

**BENCHMARK**

• T.B.M."1" IS A MAG NAIL SET S 06° 38' 04" E, 217.4' FROM THE NE CORNER OF THE REMAINDER OF CALLED 410.599 ACRE TRACT (SUBJECT TRACT), AS SHOW HEREON. ELEV. 407.65' NAVD 88

• T.B.M."2" IS A CHISELED BOX IN CONCRETE HEADWALL MAG NAIL SET +/- 1.700' EAST OF THE INTERSECTION OF F.M. 969 AND THE TEXAS 71 FRONTAGE ROAD, AS SHOW HEREON. ELEV. 387.29' NAVD 88

**LOT/SITE AREA INFORMATION**

TOTAL NO. OF LOTS: 1,117

NO. OF BLOCKS: 47  
 NO. OF SINGLE FAMILY LOTS: 1,047  
 NO. OF GREEN SPACE/DRAINAGE LOTS: 70

TOTAL ACREAGE OF RIGHTS-OF-WAY: 67.7 AC  
 TOTAL ACREAGE OF OPEN SPACE: 79.44 AC  
 TOTAL ACREAGE OF LOTS: 147.36 AC  
 GROSS SITE AREA: 294.50 AC

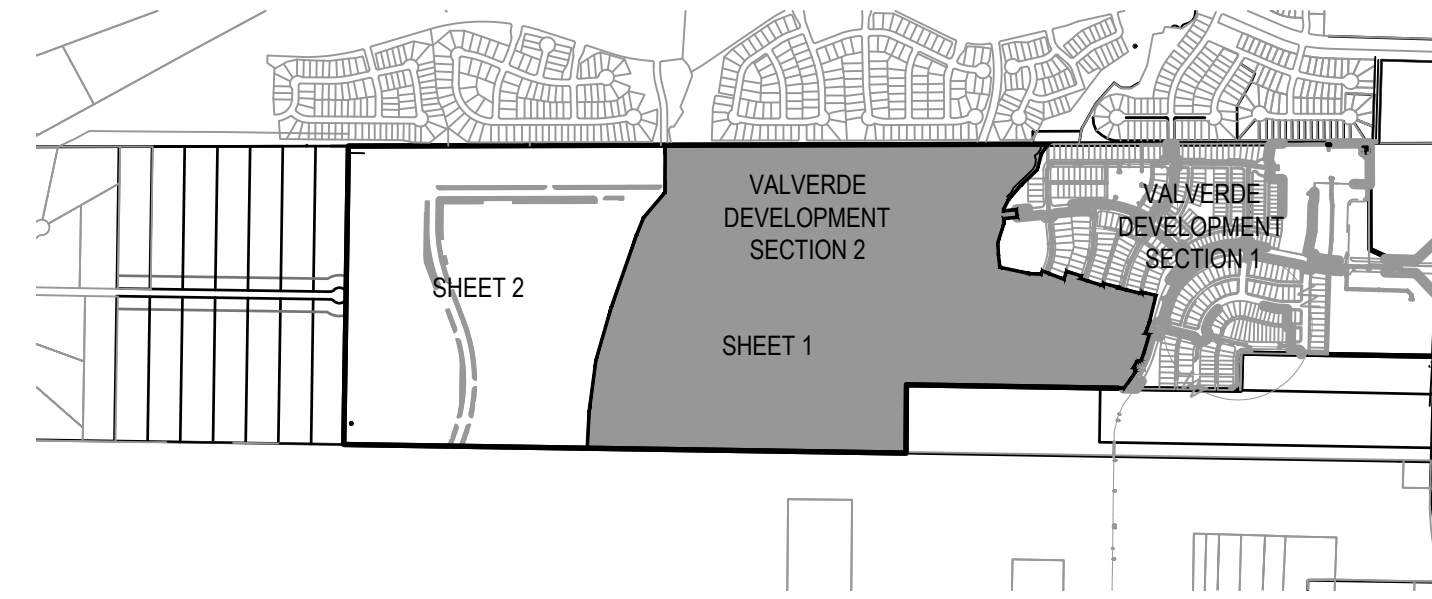
LOT COUNT		
	NO. OF LOTS	PERCENT
43' LOTS	311	27.84%
45' LOTS	296	26.50%
50' LOTS	440	39.39%
OS/DE	70	6.27%
TOTAL	1117	100%

**OWNER:**  
 CONTINENTAL HOMES OF TEXAS, LP  
 10700 PECAN PARK BLVD., 4TH FLOOR  
 AUSTIN, TX, 78750

**ENGINEER:**  
 BGE, INC.  
 1701 DIRECTOR BOULEVARD  
 AUSTIN, TX, 78744  
 PHONE: 512-879-0400

**SURVEYOR:**  
 BGE, INC.  
 1701 DIRECTOR BOULEVARD  
 AUSTIN, TX, 78744  
 PHONE: 512-879-0400

**KEY MAP**

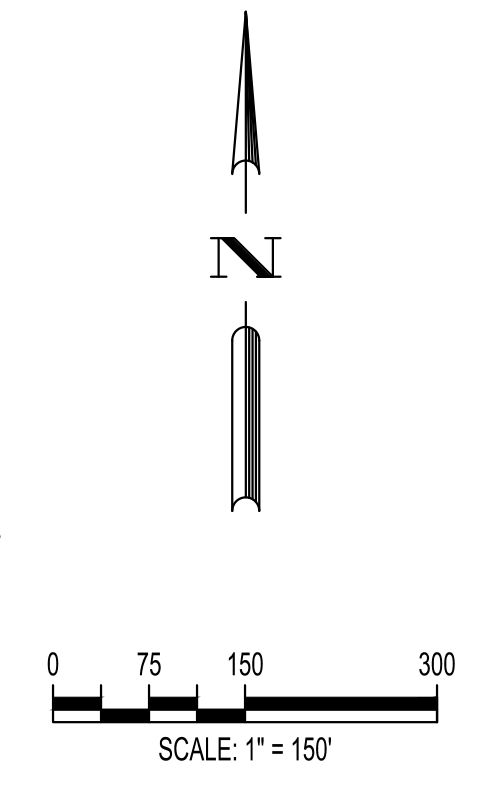


**VALVERDE, SECTION 2  
 PRELIMINARY PLAT**

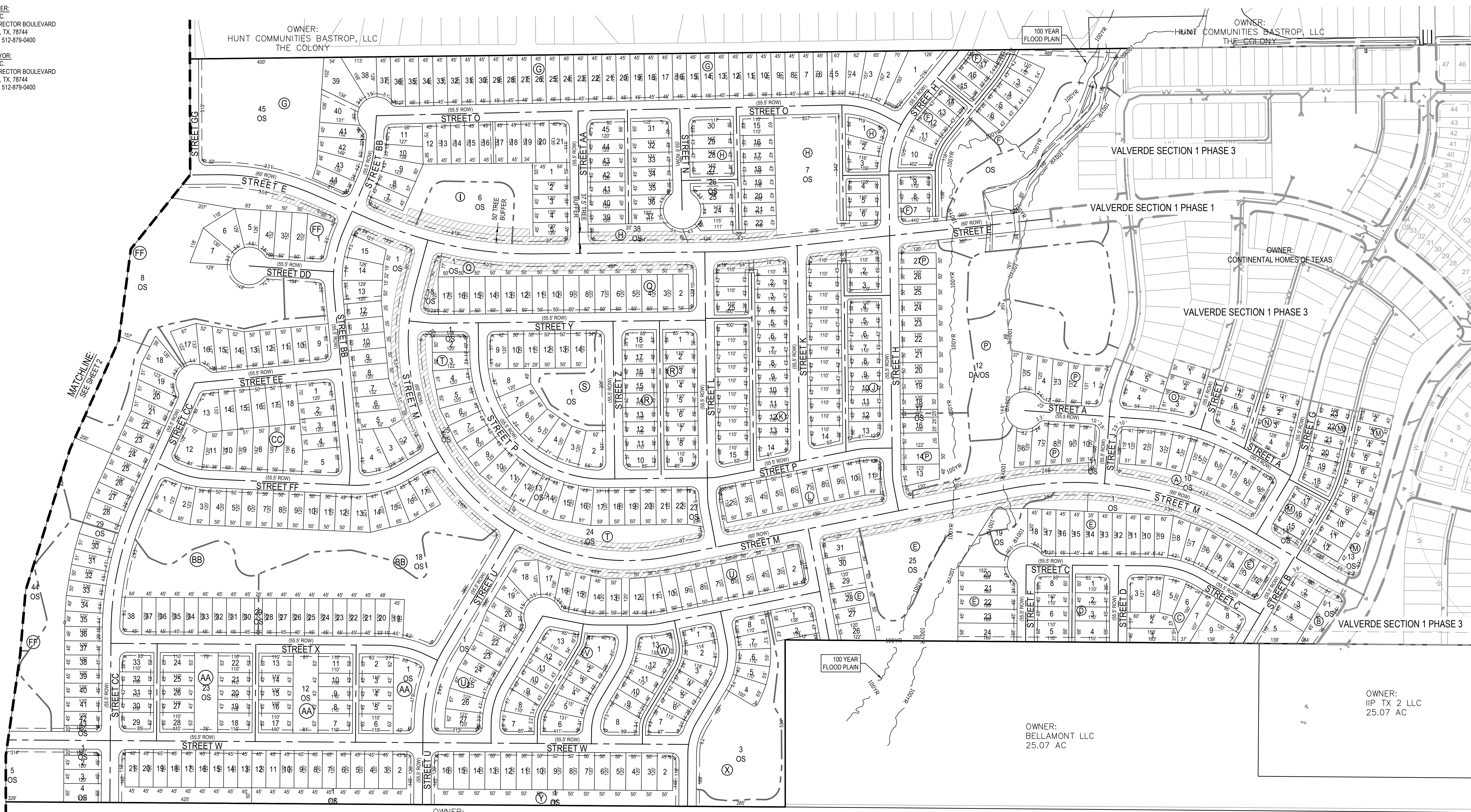
SHEET INDEX	
NO.	TITLE
1	PRELIMINARY PLAT (1 OF 2)
2	PRELIMINARY PLAT (2 OF 2)
3	GENERAL NOTES
4	PHASING PLAN
5	ROAD CROSS SECTIONS

**LEGEND**

	PRELIMINARY PLAN BOUNDARY
	LOT LINES
	FUTURE LOT LINES
	100YR
	XXX
	100 YR FLOOD PLAIN FEMA ZONE AE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	25' TREE PRESERVATION BUFFER, UNLESS OTHERWISE INDICATED ON PLAN
	TRAILS



L:\DR\Horizon\Valverde - Section 2 Preliminary Plan\03\_CADD\01\_SHTS\Prelim\Valverde Section 2 Preliminary Plat.dwg Layout: 1 PRELIMINARY PLAT (1 OF 2) Plotted: 8/14/2023 3:49:26 PM



REV	DESCRIPTION	DATE	APR

DESIGNED BY:  
 REVIEWED BY:  
 DRAWN BY:

**BGE, INC.**  
 1701 Director Blvd., Suite 1000  
 AUSTIN, TX 78744  
 TYPE Registration No. F-1046  
 TEL. 512.879.0400 www.bgeinc.com

**VALVERDE  
 SECTION 2 PRELIMINARY PLAT  
 PRELIMINARY PLAT (1 OF 2)**

OWNER:  
 IIP TX 2 LLC  
 25.07 AC

SHEET  
 1 OF 5







**APPROVED BY**

OWNER'S SIGNATURE BLOCK:

AS OWNER OF THIS PROPERTY, I PROMISE TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN.

CONTINENTAL HOMES OF TEXAS, LP *Juan P. Martinez* 04/14/2023  
 NAME OF OWNER/TRUSTEE (OWNER'S AUTHORIZED AGENT) DATE

THAT I, JUAN MARTINEZ, 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 THE DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

*Juan P. Martinez*  
 JUAN MARTINEZ, P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 106158  
 DATE: 8-14-23



BGE, INC.  
 1701 DIRECTORS BLVD, SUITE 1000  
 AUSTIN, TEXAS 78744

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP COUNTY, TEXAS.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

**GENERAL NOTES:**

- THIS SUBDIVISION CONTAINS 92.305 ACRES IN 400 SINGLE FAMILY RESIDENTIAL LOTS, 48 TOWN HOMES LOTS, 1 AMENITY CENTER LOT, AND 28 OPEN SPACE LOTS.
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COMBINED SCALE FACTOR: 0.9999899509
- THIS TRACT IS LOCATED WITHIN THE COLORADO RIVER WATERSHED. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48021C0355E, BASTROP COUNTY, TEXAS, DATED: JANUARY 19, 2006.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- ALL UTILITIES WILL BE PLACED UNDERGROUND.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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.
- 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.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 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.
- 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 CERTIFICATES OF OCCUPANCY.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION. (CITY LIMITS ONLY)
- 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).
- WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- CABLE SERVICE IS PROVIDED BY TIME WARNER CABLE.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
- DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE

MOST RECENT TITLE RUN (DATED: 15 NOVEMBER 2018, CONDUCTED BY BASTROP ABSTRACT COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.

- 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 FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THE ELECTRIC 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 THE CITY OF BASTROP ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, OR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
- ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.
- 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 THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 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.
- THE PLAT WILL COMPLY WITH THE REQUIREMENTS OF THE VIRIDIAN DEVELOPMENT AGREEMENT.
- A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT WHEN LOCATED WITHIN BASTROP COUNTY'S REVIEW JURISDICTION. 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.
- 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, SID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP, AT THE TIME OF PLATTING.
- THE 20' WIDE ALLEYS SHALL BE MARKED ON BOTH SIDES AS FIRE LANE - NO PARKING.
- ROADWAYS WITH MORE THAN 26' OF PAVING FACE OF CURB TO FACE OF CURB BUT LESS THAN 32' OF PAVING FACE OF CURB TO FACE OF CURB SHALL BE MARKED ON ONE SIDE OF THE ROADWAY AS FIRE LANE - NO PARKING. MARKING SHALL CONFORM WITH CITY OF BASTROP FIRE LANE MARKING DETAIL.

STREET STANDARDS CHART				
STREET NAME	R.O.W. WIDTH	STREET LENGTH (LF)	CURB AND GUTTER	DESIGN SPEED
STREET A	55.5'	891	YES	25 MPH
STREET B	55.5'	321	YES	25 MPH
STREET C	55.5'	787	YES	25 MPH
STREET D	55.5'	246	YES	25 MPH
STREET E	60'	4610	YES	35 MPH
STREET F	55.5'	246	YES	25 MPH
STREET G	55.5'	465	YES	25 MPH
STREET H	55.5'	1543	YES	25 MPH
STREET I	55.5'	170	YES	25 MPH
STREET J	55.5'	398	YES	25 MPH
STREET K	55.5'	688	YES	25 MPH
STREET L	55.5'	946	YES	25 MPH
STREET M	60'	3888	YES	35 MPH
STREET N	55.5'	324	YES	25 MPH
STREET O	55.5'	1689	YES	25 MPH
STREET P	55.5'	1657	YES	25 MPH
STREET Q	55.5'	362	YES	25 MPH
STREET R	55.5'	655	YES	25 MPH
STREET S	55.5'	405	YES	25 MPH
STREET T	55.5'	448	YES	25 MPH
STREET U	55.5'	953	YES	25 MPH
STREET V	55.5'	999	YES	25 MPH
STREET W	55.5'	3900	YES	25 MPH
STREET X	55.5'	1052	YES	25 MPH
STREET Y	55.5'	947	YES	25 MPH
STREET Z	55.5'	503	YES	25 MPH
STREET AA	55.5'	455	YES	25 MPH
STREET BB	55.5'	1206	YES	25 MPH
STREET CC	55.5'	1392	YES	25 MPH
STREET DD	55.5'	371	YES	25 MPH
STREET EE	55.5'	470	YES	25 MPH
STREET FF	55.5'	929	YES	25 MPH
STREET GG	55.5'	371	YES	25 MPH
STREET HH	55.5'	2034	YES	25 MPH
STREET II	55.5'	218	YES	25 MPH
STREET JJ	55.5'	925	YES	25 MPH
STREET KK	60'	2402	YES	35 MPH
STREET LL	55.5'	2324	YES	25 MPH



STREET MM	55.5'	814	YES	25 MPH
STREET NN	55.5'	420	YES	25 MPH
STREET OO	55.5'	759	YES	25 MPH
STREET PP	55.5'	1018	YES	25 MPH
STREET QQ	55.5'	1165	YES	25 MPH
STREET RR	55.5'	909	YES	25 MPH
STREET SS	55.5'	643	YES	25 MPH
STREET TT	55.5'	841	YES	25 MPH
STREET UU	55.5'	735	YES	25 MPH
ALLEY A	20'	148	NO	
ALLEY B	20'	148	NO	
ALLEY C	20'	796	NO	
ALLEY D	20'	148	NO	
ALLEY E	20'	369	NO	
ALLEY F	20'	392	NO	
ALLEY G	20'	18	NO	
ALLEY H	20'	147	NO	
ALLEY I	20'	601	NO	
ALLEY J	20'	148	NO	
ALLEY K	20'	631	NO	
ALLEY L	20'	426	NO	
ALLEY M	20'	148	NO	
ALLEY N	20'	710	NO	
ALLEY O	20'	419	NO	
ALLEY P	20'	311	NO	
ALLEY Q	20'	311	NO	
ALLEY R	20'	311	NO	
ALLEY S	20'	488	NO	
ALLEY T	20'	463	NO	
ALLEY U	20'	566	NO	
ALLEY V	20'	467	NO	
ALLEY WW	20'	718	NO	
ALLEY X	20'	296	NO	
ALLEY Y	20'	528	NO	
ALLEY Z	20'	528	NO	
ALLEY AA	20'	392	NO	
ALLEY BB	20'	231	NO	
ALLEY CC	20'	364	NO	
ALLEY DD	20'	707	NO	
ALLEY EE	20'	148	NO	
ALLEY FF	20'	1015	NO	
ALLEY GG	20'	942	NO	

Line Table		
Line #	Length	Direction
L1	643.987	S86° 50' 54.73"W
L2	89.301	N35° 04' 14.87"E
L3	134.647	N11° 34' 46.38"E
L4	98.409	N43° 41' 56.52"E
L5	149.357	N37° 48' 33.19"E
L6	85.378	N24° 20' 55.06"E
L7	12.504	N04° 59' 40.34"W
L8	100.792	S81° 23' 14.57"W
L9	60.000	N08° 36' 45.43"W
L10	104.586	N81° 23' 14.57"E
L11	34.762	N04° 59' 40.34"W
L12	160.752	N14° 35' 31.02"E
L13	103.517	N06° 16' 41.14"W
L14	159.475	N79° 08' 05.30"W
L15	129.525	N04° 49' 40.94"E
L16	111.784	N81° 06' 34.70"W
L17	88.165	N90° 00' 00.00"W
L18	27.249	S18° 16' 37.65"W
L19	181.601	N71° 43' 22.35"W
L20	65.690	S14° 19' 35.43"W

Line Table		
Line #	Length	Direction
L21	120.000	N75° 40' 24.57"W
L22	22.280	N14° 19' 35.43"E
L23	169.084	N75° 40' 24.57"W
L24	17.288	S16° 10' 52.46"W
L25	120.459	N79° 11' 38.54"W
L26	5.630	N10° 48' 21.46"E
L27	165.500	N79° 11' 38.54"W
L28	13.301	S10° 48' 21.46"W
L29	109.931	N79° 11' 38.77"W
L30	172.000	N10° 48' 21.46"E
L32	34.400	N76° 38' 41.53"W
L33	152.183	N13° 55' 08.34"E
L35	59.893	N26° 54' 04.82"E
L37	151.268	N32° 26' 06.72"E
L38	1698.248	N87° 57' 04.67"E
L39	534.292	N02° 36' 58.17"W
L40	1246.059	N87° 52' 54.59"E
L41	1309.972	S02° 07' 23.57"E

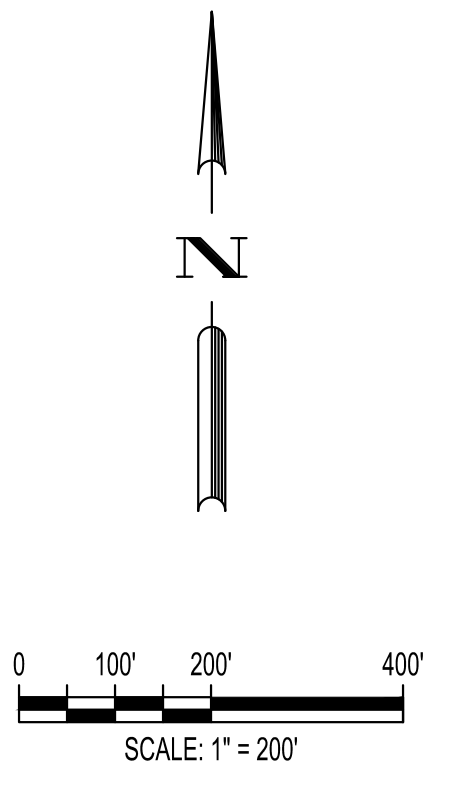
Curve Table			
Curve #	Length	Radius	Delta
C1	135.464	813.666	009.5390
C2	41.438	25.000	094.9689
C3	40.755	26.496	088.1321

L:\DR\Horizon\Valverde - Section 2 Preliminary Plan\03\_CADD\01\_SHTS\Prelim\Valverde Section 2 Preliminary Plat.dwg Layout: 8/14/2023 3:49:41 PM

 BGE, INC. 1701 Directors Blvd., Suite 1000 Austin, TX 78744 Type Registration No. F-1046 Tel. 512.979.9660 www.bgeinc.com	VALVERDE SECTION 2 PRELIMINARY PLAT GENERAL NOTES
 SHEET 3 OF 5	DATE DESCRIPTION REV DESIGNED BY: REVIEWED BY: DRAWN BY:




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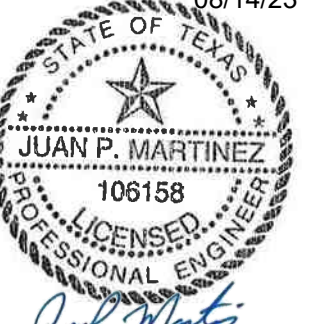
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**VALVERDE  
 SECTION 2 PRELIMINARY PLAT  
 PHASING PLAN**

08/14/23



**JUAN P. MARTINEZ**  
 106158  
 LICENSED PROFESSIONAL ENGINEER

SHEET  
 4 OF 5



