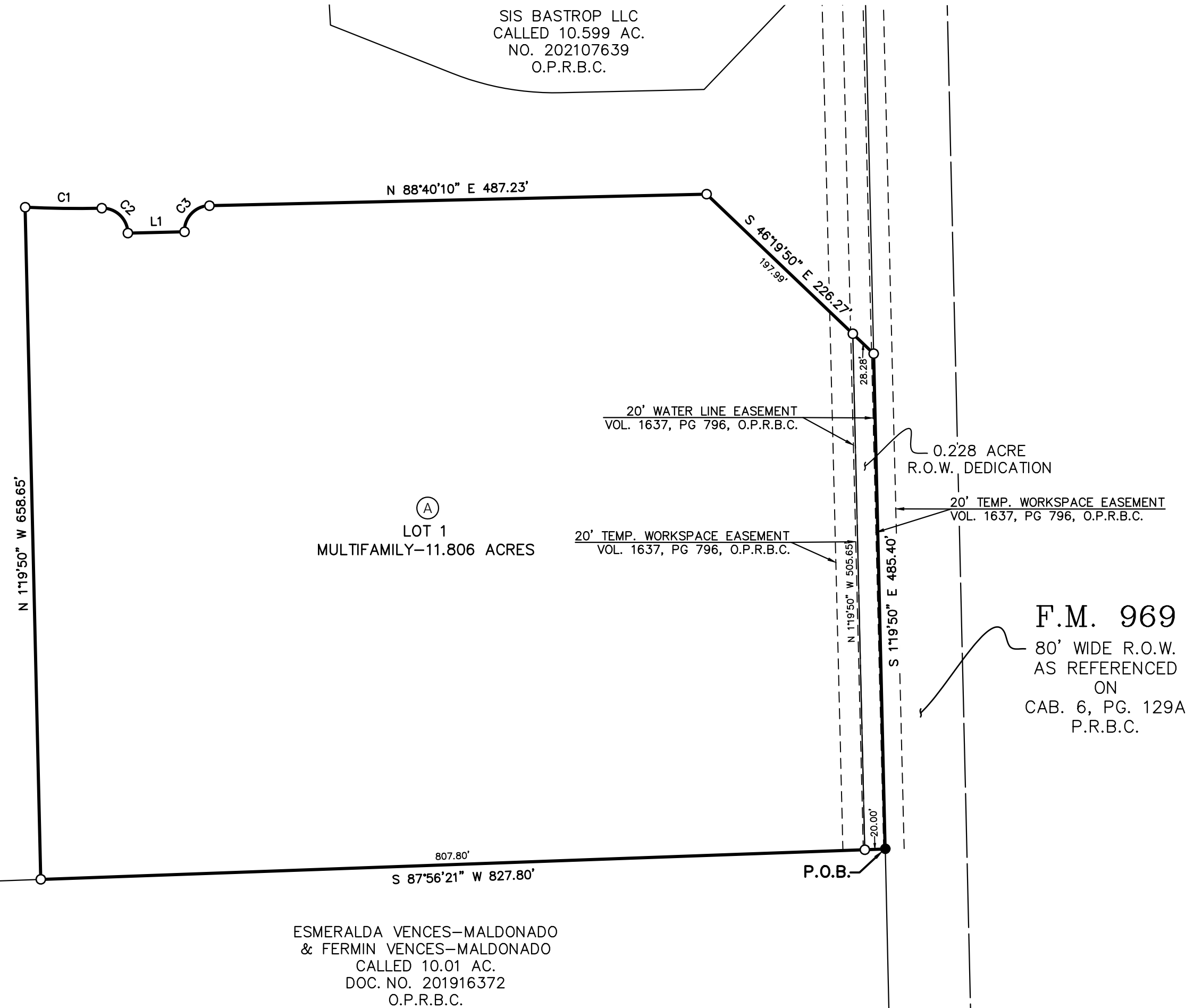
- 1) N 01° 19' 50" W, a distance of 658.65 feet to 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for the northwest corner of the herein described tract;
- 2) Curving to the left, with a radius of 1,042.27 feet, an arc length of 75.06 feet, a central angle of 04° 07' 35", a chord bearing of S 89° 16' 02" E, and a chord distance of 75.05 feet to 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 3) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 89° 59' 53", a chord bearing of S 46° 19' 53" E, and a chord distance of 35.35 feet to 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;
- 4) N 88° 40' 13" E, a distance of 55.50 feet to 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;
- 5) 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 43° 40' 10" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;
- 6) N 88° 40' 10" E, a distance of 487.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 7) S 46° 19' 50" E, a distance of 226.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the 399.878 acre tract and the aforementioned right-of-way of F.M. 969 for the northeast corner of the herein described tract;

THENCE, S 01° 19' 50" E, coincident with said common line a distance of 485.40 feet to the POINT OF BEGINNING and containing 12.034 acres of land, more or less.

NANCY BLAKEY SURVEY ABSTRACT NO. 98

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

"RPLS 5548"
S 87°56'21" W 675.20'



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

0.228 ACRE
R.O.W. DEDICATION

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.

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

ESMERALDA VENCES-MALDONADO
& FERMIN VENCES-MALDONADO
CALLED 10.01 AC.
DOC. NO. 201916372
O.P.R.B.C.

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

ACREAGE: 12.034 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98

NUMBER AND ACREAGE BY LOT TYPE: MULTIFAMILY-1-11.806 ACRES
R.O.W. DEDICATION-1-0.228 ACRE

PLAT SUBMITTED: 07/03/2023
PLAT REVISED: 08/04/2023

SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)
PHONE: 210-581-3600 FAX: _____
ENGINEER: BGE, INC. (IKSOON LEE, PE)
PHONE: 512-686-3552 FAX: _____

FINAL PLAT VALVERDE SOUTH SUBDIVISION

A SUBDIVISION OF 12.034 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 4204, NAD83.



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

C:\TXC\Projects\DH\Communities\11445-00-Valverde_South_Site_Plan\SV\04-Finals\Drawings\11445-00-Valverde-South_Plat.dwg, 8/07/2023 2:56 PM, rmmisak, 1:100

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 12.034 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 SOUTH 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.

(NAME), (TITLE)
CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ 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, IKSOON LEE 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 ELGIN, TEXAS.

PRELIMINARY PENDING FINAL REVIEW

IKSOON LEE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 142798

DATE: _____

BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

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 ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

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

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. ELECTRIC SERVICE TO BE PROVIDED BY BLUEBONNET ELECTRIC.
6. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
7. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, AND SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.

8. 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.
9. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
10. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS THIS ____ DAY OF _____, 20____, A.D.

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: _____
DEPUTY

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
SOUTH
SUBDIVISION**

A SUBDIVISION OF 12.034 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS



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

C:\TXC\Projects\DH\Communities\1445-00-Valverde_South_Site_Plan\SV\04-Final\Drawings\1445-00-Valverde-South_Plat.dwg, 8/07/2023 2:56 PM, rmmisak, 1:100