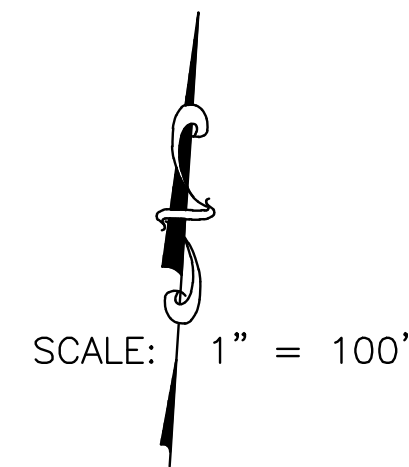
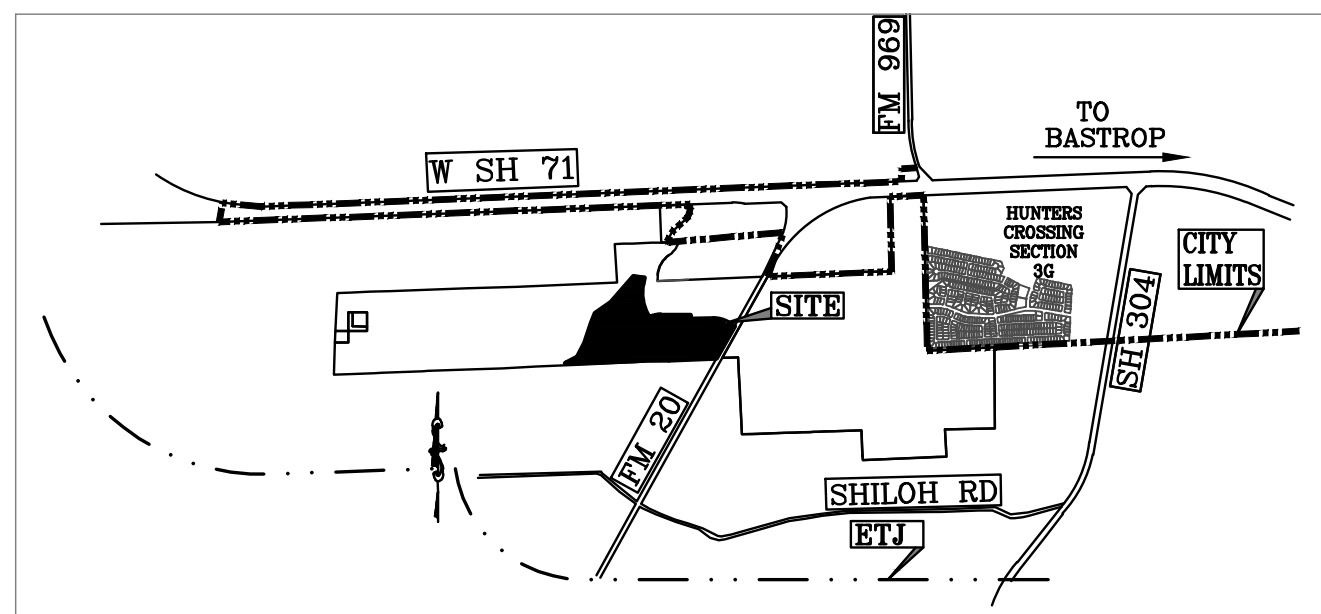
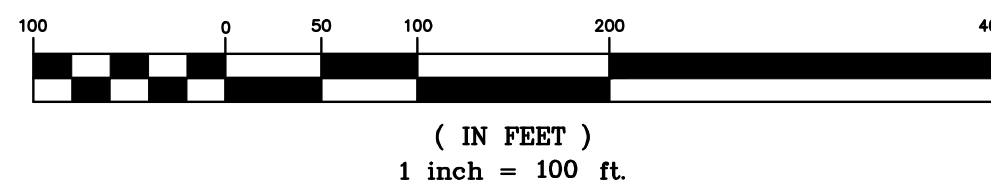


THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 2



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



- LEGEND**
- BENCHMARK
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
 - O.S. OPEN SPACE
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - FEMA 100 YEAR FLOOD PLAIN

DATE: JULY 19, 2023
 OWNER:
 WEST BASTROP VILLAGE LTD.
 2043 S. LAHAR BLVD
 SUITE 2150
 AUSTIN, TX 78704

PHONE: (512) 472-7455
 FAX: (512) 472-7499

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

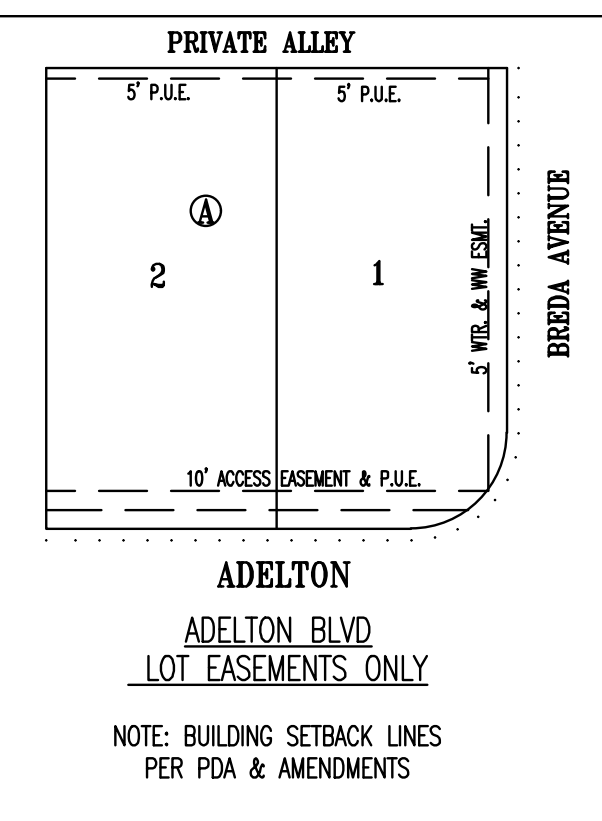
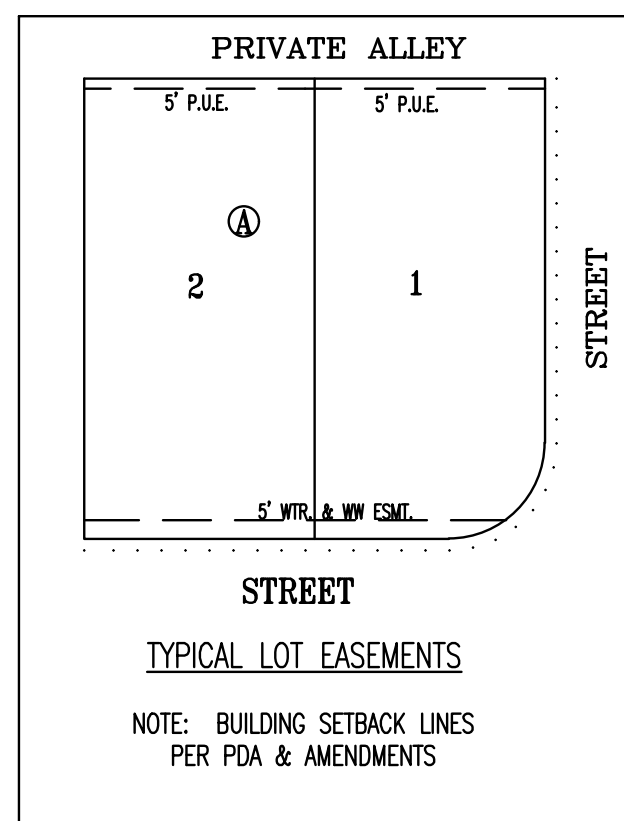
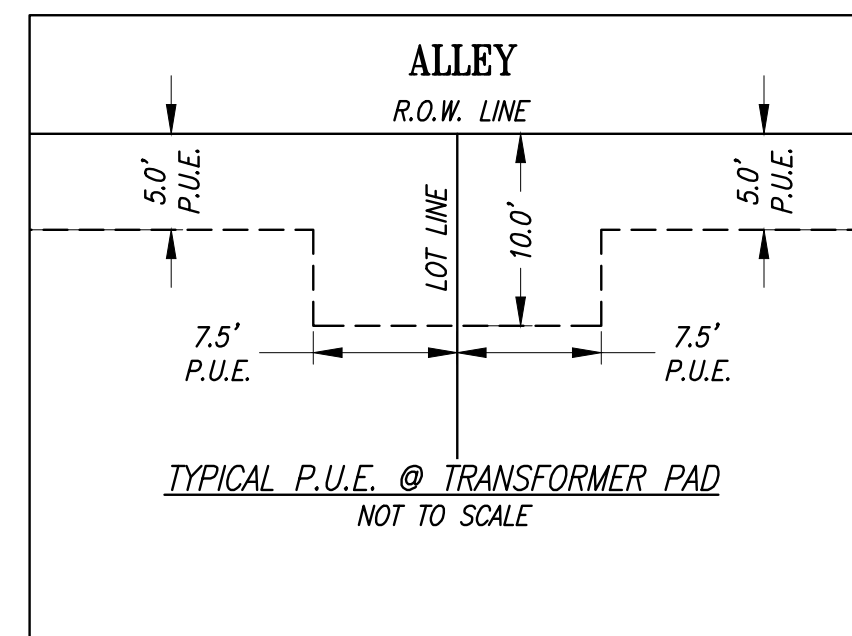
BLOCK	LOT	SQ. FT.	ACREAGE	BLOCK	LOT	SQ. FT.	ACREAGE
A	1	849	0.019	C	1	24,546	0.564
A	2	5,211	0.120	D	1	10,493	0.241
A	3	4,059	0.093	D	2	7,800	0.179
A	4	4,058	0.093	D	3	8,707	0.200
A	5	4,057	0.093	D	4	9,692	0.222
A	6	4,057	0.093	D	5	9,899	0.227
A	7	4,057	0.093	D	6	7,800	0.179
A	8	4,056	0.093	D	7	7,800	0.179
A	9	4,056	0.093	D	8	7,800	0.179
A	10	4,055	0.093	D	9	7,800	0.179
A	11	4,055	0.093	D	10	7,886	0.181
A	12	4,055	0.093	D	11	10,062	0.231
A	13	4,054	0.093	D	12	7,752	0.178
A	14	4,053	0.093	D	13	6,500	0.149
A	15	4,053	0.093	D	14	6,500	0.149
A	16	4,052	0.093	D	15	6,500	0.149
A	17	5,186	0.119	D	16	6,500	0.149
A	18	1,039	0.024	D	17	6,500	0.149
A	19	3,524	0.081	D	18	6,500	0.149
A	20	9,087	0.209	D	19	6,500	0.149
A	21	7,434	0.171	D	20	6,500	0.149
A	22	7,433	0.171	D	21	10,185	0.234
A	23	7,433	0.171	E	1	10,842	0.249
A	24	7,432	0.171	E	2	10,472	0.240
A	25	7,431	0.171	E	3	8,128	0.187
A	26	7,430	0.171	E	4	8,145	0.187
A	27	7,430	0.171	E	5	8,161	0.187
A	28	7,429	0.171	E	6	9,503	0.218
A	29	7,428	0.171	E	7	9,438	0.217
A	30	7,427	0.171	E	8	6,712	0.154
A	31	9,077	0.208	E	9	6,712	0.154
A	32	2,873	0.066	E	10	6,723	0.154
A	33	12,069	0.277	E	11	6,734	0.155
B	1	1,700	0.039	E	12	7,278	0.167
B	2	5,203	0.119	E	13	8,767	0.201
B	3	4,859	0.112	E	14	9,941	0.228
B	4	4,858	0.112	E	15	2,587	0.059
B	5	4,857	0.112	F	1	15,203	0.349
B	6	4,857	0.111	F	2	11,672	0.268
B	7	5,023	0.115	F	3	8,950	0.205
B	8	5,515	0.127	F	4	7,832	0.180
B	9	5,972	0.137	F	5	6,563	0.151
B	10	6,274	0.144	F	6	6,500	0.149
B	11	7,430	0.171	F	7	6,500	0.149
B	12	8,656	0.199	F	8	6,500	0.149
B	13	11,399	0.262	F	9	6,500	0.149
B	14	10,203	0.234	F	10	6,500	0.149
B	15	13,829	0.317	F	11	6,500	0.149
B	16	10,940	0.251	F	12	6,500	0.149
B	17	7,443	0.171	F	13	6,500	0.149
B	18	7,442	0.171	F	14	6,500	0.149
B	19	7,442	0.171	F	15	6,500	0.149
B	20	7,441	0.171	F	16	6,500	0.149
B	21	7,440	0.171	F	17	6,500	0.149
B	22	7,439	0.171	F	18	6,521	0.150
B	23	7,438	0.171	F	19	6,803	0.156
B	24	9,090	0.209	F	20	7,051	0.162
B	25	2,787	0.064	F	21	7,424	0.170
B	26	12,152	0.279	F	22	12,179	0.280
B	27	7,560	0.174	F	23	18,374	0.422
B	28	7,560	0.174	F	24	9,392	0.216
B	29	7,560	0.174	F	25	9,490	0.218
B	30	7,560	0.174	F	26	7,004	0.161
B	31	7,560	0.174	F	27	6,750	0.155
B	32	7,560	0.174	F	28	6,750	0.155
B	33	11,891	0.273	F	29	8,100	0.186
B	34	17,736	0.407	F	30	242,506	5.567

TOTAL ACREAGE: 72.446 ACRES
 SURVEY: NANCY BLAKEY SURVEY, A-98

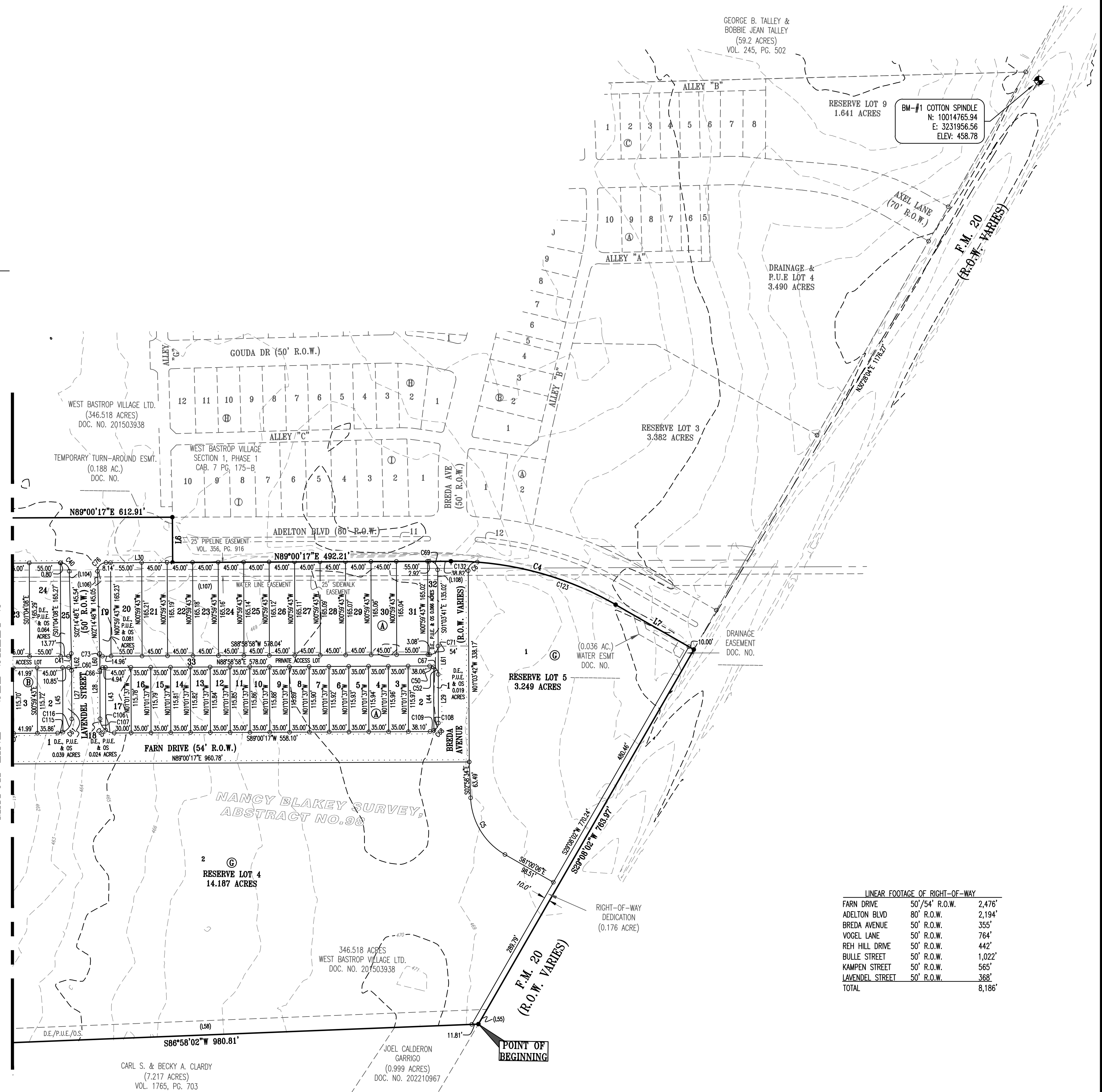
RESIDENTIAL LOTS:	121	TOTAL:	20,359 ACRES
D.E., P.U.E. AND O.S. LOTS:	7	TOTAL:	5.860 ACRES
O.S., P.U.E. & S.W.E. LOT:	2	TOTAL:	0.623 ACRES
D.E., O.S., P.U.E., & S.W.E. LOT:	1	TOTAL:	0.279 ACRES
D.E. LOT:	1	TOTAL:	11.343 ACRES
RESERVE/FUTURE LOT:	4	TOTAL:	22.402 ACRES
R.O.W. AND PRIVATE ACCESS LOTS:	2	TOTAL:	10.982 ACRES
LIFT STATION:	1	TOTAL:	0.422 ACRES

NO. OF BLOCKS: 8

FLOOD PLAIN NOTE:
 A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. F.E.M.A. MAP NO. 48021C0335E, BASTROP COUNTY, TEXAS, DATED JANUARY 19, 2006



MATCH LINE - SEE SHEET 2



LINEAR FOOTAGE OF RIGHT-OF-WAY

FARN DRIVE	50'/54' R.O.W.	2,476'
ADELTON BLVD	80' R.O.W.	2,194'
BREDA AVENUE	50' R.O.W.	355'
VOGEL LANE	50' R.O.W.	764'
REH HILL DRIVE	50' R.O.W.	442'
BULLE STREET	50' R.O.W.	1,022'
KAMPEN STREET	50' R.O.W.	565'
LAVENDEL STREET	50' R.O.W.	368'
TOTAL		8,186'

SHEET NO. 1 OF 3

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

NOTE:
 ZONING IS SF-7-PD PER THE PLANNED DEVELOPMENT AGREEMENT.

REVISION	DATE	BY	COMMENT
1	04/21/2023	TKM	REVISED PER BASTROP COUNTY COMMENTS
2	06/13/2023	TKM	REVISED NOTES, ADDED R.O.W. RESERVE LOT
3	06/28/2023	TKM	CHANGE R.O.W. RESERVE TO R.O.W. DEDICATION

THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 2

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SCALE: 1" = 100'

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	657.59	930.00	S09°33'00"E	643.98	343.22	40°30'48"
C2	20.56	15.00	S73°17'18"E	18.99	12.27	78°32'55"
C3	165.62	440.00	N78°13'16"E	164.65	83.80	21°34'02"
C4	304.31	580.00	S75°57'52"E	300.83	155.75	30°30'42"
C5	122.54	121.00	S31°59'19"E	117.37	67.11	58°01'35"
C6	24.78	15.00	N46°15'50"E	22.06	16.27	94°39'11"
C7	25.35	15.00	N85°54'36"W	22.44	16.90	96°49'32"
C8	162.99	225.00	S66°26'12"W	158.45	85.26	41°30'19"
C9	36.37	225.00	N88°10'46"W	36.33	18.22	91°51'41"
C10	15.12	15.00	S67°33'58"W	14.49	8.28	57°46'09"
C11	205.54	60.00	N43°10'48"W	118.79	419.57	196°16'36"
C12	15.12	15.00	N26°04'28"E	14.49	8.28	57°46'09"
C13	210.11	275.00	N19°04'37"E	205.03	110.48	47°46'32"
C14	109.24	175.00	N19°56'51"W	107.48	56.47	35°45'58"
C15	23.56	15.00	S47°11'21"W	21.21	15.00	90°00'00"
C16	28.29	175.00	N88°10'46"W	28.26	14.17	91°51'41"
C17	21.14	15.00	N43°10'48"W	19.43	12.75	87°44'19"
C18	173.31	225.00	N19°15'20"E	169.06	91.21	44°07'57"
C19	22.38	15.00	N84°04'07"E	20.36	13.86	85°29'38"
C20	232.55	840.00	S63°53'38"E	231.27	117.57	20°49'08"
C21	22.94	15.00	S30°10'55"E	20.77	14.40	87°38'33"
C22	50.24	175.00	S05°24'51"W	50.07	25.30	162°07'00"
C23	21.83	15.00	S03°59'32"W	19.85	13.36	83°22'12"
C24	126.77	175.00	S66°26'12"W	124.02	66.31	41°30'19"
C25	23.56	15.00	N47°48'39"W	21.21	15.00	90°00'00"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C26	11.19	125.00	N00°14'44"W	11.19	5.60	50°7'49"
C27	26.53	15.00	N52°58'46"E	23.20	18.30	101°19'11"
C28	64.60	225.00	S84°35'09"E	64.38	32.52	162°07'00"
C29	106.54	175.00	N69°44'54"E	104.90	54.98	34°52'55"
C30	76.10	125.00	S69°44'54"W	74.93	39.27	34°52'55"
C31	50.24	175.00	N84°35'09"W	50.07	25.30	162°07'00"
C32	21.99	14.00	N37°21'39"W	19.80	14.00	90°00'00"
C33	22.35	15.00	N56°18'58"E	20.34	13.83	85°21'14"
C34	412.84	640.00	N80°30'49"E	405.72	213.89	36°57'34"
C35	21.02	15.00	S77°49'46"E	19.34	12.65	80°16'24"
C36	21.99	14.00	S07°18'26"W	19.80	14.00	90°00'00"
C37	230.58	360.00	N70°39'21"E	226.66	119.40	36°41'50"
C38	29.97	636.00	N53°39'25"E	29.96	14.99	241°58"
C39	230.58	360.00	N70°39'21"E	226.66	119.40	36°41'50"
C40	23.21	15.00	S46°40'16"E	20.96	14.65	88°38'50"
C41	7.96	5.00	S43°22'05"W	7.15	5.11	91°13'46"
C42	60.84	95.00	S70°39'26"W	59.81	31.51	36°41'42"
C43	7.46	5.00	S05°04'44"W	6.79	4.63	85°32'19"
C44	13.38	353.00	S46°45'46"W	13.37	6.69	210°16"
C45	25.30	15.00	N88°00'38"W	22.40	16.84	96°37'48"
C46	141.22	225.00	N19°42'43"W	138.91	73.02	35°57'41"
C47	21.83	15.00	N03°59'33"E	19.95	13.36	83°22'13"
C48	226.10	299.00	N67°20'28"E	220.76	118.77	43°19'38"
C49	23.56	175.00	N03°36'51"W	21.06	14.78	89°09'30"
C50	7.21	15.00	S77°14'47"E	7.14	3.68	27°32'31"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C51	24.27	15.00	N08°39'25"E	21.71	15.72	92°41'58"
C52	16.34	15.00	S32°16'06"E	15.54	9.09	62°24'51"
C53	49.43	175.00	S05°16'53"W	49.27	24.88	161°10'4"
C54	0.81	175.00	S13°30'23"W	0.81	0.41	01°51'56"
C55	23.56	15.00	S82°41'34"E	21.21	15.00	90°00'00"
C56	223.96	353.00	S70°49'46"W	220.22	115.89	36°21'02"
C57	7.82	5.00	N82°51'05"W	7.05	4.97	89°39'20"
C58	48.04	75.00	N70°39'21"E	47.22	24.87	36°41'50"
C59	7.86	5.00	S46°00'23"E	7.07	5.00	90°01'19"
C60	39.27	25.00	S44°00'17"W	35.36	25.00	90°00'00"
C61	55.07	353.00	N50°07'24"E	55.02	27.59	85°56'19"
C62	22.41	15.00	S12°59'31"W	20.38	13.89	85°35'50"
C63	26.75	440.00	S54°02'56"W	26.75	13.38	37°29'00"
C64	39.27	25.00	N45°59'53"W	35.35	25.00	89°59'40"
C65	7.85	5.00	N43°59'37"E	7.07	5.00	89°58'41"
C66	23.55	15.00	S46°02'22"E	21.21	14.99	89°57'22"
C67	23.58	15.00	S43°58'16"W	21.23	15.02	90°00'01"
C68	23.54	15.00	S46°01'42"E	21.20	14.98	89°56'08"
C69	92.25	564.00	S56°59'35"W	92.15	46.23	9°22'17"
C70	21.57	15.00	S43°57'38"W	21.22	15.01	90°02'38"
C71	636.90	560.00	N80°46'32"W	603.13	357.89	65°09'51"
C72	7.75	5.00	N46°37'55"W	6.99	4.89	88°46'14"
C73	29.61	353.00	S50°15'04"W	29.60	14.81	47°46'11"
C74	23.89	15.00	N43°22'44"E	21.44	15.33	91°15'05"
C82	13.66	60.00	S45°12'09"W	13.63	6.86	130°21'31"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C83	50.39	60.00	S75°46'59"W	48.92	26.79	48°07'09"
C84	42.86	60.00	N59°41'40"W	41.95	22.39	40°55'32"
C85	26.57	60.00	N26°32'36"E	26.36	13.51	29°22'37"
C86	52.60	60.00	N11°15'42"E	50.94	28.13	50°13'59"
C87	19.46	60.00	N45°40'05"E	19.37	9.81	18°34'48"
C88	21.64	175.00	S87°05'31"E	21.63	10.83	7°05'06"
C89	6.65	175.00	N88°16'39"E	6.65	3.32	2°10'35"
C90	17.37	15.00	S40°49'29"E	16.42	9.81	66°21'25"
C91	5.57	15.00	S02°59'47"W	5.54	2.82	21°17'08"
C92	20.46	15.00	S87°44'36"W	18.91	12.18	78°08'40"
C93	1.92	15.00	S44°59'48"W	1.92	0.96	72°05'58"
C94	49.24	225.00	N86°32'29"W	49.14	24.72	12°32'20"
C95	15.36	225.00	N78°18'59"W	15.36	7.68	35°44'40"
C96	65.39	175.00	S63°00'41"W	65.01	33.08	21°24'29"
C97	41.15	175.00	S80°27'08"W	41.06	20.67	13°28'26"
C98	82.50	175.00	N73°41'04"E	81.73	42.03	27°00'34"
C99	44.27	175.00	N52°55'54"E	44.16	22.26	14°29'45"
C100	30.44	225.00	N88°56'05"W	30.42	15.45	7°45'07"
C101	5.93	225.00	N84°18'15"W	5.93	2.96	1°30'34"
C102	29.22	225.00	S49°24'14"W	29.20	14.63	7°26'25"
C103	46.21	225.00	S59°00'30"W	46.13	23.19	11°46'05"
C104	46.10	225.00	S70°45'42"W	46.02	23.13	11°44'20"
C105	41.46	225.00	S81°54'37"W	41.40	20.79	10°33'29"
C106	23.18	225.00	S27°33'33"E	22.36	12.50	53°07'00"
C107	16.09	25.00	S72°33'23"E	15.81	8.34	36°52'40"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C108	16.42	15.00	S30°17'24"W	15.61	9.14	62°42'17"
C109	7.16	15.00	S75°19'25"W	7.10	3.65	27°21'44"
C110	40.06	353.00	N64°50'37"E	40.04	20.05	6°30'07"
C111	38.03	353.00	N71°10'50"E	38.01	19.03	6°10'19"
C112	39.71	353.00	N77°29'20"E	39.69	19.87	6°28'41"
C113	39.63	353.00	N83°55'40"E	39.61	19.84	6°25'57"
C114	11.46	353.00	N88°04'28"E	11.46	5.73	1°51'38"
C115	9.36	25.00	N78°16'37"E	9.31	4.74	21°27'20"
C116	29.91	25.00	N33°16'37"E	28.16	17.04	68°32'40"
C117	43.22	360.00	S85°33'55"W	43.19	21.64	65°43'43"
C118	113.19	360.00	S73°07'06"W	112.73	57.07	18°00'55"
C119	56.62	360.00	S59°36'18"W	56.56	28.37	9°00'41"
C120	17.54	360.00	S53°42'12"W	17.54	8.77	24°73'11"
C121	43.87	95.00	N65°32'14"E	43.48	22.33	26°27'38"
C122	16.97	95.00	N83°53'10"E	16.95	8.51	101°14'14"
C123	257.88	580.00	N73°40'17"W	255.77	131.11	25°28'31"
C124	60.06	564.00	N58°57'41"E	60.03	30.06	6°06'05"
C125	32.19	564.00	N53°56'32"E	32.18	16.10	31°6'12"
C126	413.89	930.00	N17°03'26"W	410.48	210.43	25°29'58"
C127	243.71	930.00	N03°11'58"E	243.01	122.56	15°00'52"
C128	25.09	75.00	N61°53'25"E	24.97	12.66	19°09'58"
C129	22.95	75.00	N80°14'21"E	22.86	11.56	17°31'52"
C130	79.59	225.00	N07°19'23"E	79.18	40.22	20°16'05"
C131	93.72	225.00	N29°23'22"E	93.04	47.55	23°51'53"
C132	46.43	580.00	S88°42'08"E	46.41	23.23	4°35'11"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C138)	3.54	352.50	N63°48'42"E	3.54	1.77	0°34'29"

Line #	Length	Direction
(L42)	305.66	N37°41'25"W
(L47)	57.65	N45°40'38"E
(L55)	30.10	S29°08'02"W
(L56)	27.41	S01°43'53"E
(L57)	271.13	S88°46'37"W
(L58)	996.55	N86°56'23"E
(L59)	74.01	S52°14'47"W
(L103)	561.15	N89°00'17"E
(L104)	17.86	N02°14'48"W
(L105)	7.63	S37°43'18"E
(L106)	145.05	N02°14'48"W
(L107)	600.70	S89°00'17"W
(L108)	135.02	S01°03'41"E

Line #	Length	Direction
L1	113.56	S81°49'58"E
L2	115.52	S86°07'52"E
L3	140.50	S10°42'23"W
L4	59.59	S29°48'27"E
L5	62.49	N64°04'57"E
L6	80.00	S01°03'59"E
L7	159.21	S60°56'01"E
L8	100.27	S08°41'19"W
L9	73.06	S45°41'14"W
L10	56.13	S05°07'13"E
L11	48.50	S37°41'34"E
L12	36.96	S76°21'38"E
L13	36.51	N52°18'26"E
L14	37.51	S52°18'26"W
L15	40.10	N76°21'39"W
L16	8.03	N13°38'21"E
L17	40.00	S37°41'34"E
L18	410.76	S88°58'58"W
L19	96.93	S52°18'26"W
L20	21.21	N82°41'29"W
L21	1	

THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 2

METES AND BOUNDS

BEING ALL THAT CERTAIN 72.446 ACRE TRACT OF LAND SITUATED IN THE HANCOCK BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), SAID 72.446 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 346.518 ACRE TRACT, BEING THE NORTHEAST CORNER OF A CALLED 0.999 ACRE TRACT OF LAND CONVEYED TO JOEL CALDERON GARRIGO BY DEED RECORDED IN DOCUMENT NUMBER 202210967, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 20 (R.O.W. VARIES), FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S86°58'02"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT, SAID 0.999 ACRE TRACT AND A CALLED 7.217 ACRE TRACT OF LAND CONVEYED TO CARL S. CLARDY AND BECKY A. CLARDY BY DEED RECORDED IN VOLUME 1765, PAGE 703, O.P.R.B.C.T.X., A DISTANCE OF 980.81 FEET TO A 5/8 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 7.217 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF A CALLED 10.000 ACRE TRACT OF LAND CONVEYED TO PAMPERED LAWN'S AUSTIN, INC., BY DEED RECORDED IN VOLUME 1568, PAGE 787, O.P.R.B.C.T.X.,

THENCE, S88°16'07"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT AND SAID 10.000 ACRE TRACT, A DISTANCE OF 451.48 FEET TO A 1/2 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO BRIAN C. BALDWIN AND SHARLA J. BALDWIN BY DEED RECORDED IN VOLUME 1654, PAGE 666, O.P.R.B.C.T.X.,

THENCE, S87°10'40"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT, SAID 1.000 ACRE TRACT, A CALLED 1.081 ACRE TRACT CONVEYED TO ROBERT MENDOZA BY DEED RECORDED IN DOCUMENT NUMBER 202108806, O.P.R.B.C.T.X., A CALLED 1.477 ACRE TRACT CONVEYED TO PHILLIP L. BURTON AND CHERYL N. BURTON BY DEED RECORDED IN VOLUME 1790, PAGE 862, O.P.R.B.C.T.X., AND A CALLED 1.190 ACRE TRACT CONVEYED TO JAY L. ROUGEAU AND SUSAN C. ROUGEAU BY DEED RECORDED IN VOLUME 1954, PAGE 583, O.P.R.B.C.T.X., A DISTANCE OF 966.14 FEET TO A 1/2 INCH IRON ROD FOUND, BEING IN THE SOUTHERN LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF AN 80.549 ACRE TRACT OF LAND CONVEYED TO FLOYD KELLEY AND ALLAN KELLEY BY DEED RECORDED IN VOLUME 446, PAGE 222, O.P.R.B.C.T.X., BEING ALSO THE NORTHWEST CORNER OF SAID 1.190 ACRE TRACT,

THENCE, S87°08'00"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT, AND SAID 80.549 ACRE TRACT, A DISTANCE OF 735.19 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 1) N61°01'53"E, A DISTANCE OF 282.18 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N26°58'21"E, A DISTANCE OF 322.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N21°17'15"E, A DISTANCE OF 212.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N53°32'02"E, A DISTANCE OF 405.23 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N40°52'09"E, A DISTANCE OF 711.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S81°49'58"E, A DISTANCE OF 113.56 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S86°07'52"E, A DISTANCE OF 115.52 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 8) S10°42'23"W, A DISTANCE OF 140.50 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 657.59 FEET, AND A CHORD THAT BEARS S09°33'00"E, A DISTANCE OF 643.98 FEET, TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S29°48'27"E, A DISTANCE OF 59.59 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N64°04'57"E, A DISTANCE OF 62.49 FEET TO A 1/2 INCH CAPPED IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 20.56 FEET, AND A CHORD THAT BEARS S73°17'18"E, A DISTANCE OF 18.99 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER, AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 165.62 FEET, AND A CHORD THAT BEARS N78°13'16"E, A DISTANCE OF 164.65 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER, AND
- 14) N89°00'17"E, A DISTANCE OF 612.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF LOT 10, BLOCK I, WEST BASTROP VILLAGE SECTION 1, PHASE 1, A SUBDIVISION RECORDED IN CABINET 7, PAGE 175-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING AT THE NORTHWEST TERMINUS CORNER OF ADELTON BOULEVARD (80' R.O.W.) FOR CORNER,

THENCE, S01°03'59"E, OVER AND ACROSS SAID 346.518 ACRE TRACT, WITH THE WEST TERMINUS LINE OF SAID ADELTON BOULEVARD, BEING THE WEST LINE OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING THE SOUTHWEST TERMINUS CORNER OF SAID ADELTON BOULEVARD, SAME BEING AT THE SOUTHWEST CORNER OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ADELTON BOULEVARD, AND THE SOUTH LINE OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) N89°00'17"E, A DISTANCE OF 492.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, AN ARC LENGTH OF 304.31 FEET, AND A CHORD THAT BEARS S75°57'52"E, A DISTANCE OF 300.83 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 3) S60°56'01"E, A DISTANCE OF 159.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST TERMINUS CORNER OF SAID ADELTON BOULEVARD, SAME BEING AT THE SOUTHEAST CORNER OF SAID WEST BASTROP VILLAGE, SECTION 1, PHASE 1, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 20, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S29°08'02"W, WITH THE COMMON LINE OF SAID 346.518 ACRE TRACT AND SAID F.M. 20, A DISTANCE OF 763.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.446 ACRES OF LAND.

BASTROP COUNTY FLOODPLAIN NOTES:

1. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195E AND MAP PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, BOTH EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193.
2. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
3. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER 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 PRELIMINARY PLAT BY THE COMMISSIONERS COURT 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 PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:
 - BM #1 CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3231956.5610', NORTHING 10014765.9350'. ELEVATION 407.77' (NAV088)
 - BM #2 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3229745.1490', NORTHING 10014694.9000'. ELEVATION 460.29'(NAV088)
2. WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.
3. WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.
4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
5. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY
6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE PLANNED DEVELOPMENT AGREEMENT, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. 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.
8. 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.
9. BY APPROVING THIS PRELIMINARY 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.
10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES
12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
13. ALL NEW UTILITIES WILL BE UNDERGROUND.
14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE WATER AND WASTEWATER WHOLESALE AGREEMENTS, RESOLUTION NO. R-2019-99 AND R-2019-100 RESPECTIVELY.
15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
16. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO ADELTON BOULEVARD RIGHT-OF-WAY.
17. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
18. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
20. 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).
21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON 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, ELECTRICAL CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
22. 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 HOA OR HOA, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
23. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
24. 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 PRELIMINARY 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 PRELIMINARY 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 PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
25. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER 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 PRELIMINARY PLAT BY THE COMMISSIONERS COURT 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 PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
26. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE M.U.D.
27. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
28. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-28-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 4210008025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT
29. 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 OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
30. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
31. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
32. 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, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
33. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
34. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
35. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
36. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
37. OPERATION, MAINTENANCE AND CERTIFICATION TO COMPLIANCE WITH THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE UTILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.
38. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION.
39. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE M.U.D.
40. ALL ROADWAYS ARE TO BE PUBLIC. ALL ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY THE HOA OR ASSIGNS.
41. ALL OPEN SPACE LOTS WILL BE MAINTAINED BY WEST BASTROP VILLAGE HOA OR ASSIGNS.

THE STATE OF TEXAS §

COUNTY OF BASTROP §

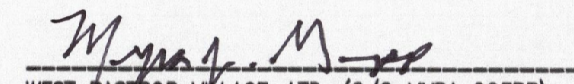
KNOW ALL MEN BY THESE PRESENTS:

THAT WE, WEST BASTROP VILLAGE, LTD., BEING THE OWNERS OF 72.446 ACRES OUT OF A 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEEDS RECORDED IN DOCUMENT NUMBER 201503938 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"WEST BASTROP VILLAGE PHASE 1, SECTION 2"

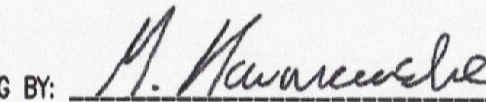
SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS 18 DAY OF September, 2023, A.D.


WEST BASTROP VILLAGE, LTD. (C/O MYRA GOEPP)
2043 S. LAMAR BLVD., SUITE 2150
AUSTIN, TX 78704 USA

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

I, MAHER G. HARMOUCHE, 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 THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY:  DATE 09.15.2023
MAHER G. HARMOUCHE, P.E. NO. 143982
CARLSON, BRIGANCE & DOERING, INC.
5701 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

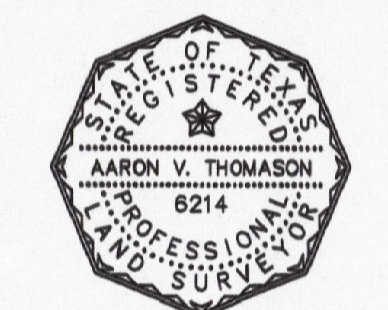


CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

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 9/18/2023
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5701 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.J.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.

APPROVED 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

SHEET NO. 3 OF 3



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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