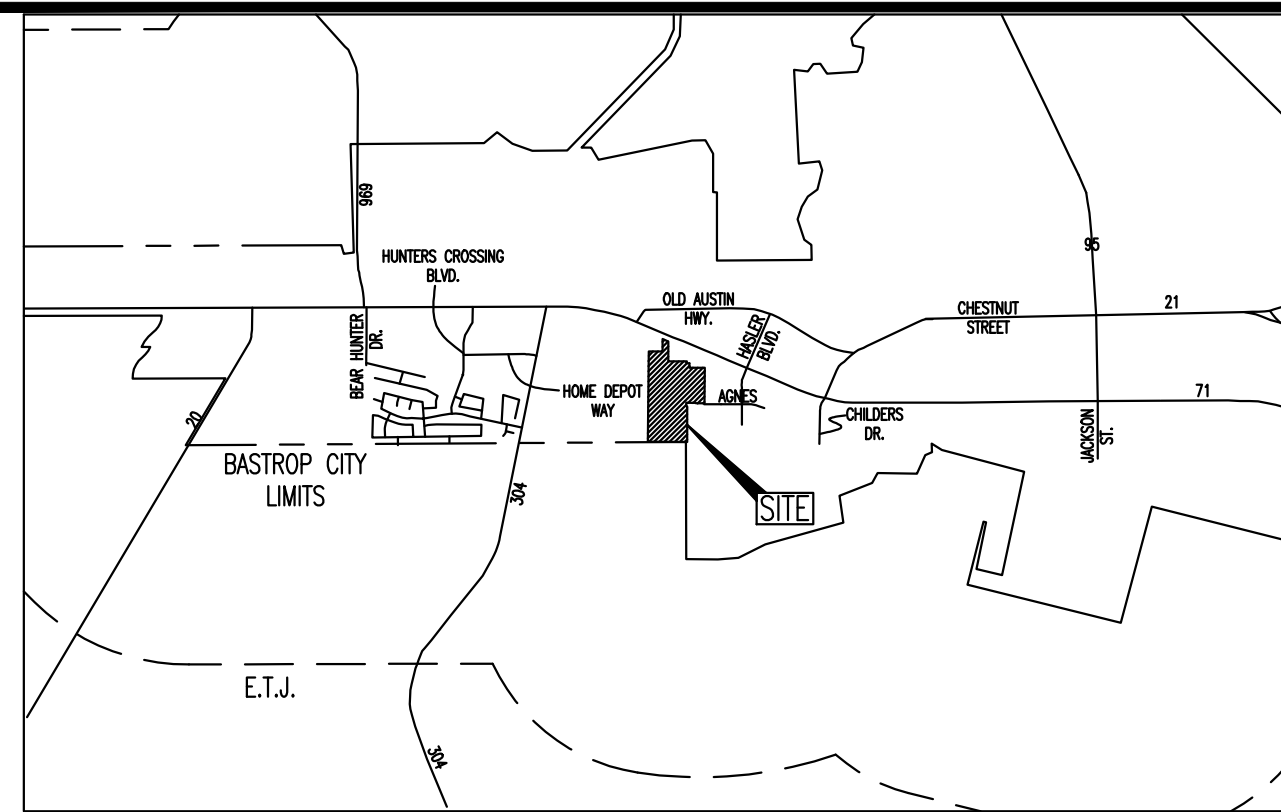


THE FINAL PLAT OF PECAN PARK COMMERCIAL, LOT 5



LOCATION MAP
(N.T.S.)

DATE: MARCH 6, 2023

HSD BASTROP PECAN PARK LP.
2101 LAKEWAY BLVD STE 100
LAKEWAY, TX 78734

PHONE: (512) 610-0516

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160

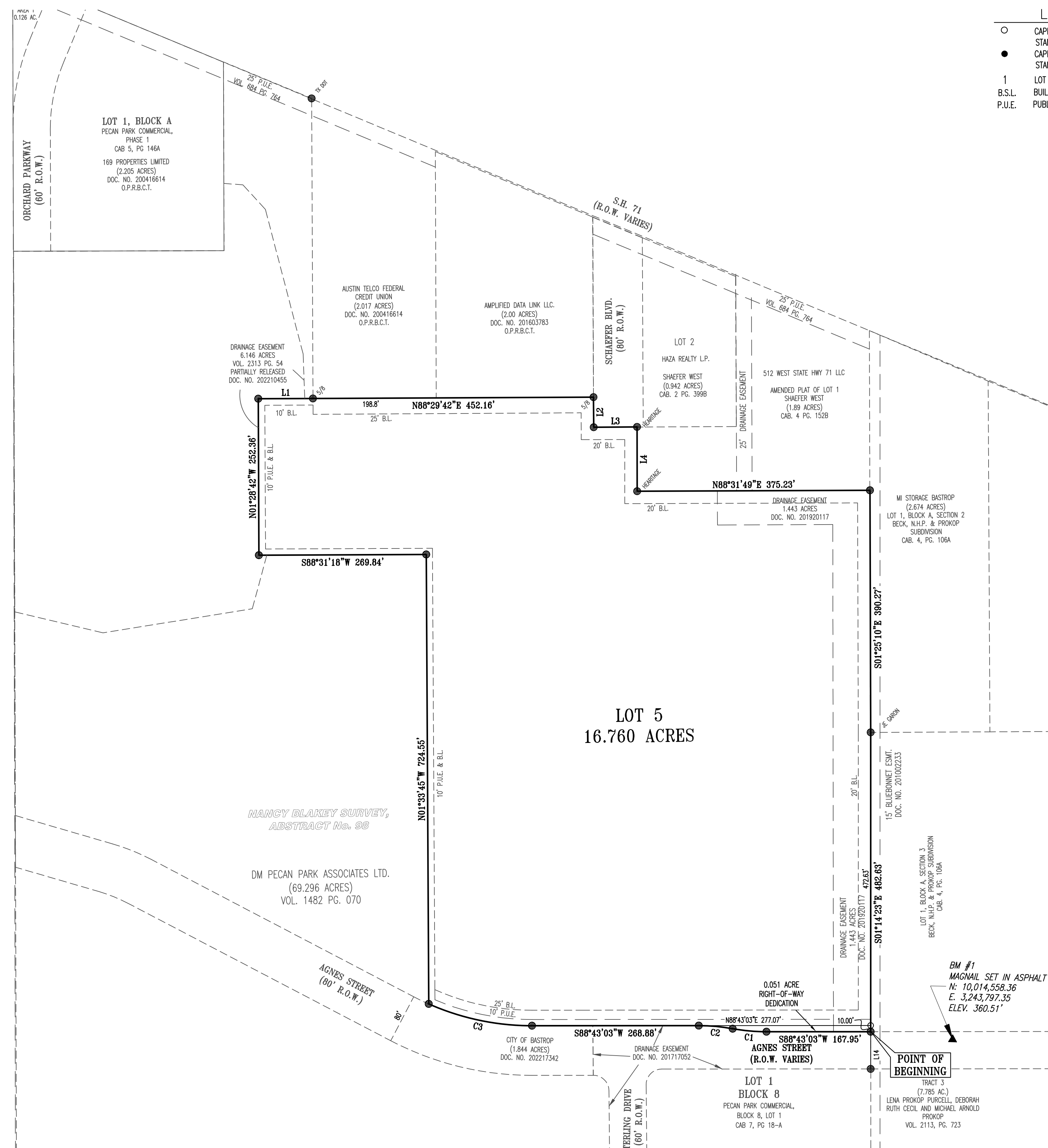
TOTAL ACREAGE: 16.811 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98

COMMERCIAL LOTS: 1 TOTAL: 16.760 ACRES

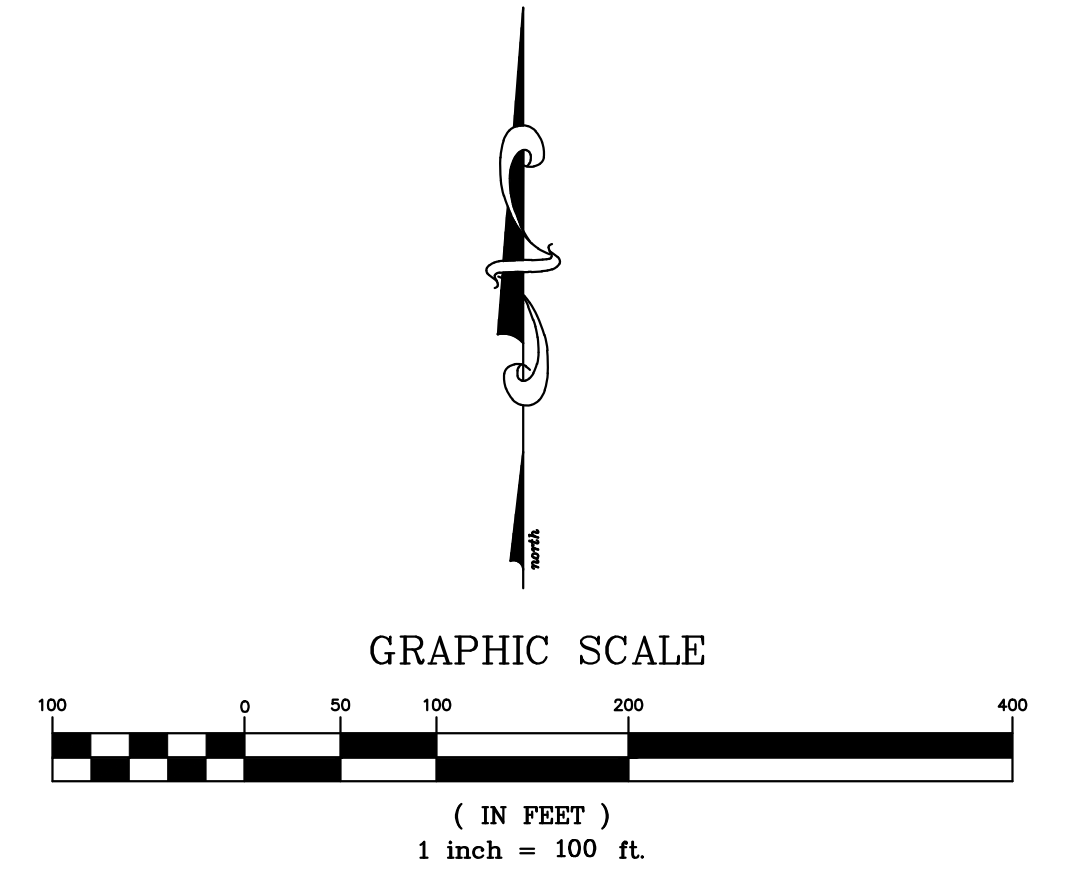
F.E.M.A. MAP NO. 48021C0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

Line Table		
Line #	Length	Direction
L1	88.24	N88°30'38"E
L2	48.52	S01°43'53"E
L3	69.96	N88°19'51"E
L4	103.62	S01°18'50"E
L14	60.00	S01°14'23"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	54.86	300.00	N86°02'57"W	54.79	27.51	107°28'41"
C2	54.86	300.00	N86°02'57"W	54.79	27.51	107°28'41"
C3	171.35	410.00	N79°18'35"W	170.11	86.94	23°56'44"



- LEGEND**
- CAPPED 1/2" IRON ROD SET
STAMPED "CBD SETSTONE"
 - CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE" (UNLESS NOTED)
 - 1 LOT NUMBER
 - B.S.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT



REV. NO.	BY	COMMENT	DATE
1	TKM	INITIAL ISSUE	02/14/2023

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE FINAL PLAT OF
PECAN PARK COMMERCIAL, LOT 5

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

THAT, HSD BASTROP PECAN PARK LP., HAYTHEM DAWLETT, ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 16.811 ACRE TRACT OF LAND AS CONVEYED TO HSD BASTROP PECAN PARK LP. IN DOCUMENT NUMBER 202216263, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.811 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"PECAN PARK COMMERCIAL LOT 5"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND/OR 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.

HAYTHEM DAWLETT
HSD BASTROP PECAN PARK LP.
2101 LAKEWAY BLVD STE 100
LAKEWAY, TX 78734

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED ON THIS _____ DAY OF _____, 20____ A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST:

PLANNING & ZONING COMMISSION
CHAIRPERSON

CITY SECRETARY

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA. THIS TRACT LIES IN ZONE X-500 (0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD), AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4802100355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.L.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

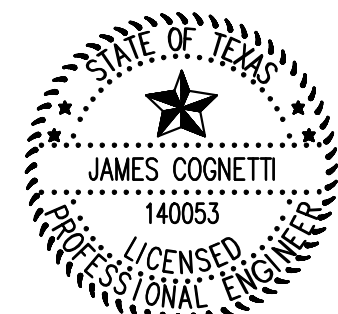
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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

I, JAMES COGNETTI, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON.

ENGINEERING BY: _____ DATE _____

JAMES COGNETTI, P.E. NO. 140053
CARLSON, BRIGANCE & DOERING, INC.
5701 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
jcoognetti@cbdeng.com



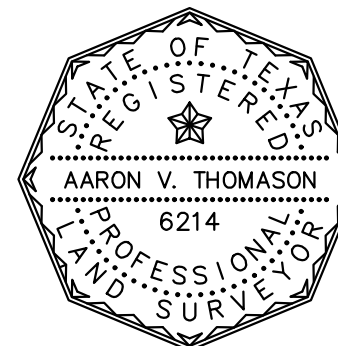
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

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

THAT I, AARON V. THOMASON, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE _____

AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com



METES AND BOUNDS

BEING ALL OF THAT CERTAIN 16.811 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 16.811 ACRE TRACT OF LAND CONVEYED TO HSD BASTROP PECAN PARK LP. BY DEED RECORDED IN DOCUMENT NUMBER 202216263, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, (O.P.R.B.C.TX.), SAID 16.811 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID 16.811 ACRE TRACT OF LAND, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A BECK, N.H.P. & PROKOP SUBDIVISION, SECTION THREE, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 36A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF AGNES STREET (60' R.O.W.), FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTHERN RIGHT-OF-WAY LINE OF SAID AGNES ROAD, THE SOUTH LINE OF SAID 16.811 ACRE TRACT OF LAND, , THE NORTH LINE OF A CALLED 1.844 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BASTROP FOR RIGHT-OF-WAY PURPOSES BY DEED RECORDED IN DOCUMENT NUMBER 202217342, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND OVER AND ACROSS A CALLED 69.296 ACRE TRACT OF LAND CONVEYED TO DM PECAN APRK ASSOCIATED LTD BY DEED RECORDED IN VOLUME 1482, PAGE 70, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. S88°43'03"W, A DISTANCE OF 167.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 54.86 FEET AND A CHORD THAT BEARS N86°02'57"W, A DISTANCE OF 54.79 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
3. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 54.86 FEET AND A CHORD THAT BEARS N86°02'37"W, A DISTANCE OF 54.79 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
4. S88°43'03"W A DISTANCE OF 288.88 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, SAME BEING AT THE SOUTHWEST CORNER OF SAID 16.811 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS THE REMAINDER OF SAID 69.926 ACRE TRACT, AND WITH THE WEST AND NORTH LINES OF SAID 16.811 ACRE TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

1. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 171.35 FEET AND WHOSE CHORD BEARS N79°18'35"W, A DISTANCE OF 170.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
2. N01°33'45"W, A DISTANCE OF 724.55 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
3. S88°31'18"W, A DISTANCE OF 269.84 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
4. N01°28'42"W, A DISTANCE OF 252.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
5. N88°30'39"E, A DISTANCE OF 88.24 FEET TO A 5/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF A CALLED 2.017 ACRE TRACT CONVEYED TO AUSTIN TELCO FEDERAL CREDIT UNION IN DOCUMENT NUMBER 200416614 O.P.R.B.C.TX.,

THENCE N88°29'42"E, WITH THE COMMON BOUNDARY LINE OF SAID 16.811 ACRE TRACT, SAID 2.017 ACRE TRACT, AND A CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO AMPLIFIED DATA LINK, LLC. IN DOCUMENT NUMBER 201603783 (O.P.R.B.C.TX.), PASSING AT A DISTANCE OF 198.85 FEET A 5/8 INCH IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID 2.017 ACRES TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 452.16 FEET TO A 5/8 INCH IRON ROD FOUND AT A SOUTHEASTERN CORNER OF SAID 2.00 ACRE TRACT AND BEING ALSO A POINT ON A WESTERN RIGHT-OF-WAY LINE OF SCHAEFER BOULEVARD (80' R.O.W.),

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 16.811 ACRE TRACT AND SAID SCHAEFER BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. S01°43'53"E, A DISTANCE OF 48.52 FEET TO A 5/8 INCH IRON ROD FOUND, AND
2. N88°19'51"E, A DISTANCE OF 69.96 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "HEARTIGE SURVEYING", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 69.296 ACRE TRACT, SAME BEING A POINT ON A SOUTHERN TERMINUS LINE OF SAID SCHAEFER BOULEVARD, AND BEING ALSO A WESTERN CORNER OF A LOT 1 OF THE AMENDED PLAT OF LOT 1 SCHAEFER WEST, A SUBDIVISION RECORDED IN CABINET 4, PAGE 152-B (P.R.B.C.TX.),

THENCE WITH THE COMMON LINE OF SAID 16.811 ACRE TRACT AND SAID LOT 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. S01°18'50"E, A DISTANCE OF 103.62 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "HEARTIGE SURVEYING", AND
2. N88°31'49"E, A DISTANCE OF 375.23 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE NORTHEAST CORNER OF SAID 16.811 ACRE TRACT, SAME BEING A SOUTHEASTERN CORNER OF SAID LOT 1, SCHAEFER WEST SUBDIVISION, AND BEING ALSO A POINT ON A WESTERN BOUNDARY LINE OF LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, A SUBDIVISION RECORDED IN CABINET 4, PAGE 106-A (P.R.B.C.TX.),

THENCE S01°25'10"E, WITH THE COMMON BOUNDARY LINE OF SAID 16.811 ACRE TRACT AND SAID LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, A DISTANCE OF 390.27 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "JE GARON RPLS", BEING AN EASTERN CORNER OF SAID 16.811 ACRE TRACT, SAME BEING A SOUTHWESTERN CORNER OF SAID LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION TWO, AND BEING ALSO A NORTHWESTERN CORNER OF SAID LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION THREE A SUBDIVISION RECORDED IN CABINET 6, SLIDE 36A (P.R.B.C.TX.),

THENCE, S01°14'23"E, WITH THE COMMON BOUNDARY LINE OF SAID 16.811 ACRE TRACT AND SAID LOT 1, BLOCK A, BECK, N.H.P. & PROKOP SUBDIVISION, SECTION THREE, A DISTANCE OF 482.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.811 ACRES OF LAND.

GENERAL NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. 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.
3. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
4. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMORANDUM OF UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013.
5. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT RECORDED BY THE CITY.
6. 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 FINAL PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. 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.
8. 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).
9. WATER IS PROVIDED BY THE CITY OF BASTROP.
10. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
11. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
12. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
15. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
16. 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.
17. ALL EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 04-03-2018, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 1813171-BCP ISSUED BY INDEPENDENCE TITLE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
19. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
20. IT IS THE RESPONSIBILITY OF EACH 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.
21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE EASEMENT FOR CONSTRUCTION, OPERATIONS 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.
22. EVIDENCE OF A MANDATORY OWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT. SUBJECT TO VOLUME 2318, PAGE 117, DOCUMENT NUMBER 201405566, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
23. THIS FINAL PLAT IS LOCATED WITHIN THE AREA OF THE MEMORANDUM OF UNDERSTANDING FOR PECAN PARK MIXED-USE DEVELOPMENT THAT WAS APPROVED BY THE CITY COUNCIL OF BASTROP ON NOVEMBER 12, 2013.
24. THIS FINAL PLAT IS LOCATED WITHIN THE AREA OF THE COMMERCIAL PLANNED DEVELOPMENT ORDINANCE NO. 2015-12 THAT WAS APPROVED BY THE CITY COUNCIL OF BASTROP ON AUGUST 25, 2015.
25. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 28, 2022.
26. ALL NEW UTILITIES WILL BE UNDERGROUND.
27. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
28. 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.
29. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
30. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
31. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE 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 FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT THE 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 RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
32. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS.
33. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
34. BENCHMARK USED IS A MAG NAIL SET IN AGNES BOULEVARD, COORDINATES N: 10,014,558.36, E: 3,243,797.35, ELEV.: 360.51'
35. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
36. NO BUILDING, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
37. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.

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

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, 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(S)_____.

FILED FOR RECORD THIS _____ DAY OF _____, 20____, A.D.,
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DEPUTY

KRISTA BARTSCH
COUNTY CLERK, BASTROP COUNTY, TEXAS

SHEET NO. 2 OF 2

