





4. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, TEXAS, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY CITY OF ELGIN, TEXAS OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE CITY OF ELGIN, TEXAS, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE CITY OF ELGIN, TEXAS HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL CITY OF ELGIN, TEXAS, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE. UPON APPROVAL OF THIS PLAT BY THE CITY OF ELGIN, TEXAS FOR FILING AND SUBSEQUENT CCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT LACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET AMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF HE DEVELOPER UNDER THE DIRECTION OF THE CITY OF ELGIN, TEXAS.

CONNECTED TO AN APPROVED PRIVATE COMMUNITY DISPOSAL FACILITY, OR TO A PUBLIC SEWER SYSTEM, AND IF DISPOSAL OF DOMESTIC SEWAGE THROUGH A PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM HAS BEEN APPROVED BY THE APPROPRIATE LOCAL AUTHORITY FOR EACH LOT, THE PLAT SHALL CONTAIN A RESTRICTION PROHIBITING OCCUPANCY OF ANY LOT UNTIL SUCH PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM HAS BEEN INSTALLED, INSPECTED, AND PERMITTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF STATE HEALTH SERVICES AND/OR THE TCEQ AND THE APPROPRIATE LOCAL AUTHORITY. IF THE SUBDIVISION WILL NOT BE SERVED IMMEDIATELY BY A WATER UTILITY, A RESTRICTION HIBITING OCCUPANCY OF ANY LOT UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS LABLE FROM A SOURCE, IN ADEQUATE AND SUFFICIENT AMOUNTS. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES JBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION. LOCATED

9. IF ANY PORTION OF ANY LOT SHOWN ON A SUBDIVISION FINAL PLAT IS LOCATED WITHIN THE REGULATORY 100—YEAR FLOODPLAIN, THE BUILDING ELEVATION (A MINIMUM OF TWO FOOT ABOVE THE 100—YEAR BASE FLOOD ELEVATION) FOR EACH SITE SO AFFECTED SHALL BE DETERMINED BY A PROFESSIONAL ENGINEER, AND SHALL BE SHOWN ON THE PROFESSIONAL ENGINEER'S CERTIFICATION. ACCORDING TO THE HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48021C0100E, DATED JANUARY 19, 2006, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE

UTILITY PROVIDERS

- WATER: AQUA WATER SUPPLY CORPORATION

- ELECTRIC: BLUEBONNET ELECTRIC COOPERATIVE

- WASTEWATER: ON—SITE SEPTIC SEWAGE FACILITIES

- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF ELGIN 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 ELGIN, BASTROP COUNTY, TEXAS 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 BASTROP COUNTY 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 THEREUNDER.

12. PERMITS: 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. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.

15. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL EACH LOT AND BUILT TO TEXAS COMMISSIONER ON ENVIRONMENTAL QUALITY (TCEQ) RULES THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR OCCUPATION OF THE RESIDENCE. WATER WELL MAY BE PLACED WITHIN 100' (50' AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL OF AN ON-SITE WELL. SHALL BE OCCUPIED ONSITE WASTEWATER UNTIL CONNECTED TO COLLECTION FACILITIES.

17. PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE INTENDED TO INDICATE CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND INCLUDING, BUT NOT LIMITED TO WATER LINES, FIBER OPTICS, TELEPHONE ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES. RESPONSIBILITY FOR FLOODPLAIN DATA, AND NUMBERS) FOR INDIVIDUAL ADDRESSING COORDINATOR OF OF THE REPRESENTATIONS, MAY CHANGE DEPENDING

21. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS AND CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE REGULATION AND REQUIREMENTS OF BASTROP COUNTY. 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 REGULATIONS AND REQUIREMENTS. 20. THE DRIVEWAY CULVERT TABLE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING MAINTAINING DRIVEWAY CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY CULVERT CAN BE INSTALLED. ACCESS STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED CONSTRUCTED TO ITS STANDARDS.

2. THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET ND DRAINAGE IMPROVEMENTS TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT HE PUBLIC IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL ECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. HE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO OST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION INDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS AVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE EEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

ALL LOTS

THE ADOPTED PRELIMINARY PL

IMPERVIOUS COVERAGE SHALL BE LIMITED TO LESS

These notes describe that certain tract of land located in the GEORGE B the A. P. NANCE SURVEY, A-464 (SF CERTIFICATE SF12821) situal tract being part of a called "57.321 Acres" conveyed in a Warrant Individually and as the Independent Executor of the Estate of Walter R Ventures, LP dated 03-16-2018 and recorded in Document No. 2018038 Bastrop County (OPRBC), all of a called "57.313 Acres" conveyed in a W to Hogeye Ventures, LP dated 6-28-2018 and recorded in Document No. 20 (0.066 Acre" tract conveyed in Quit Claim Deeds to Hogeye Ventures, LP 201803376, 20186375 and 201806374, OPRBC, being surveyed on the gibruce Lane Bryan, Registered Professional Land Surveyor No. 4249, duri 2018 and being more fully described as follows:

**BEGINNING** at the Westernmost corner of said "57.321 Acres" in th No. 95, same being the Southernmost corner of said "57.313 Acres"; f = 10,089,059.421 feet, East = 3,237,454.824 feet);

THENCE North 26° 41′ 42" East with the Norta a wire fence, passing a found ½" iron rod at Southernmost corner of a called "2.798 Acres" g 411, ORBC, at 364.77 feet, and continuing w generally along a wire fence, a total distance of same, also the Easternmost corner of said "2.7 conveyed to David A. Heap and Dee A. Heap of respectively.

South 73° 24' 06" East with the Nort to a found ½" iron rod in the base of ");

18t 63.99 feet to 18t 201.26 feet to 18t 53.72 feet to 123 Acres" and the Valed 11-12-1999 of Part 12.02 feet to 18t 12.02 feet to 15 150.36 feet to 18t 253.36 feet

LOT,

• South 38° 35' 19" East 40.68 feet to a found ½" iron rown Northernmost corner of aforementioned "57.321 Acres" and the in the apparent Western line of a called "Tract 2 - 4.943 Ac Sterling Jackson in a Warranty Deed dated 11-12-1999 of recound 2" iron pipe at the Southernmost corner of aforementione 03' 42" East, 17.16 feet;

**THENCE** with the Eastern 4.943 Acres", the following estern line of said "Tract 2

South 27° 08' 20" West passing a ½" in generally along a wire fence an additional 38 to a found ½" iron pipe,
South 26° 30' 28" West 251.12 feet (called South 26° 17' 21" West 266.98 feet (called South 28° 06' 07" West 289.04 feet (called South 28° 46' 52" West 289.04 feet (called South 39° 02' 51" West 399.28 feet (called South 39° 02' 51" West 399 Found 60D nail set in 20" P.O., bound 60D nail set in 8" P.O. and a found "Hilti" nail set in the top of a of said 57.321 Acres the apparent West mer of a called "6.424 Acres" conveyed in ackson dated 9-26-2012 and recorded in unty (OPRBC);

STATE OF TEXAS
COUNTY OF BASTROP

PRINTED NAME OF NOTARY / EXPIRES

THENCE North 65° 16' 10" West with the common of 72.64 feet (called 72.65 feet) to a found ½" irobeing the Easternmost corner of a called "10.428 Saul Corona Jr. dated 8-3-2012 and recorded in Do of a called "0.103 Acre" tract conveyed from H recorded in Document No. 201806373, OPRBC; **THENCE North 63° 52' 25" West** with the lower Southwestern line of said "57.321 Acres "0.103 Acres", a distance of **852.52 feet** nost corner of said "0.103 Acres" in the e of said "10.428 Acres";

North 26° 06' 36" West 4
Transportation concrete monu
North 31° 48' 03" West 9
monument (Engineer's station
North 26° 13' 37" West 3
dimensions herein stated an ar

## COUNTY OF

THAT I/WE, HOGEYE VENTURES LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 5. THE A.P. NANCE SURVEY, CERTIFICATE NO. SF-12821, ABSTRACT NO. 464 AND THE GEORGE SURVEY, ABSTRACT NO. 303 AS RECORDED IN DOCUMENT NO. 201809275 OF THE BASTROP PUBLIC RECORDS AND BEING THE OWNER OF 57.321 ACRES IN THE GEORGE H. STOVALL SURVEY, NO. 303 AS RECORDED IN DOCUMENT NO. 201803850 OF THE BASTROP COUNTY OFFICIAL PLAND BEING THE OWNER OF 0.066 ACRE IN THE GEORGE H. STOVALL SURVEY, ABSTRACT NO. RECORDED IN DOCUMENT NO. 201806376 OF THE BASTROP COUNTY OFFICIAL PUBLIC RECORD SUBDIVIDE SAID LAND BEING 114.597 ACRES TO BE KNOWN AS THE ESTATES AT CARTER'S CACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTION GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEM HEREON.



## COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTH MEMBER OF LEXINGTON & RED TOWN HOGEYE VENTURES LP, A TEXAS LIMI SUBSCRIBED TO THE FOREGOING INSTITHE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF

Be send of NOTARY / EXPIRES



### STATE OF TEXAS COUNTY OF BASTROP

THAT I/WE, Classic BINK
OF LAND SHOWN HEREON, DO HEREBY JO
REQUIREMENTS SHOWN HEREON. I DO HO
DEDICATE TO THE PUBLIC USE FOREVER
SUBDIVISION IS TO BE KNOWN AS: THE
WITNESS MY HAND THIS THE D

# STATE OF TEXAS COUNTY OF BASTROP

## Motory Public, State of Texas Somm. Expires 06-26-2023 Notary iD 38195-5

COUNTY OF BAS BASTROP

STATE OF TEXAS
COUNTY OF BASTROP

HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON ES WITH THE SUBDIVISION ORDINANCES AND STORM WATER ADOPTED BY THE CITY OF ELGIN, TEXAS.



VO. 107211



STATE OF TEXAS
COUNTY OF BASTROP
KNOW ALL MEN BY THESE F YAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND E-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN SOPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE LATIONS OF BASTROP COUNTY, TEXAS. BY THESE PRESENTS:

SIONAL LAND SURVEYOR NO. 4249 ERVICES, INC. AUGUST 27, 2019 DATE

TRACT SURVEYED AUGUST 2, 2018 114.598 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
COUNTY OF BASTROP

OUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WENT OF WINING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RETURN OF DAY OF COUNTY, TEXAS IN PLAT CABINET PAGE OF A.D., PAGE OF DAY OF COUNTY, TEXAS IN PLAT CABINET A.D., PAGE OF DAY OF COUNTY, TEXAS IN PLAT CABINET A.D., PAGE OF DAY OF COUNTY, TEXAS IN PLAT CABINET A.D., PAGE OF COUNTY, TEXAS IN PLA

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01-28-2020

Con Control BASTROP COUNTY CLERK 1:00 A からは

CHANNEL @ WISTERIA WAY	A/B	4- 36"
CHANNEL @ CREPE MYRTLE PARKWAY	A/B	2- 30"
CHANNEL @ LILLY LANE	A	1- 24"
THISTLE BEND	В/С	2- 30"
AZALEA AVENUE	A/C	1- 24"
WISTERIA WAY @ CONEFLOWER COVE	ω	1- 24"
HIBISCUS COVE	A	2- 24"
HIBISCUS COVE @ JASMINE HEIGHTS	A/C	1- 24"
LILLY LANE @ JASMINE HEIGHTS	A/C	2- 30"
29-31, 35-36	A	2- 24"
11-12, 22, 32-36	0	24"
1, 8-9	Φ.	24"
28, 37	Α	24"
1, 7-10, 13-16, 21, 23, 27-28, 30-31	0	18"
57	æ	100
17-20, 26-27, 32-33, 38-41, 57-59, 71-74, 77-81	A	18"
LOTS	BLOCK	PIPE SIZE
	BLE .	CULVERT TABLE

FINAL PLAT OF:

911 NORTH MAIN TAYLOR, TX 76574

FIRM No. 10128500 urveying@austin.rr.com

PHONE: (512) 352-9090 FAX: (512) 352-9091

07/11/19

ADDRESS CITY COMMENTS
CORRECTIONS TO NOTES

CHECKED BY: BLB

APPROVED BY: BLB

THE ESTATES AT CARTER'S GROVE

114.598 ACRES 4,991,870 SQUARE FEET

A.P. NANCE SURVEY, CERTIFICATE NO. SF-12821, ABSTRACT #464

GEORGE H. STOVALL SURVEY, ABSTRACT #303, BASTROP COUNTY, TEX.

A SUBDIVISION IN THE ETJ CITY OF ELGIN, BASTROP COUNTY TEXAS TEXAS

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

SURVEYORS NOTES:

2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48021C0100E, EFFECTIVE DATE JANUARY 19, 2006, LOCATED IN ZONE "X" (UNSHADED).

BRYAN TECHNICAL SERVICES, INC. 4. A 15' UTILITY EASEMENT IS REQUIRED ALONG THAT PART OF THE LOTS CONTIGUOUS TO THE STREET RIGHT-OF-WAY AS SHOWN HEREON. 3. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES". (SHEET Engineering \* Design/Build \* Planning

106 EAST STREET, BELTON, TEXAS 76513

BELTONENGINEERS.COM FINAL OWNER:

JEFFREY CARTER

31 N. MAIN STREET

ELGIN, TEXAS 78621 4 PLAT 유 4