

STATE OF TEXAS }
COUNTY OF BASTROP }

KNOW ALL MEN BY THESE PRESENTS THAT WE, BRYNDA FOWLER AND ROBERT STEUBING, BEING THE OWNERS OF 0.781 ACRES OF LAND BEING A PART OF THE BASTROP TOWN TRACT, ABSTRACT NUMBER 11, BEING A PORTION OF FARM LOT 6, WEST OF MAIN STREET, ACCORDING TO THE PLAT OF SAID TOWN TRACT RECORDED IN PLAT CABINET 1, PAGE 23A, PLAT RECORDS BASTROP COUNTY, TEXAS, AS DESCRIBED TO US IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202107473, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

BARK 1832 SUBDIVISION 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.
WITNESS MY HAND ON THIS _____ DAY OF _____ 2021, A.D.

BRYNDA FOWLER
525 TAHITIAN DRIVE
BASTROP, TEXAS

ROBERT STEUBING
525 TAHITIAN DRIVE
BASTROP, TEXAS

STATE OF TEXAS }
COUNTY OF BASTROP }

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYNDA FOWLER, 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 CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS }
COUNTY OF BASTROP }

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT STEUBING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS }
COUNTY OF BASTROP }

KNOW ALL MEN BY THESE PRESENTS THAT RACHEL HARTZLER, P.E., 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.

RACHEL HARTZLER, P.E. DATE

FLOOD PLAIN NOTE:
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE), AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0355E, EFFECTIVE JANUARY 19, 2006, FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

FLOOD WARNING:
THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR 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 PLAT BY THE CITY OF BASTROP DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM THE RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

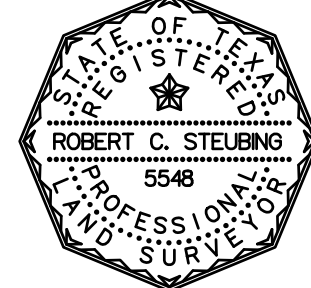
EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.

FLOODPLAIN ADMINISTRATOR NOTE:
BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR CITY OF BASTROP.

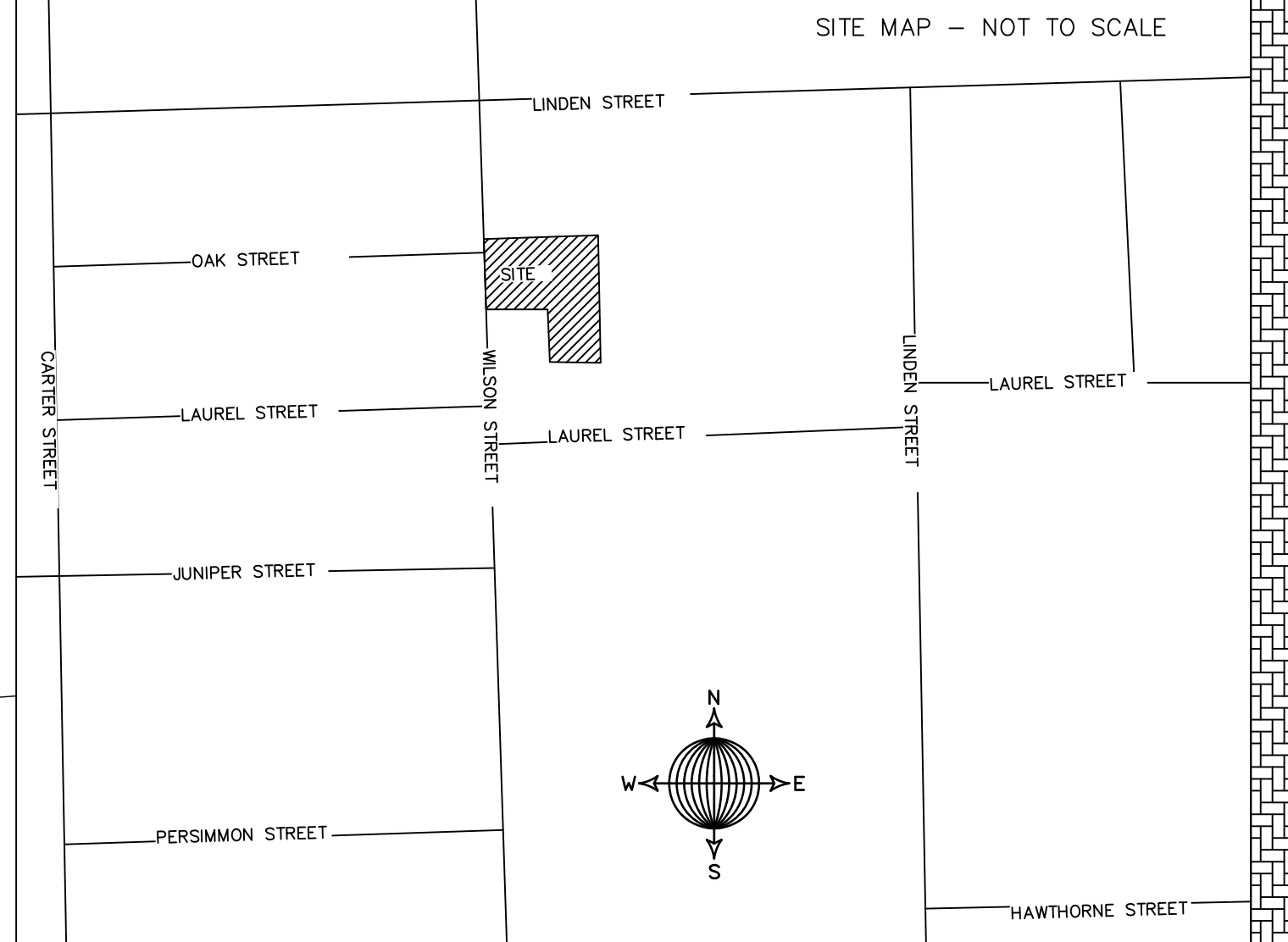
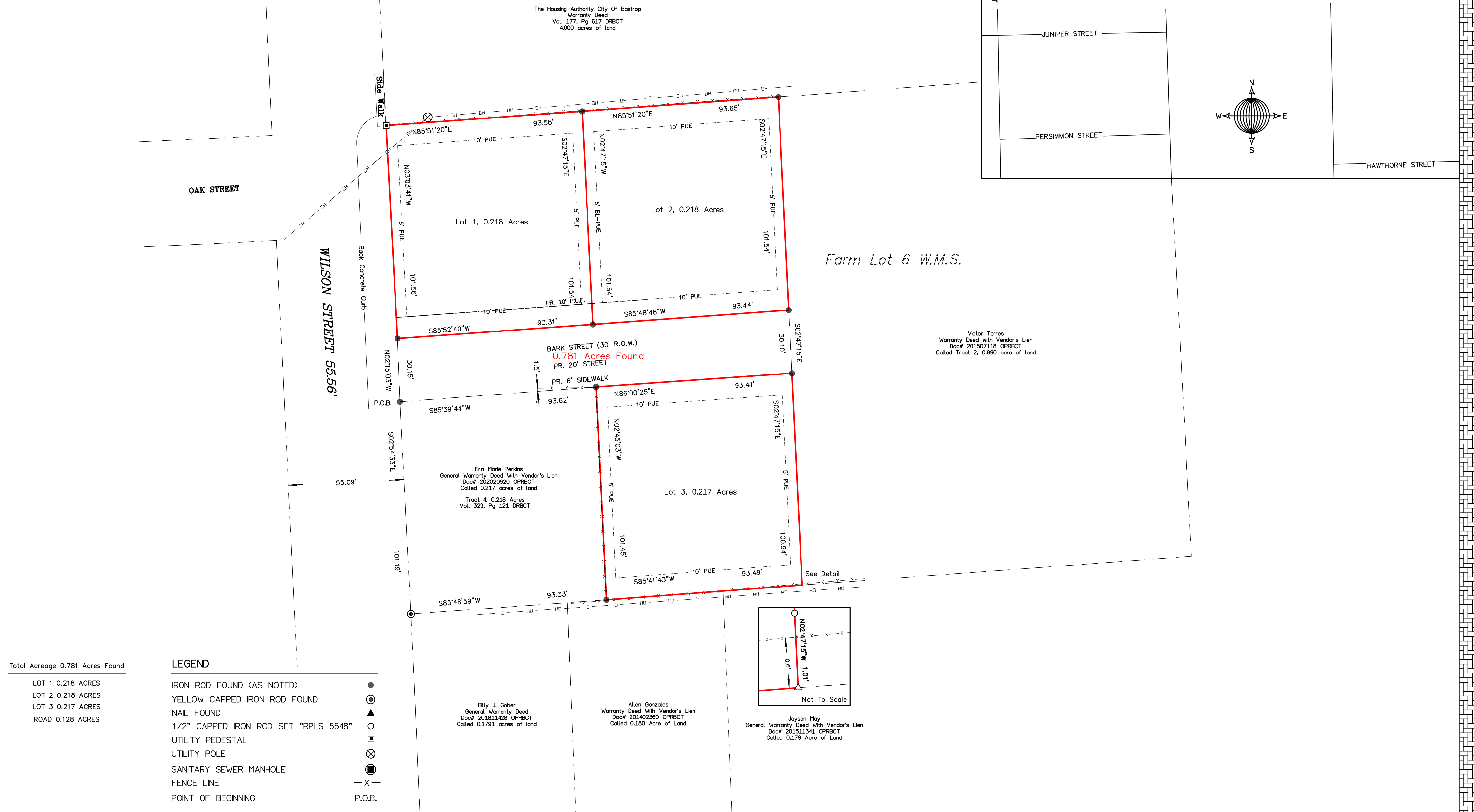
STATE OF TEXAS }
COUNTY OF BASTROP }

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT C. STEUBING, P.L.S., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

REVISION DATE: 07/06/2021
REVISION DATE: 11/09/2022
REVISION DATE: 12/27/2022



BARK 1832 SUBDIVISION 1



Total Acreage 0.781 Acres Found	
LOT 1 0.218 ACRES	IRON ROD FOUND (AS NOTED)
LOT 2 0.218 ACRES	YELLOW CAPPED IRON ROD FOUND
LOT 3 0.217 ACRES	NAIL FOUND
ROAD 0.128 ACRES	1/2" CAPPED IRON ROD SET "RPLS 5548"
	UTILITY PEDESTAL
	UTILITY POLE
	SANITARY SEWER MANHOLE
	FENCE LINE
	POINT OF BEGINNING

SURVEY OF 0.781 ACRES OF LAND A PART OF THE BASTROP TOWN TRACT, ABSTRACT NUMBER 11, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, AND BEING A PORTION OF FARM LOT 6, WEST OF MAIN STREET, ACCORDING TO THE PLAT OF SAID TOWN TRACT RECORDED IN PLAT CABINET 1, PAGE 23A, PLAT RECORDS BASTROP COUNTY, TEXAS AND BEING ALL THAT CALLED 0.781 ACRES OF LAND DESCRIBED TO BRYNDA FOWLER AND ROBERT STEUBING AS RECORDED IN DOCUMENT NUMBER 202107473, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS:

BEGINNING at a three-eighths inch iron rod found for the upper southwest corner of the herein described 0.781 acres of land, same being the northwest corner of that called 0.217 acres of land described to Erin Marie Perkins in that certain General Warranty Deed With Vendors Lien as recorded in Document Number 202029920, Official Public Records Bastrop County, Texas and being a point on the common dividing line of the said Farm Lot 6 and Wilson Street, a street in the City of Bastrop having a 55.56 foot right of way width;

THENCE along the common dividing line of the said Wilson Street, and the said Fowler 0.781 acres the following two (2) courses and distances: 1) North 02°15'03" West, a distance of 301.5 feet to a three-eighths inch iron rod found; 2) North 03°04'14" West, a distance of 101.56 feet to a three-eighths inch iron rod in a concrete cylinder monument found for the northwest corner of the herein described 0.781 acres of land, same being a point on the common dividing line of the said Wilson Street and the said Farm Lot 6, same being the southwest corner of that called 4.000 acres of land described to The Housing Authority City of Bastrop in that certain Warranty Deed as recorded in Volume 177, Page 617, Deed Records Bastrop County, Texas;

THENCE North 85°51'20" East, along the common dividing line of the said Fowler 0.781 acres of land and the said Housing Authority 4.000 acres of land a distance of 187.23 feet to a three-eighths inch iron rod found for the northeast corner of the herein described 0.781 acres of land, same being a point on the south line of the said Housing Authority 4.000 acres of land and the northwest corner of that called Tract 2, 0.990 acre of land described to Victor Torres in that certain Warranty Deed With Vendors Lien as recorded in Document Number 201507118, Official Public Records Bastrop County, Texas;

THENCE South 02°47'15" East, along the common dividing line of the said Fowler 0.781 acres of land, and the said Torres 0.990 acre of land a distance of 232.59 feet to a point not set for the southeast corner of the herein described Fowler 0.781 acres of land, and the said Torres 0.990 acre of land, same being a point on the north line of that called 0.179 acre of land described to Jayson May in that certain General Warranty Deed With Vendors Lien as recorded in Document Number 201511341, Official Public Records Bastrop County, Texas and from this point a James Garon capped iron rod found for a point of reference bears North 02°47'15" West, a distance of 1.01 feet;

THENCE South 85°41'43" West, a distance of 93.49 feet along the common dividing line of the said Fowler 0.781 acres of land, the said May 0.179 acre of land and that called 0.180 acre of land described to Allen Gonzales in that certain Warranty Deed With Vendors Lien as recorded in Document Number 201402380, Official Public Records Bastrop County, Texas, to a three-eighths inch iron rod found for the lower southwest corner of the herein described Fowler 0.781 acres of land, same being a point on the north line of the said Gonzales 0.180 acre of land, same being the southeast corner of the said Perkins 0.217 acres of land;

THENCE along the common dividing line of the said Perkins 0.217 acres of land, the said Fowler 0.781 acres of land the following two (2) courses and distances: 1) North 02°45'03" West, a distance of 101.45 feet to a three-eighths inch iron rod found for an interior angle corner of the herein described Fowler 0.781 acres of land, same being the northeast corner of the said Perkins 0.217 acres of land; 2) South 85°39'44" West, a distance of 93.62 feet along the common dividing line of the said Perkins 0.217 acres of land and the said Fowler 0.781 acres of land to the POINT OF BEGINNING and containing 0.781 acres of land, more or less, within these metes and bounds.

The Housing Authority City of Bastrop
Warranty Deed
Vol. 177, Pg 617 DBRCT
4.000 acres of land

Erin Marie Perkins
General Warranty Deed With Vendor's Lien
Doc# 202029920 DBRCT
Called 0.217 acres of land

Tract 4, 0.218 Acres
Vol. 329, Pg 121 DBRCT

Allen Gonzales
Warranty Deed With Vendor's Lien
Doc# 201402380 DBRCT
Called 0.180 Acre of Land

Jayson May
General Warranty Deed With Vendor's Lien
Doc# 201511341 DBRCT
Called 0.179 Acre of Land

Victor Torres
Warranty Deed With Vendor's Lien
Doc# 201507118 DBRCT
Called Tract 2, 0.990 acre of land

0.781 Acres Found
PR. 20' STREET

See Detail

PLAT NOTES:
THE BENCHMARKS USED ID PID: BM0433, NATIONAL GEODETIC SURVEY, ELEVATION: 364.75' (NAVD 88)

WATER SERVICE IS PROVIDED BY: CITY OF BASTROP
WASTEWATER SERVICE IS PROVIDED BY: CITY OF BASTROP
ELECTRIC SERVICE IS PROVIDED BY: BASTROP POWER & LIGHT

- EASEMENTS, BUILDING LINES OR CONDITIONS OF RECORD PER GF# AUT-78-125-137-AUT210047460 PER AUSTIN TITLE COMPANY.
- ALL UTILITIES WILL BE UNDERGROUND.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 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 (5') FIVE FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND A (10') TEN FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG THE REAR LOT LINE.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 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 EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- BEARING 849S, GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, 4203, NAD83
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OR 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 CONSTRUCTION IN ACCORDANCE WITH THE CODE OF ORDINANCES 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 FROM THE CITY OF BASTROP.
- BUILD-TO-LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- UPON COMPLETION OF CONSTRUCTION AND INSTALLATION OF THE ELECTRIC FACILITIES ON THE PROPERTY, THE DEVELOPER/OWNER SHALL HAVE THE PERMANENT UTILITY EASEMENT (20 FOOT BUFFER AROUND ALL NON-OPENING SIDES AND A 20 FOOT BUFFER AROUND OPENING SIDES OF EQUIPMENT) SURVEYED BY METES AND BOUNDS, AT ITS SOLE COST AND EXPENSE, AND A COPY OF THE PERMANENT EASEMENT SURVEY PROVIDED TO BP&L FOR THE GRANTING AND RECORDING OF A PERMANENT PUBLIC UTILITY EASEMENT. THE BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT SHALL BE VACATED AS SUCH TIME BP&L ACCEPTS AND RECORDS THE PERMANENT PUBLIC UTILITY EASEMENT.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
- 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 SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT 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.
- THE OWNER OF THE 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 FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 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) FOR REVIEW.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.