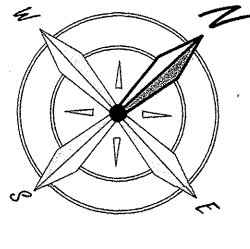


FILED 10-13-2021
9:00 AM
Rose Adams
COUNTY CLERK



GRAPHIC SCALE
1" = 100'

FINAL PLAT LAS ALAMEDAS SUBDIVISION

251.294 ACRES OUT OF THE ADISON LITTON SURVEY, ABSTRACT NO. 45,
SITUATED IN BASTROP COUNTY, TEXAS

7/134-B

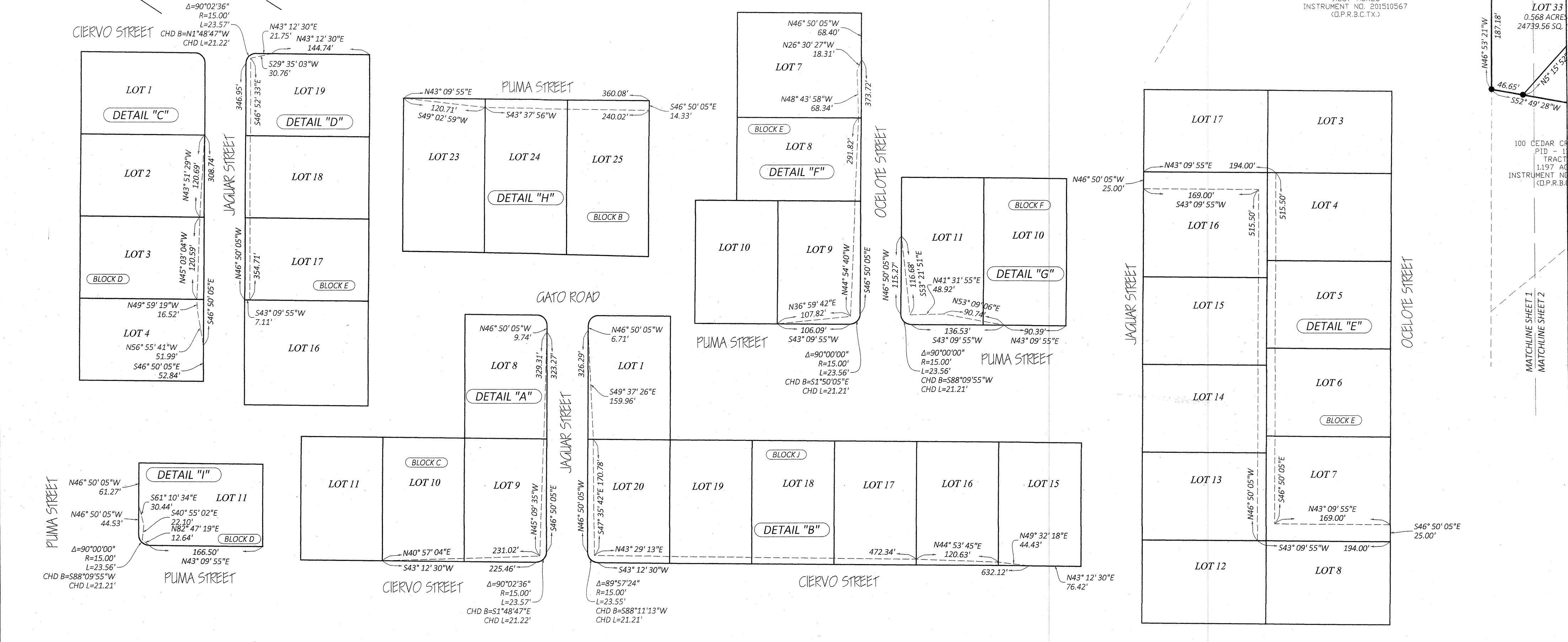
SHEET 1 OF 4 SHEETS

CAPITOL ENDEAVORS, LTD.
PID 113280
PART THREE 38.75 ACRES,
INSTRUMENT NO. 200300112,
VOL. 1291, PG. 549 (P.R.B.C.T.X.)

LOCATION OF 20' WIDE
PRIVATE ROADWAY PER
INSTRUMENT NO. 200300112,
VOL. 1291, PG. 549 (P.R.B.C.T.X.)

CAPITOL ENDEAVORS, LTD.
PID 113281
PART THREE 38.75 ACRES,
INSTRUMENT NO. 200300112,
VOL. 1291, PG. 549 (P.R.B.C.T.X.)

MATCHLINE SHEET 1
MATCHLINE SHEET 2

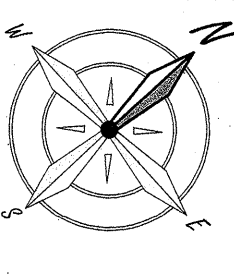
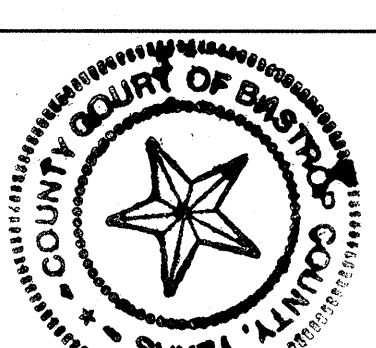


7/135-A

FINAL PLAT LAS ALAMEDAS SUBDIVISION

251.294 ACRES OUT OF THE ADISON LITTON SURVEY, ABSTRACT NO. 45,
SITUATED IN BASTROP COUNTY, TEXAS

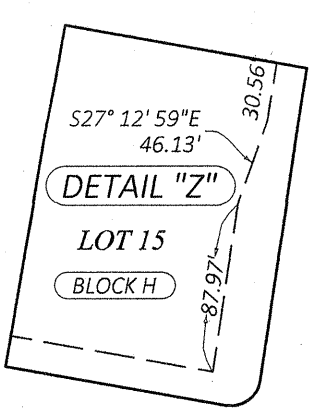
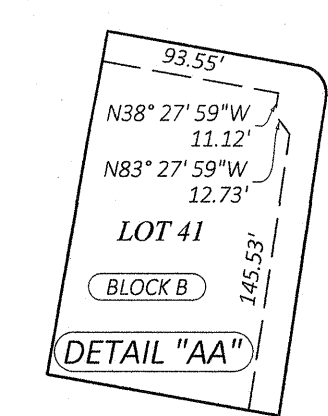
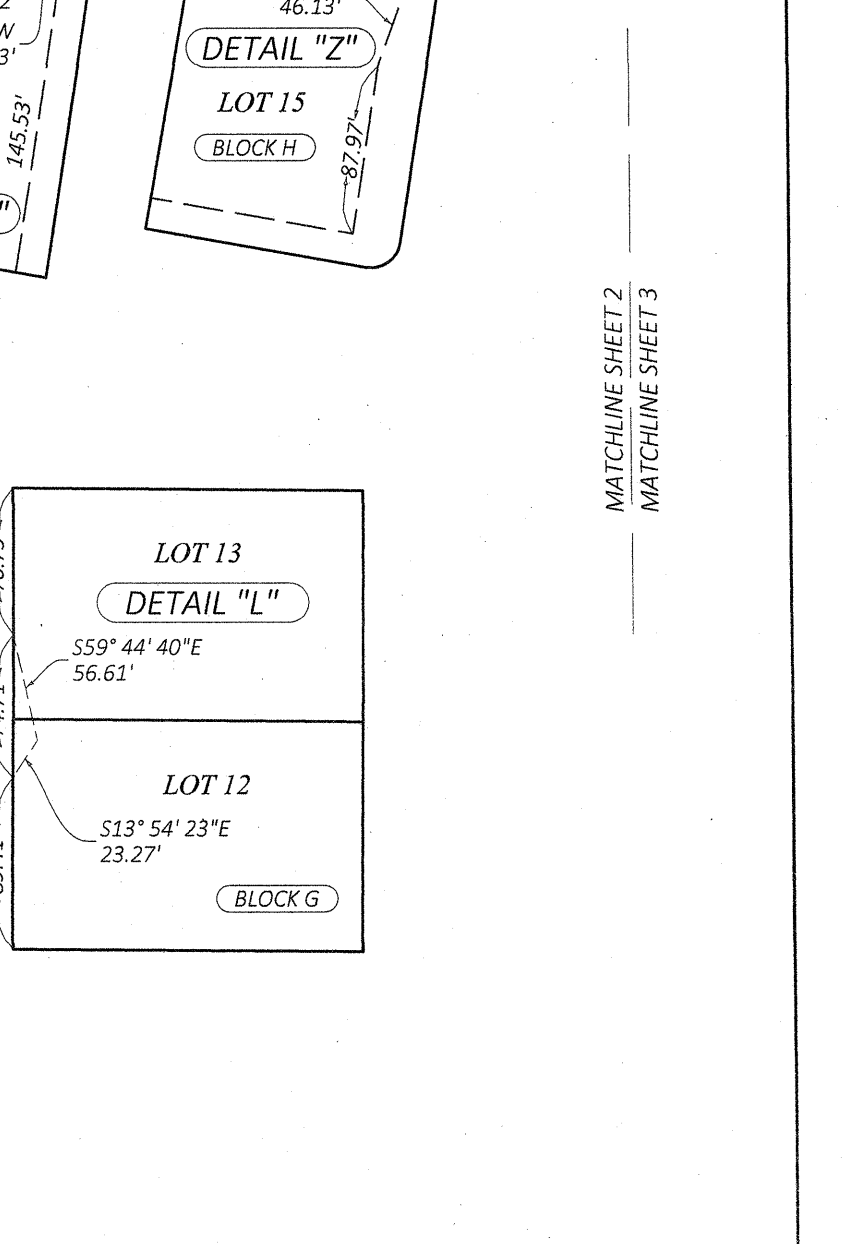
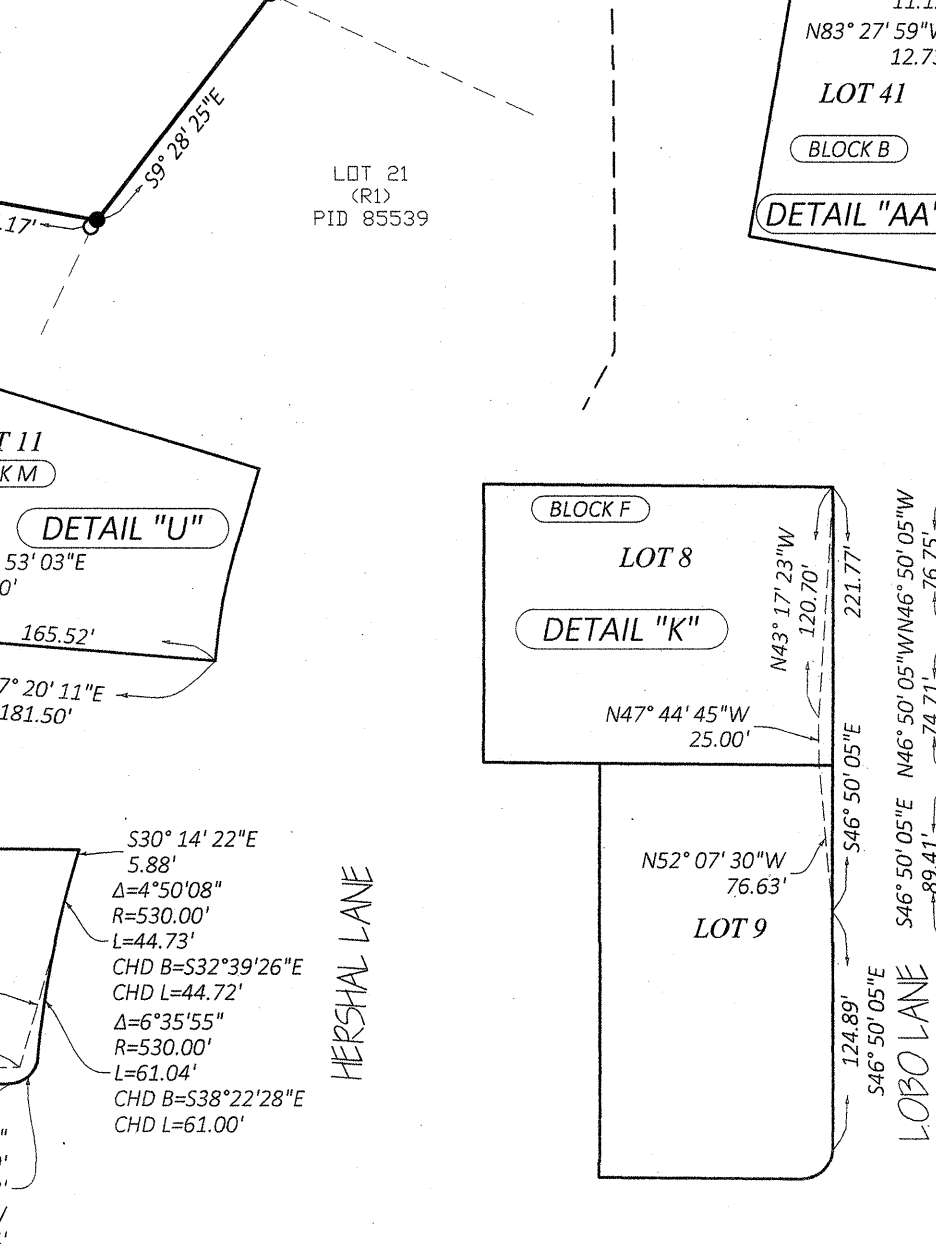
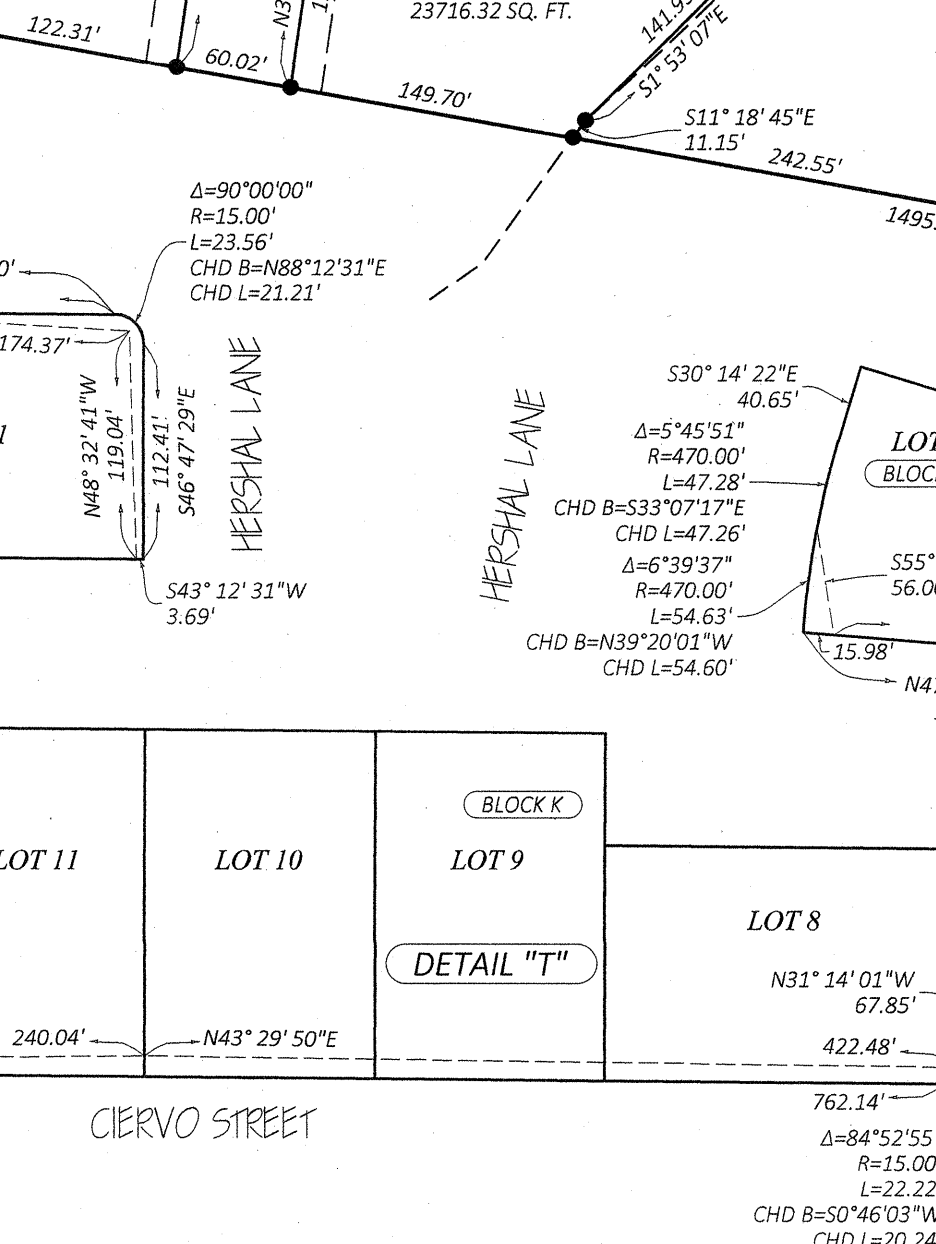
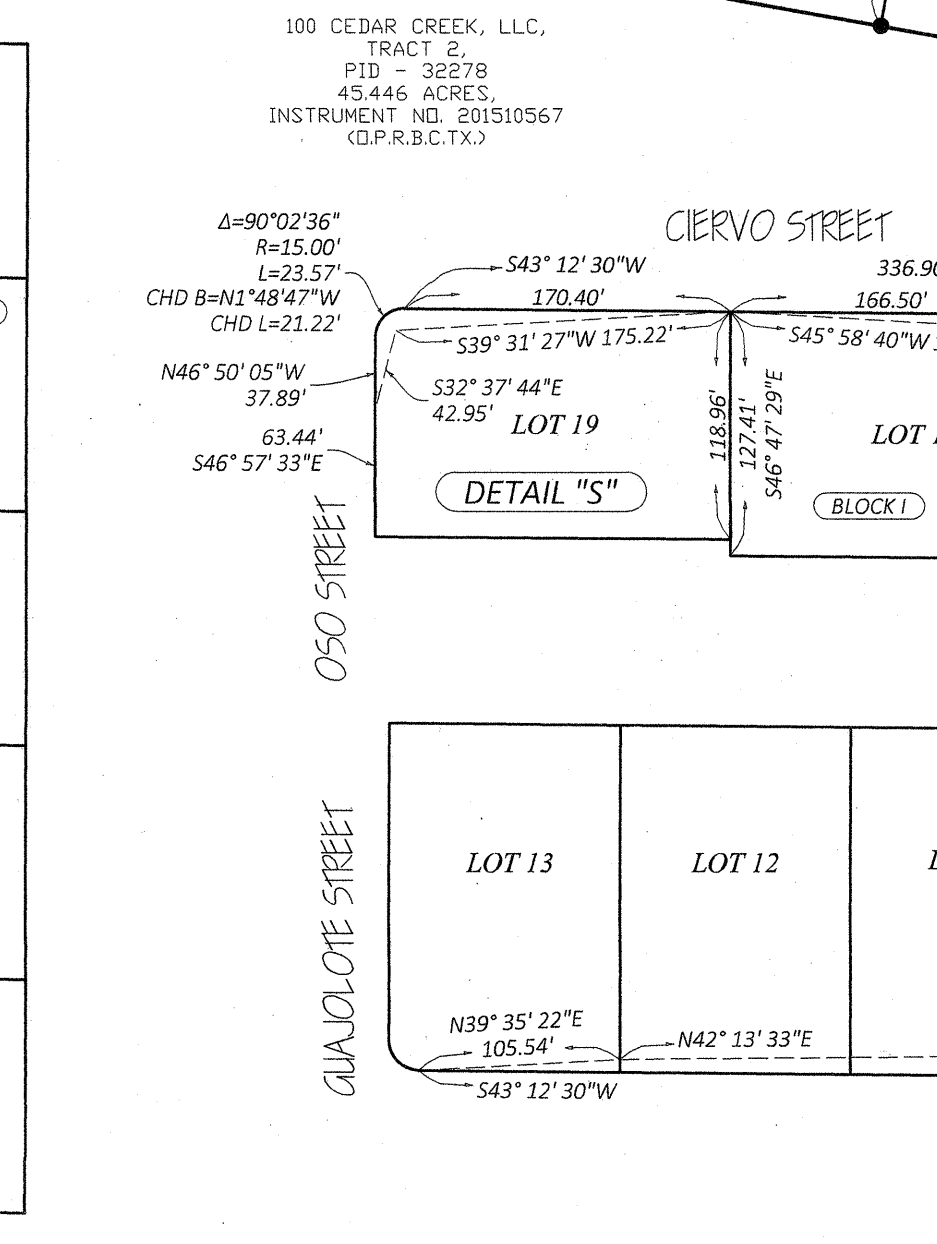
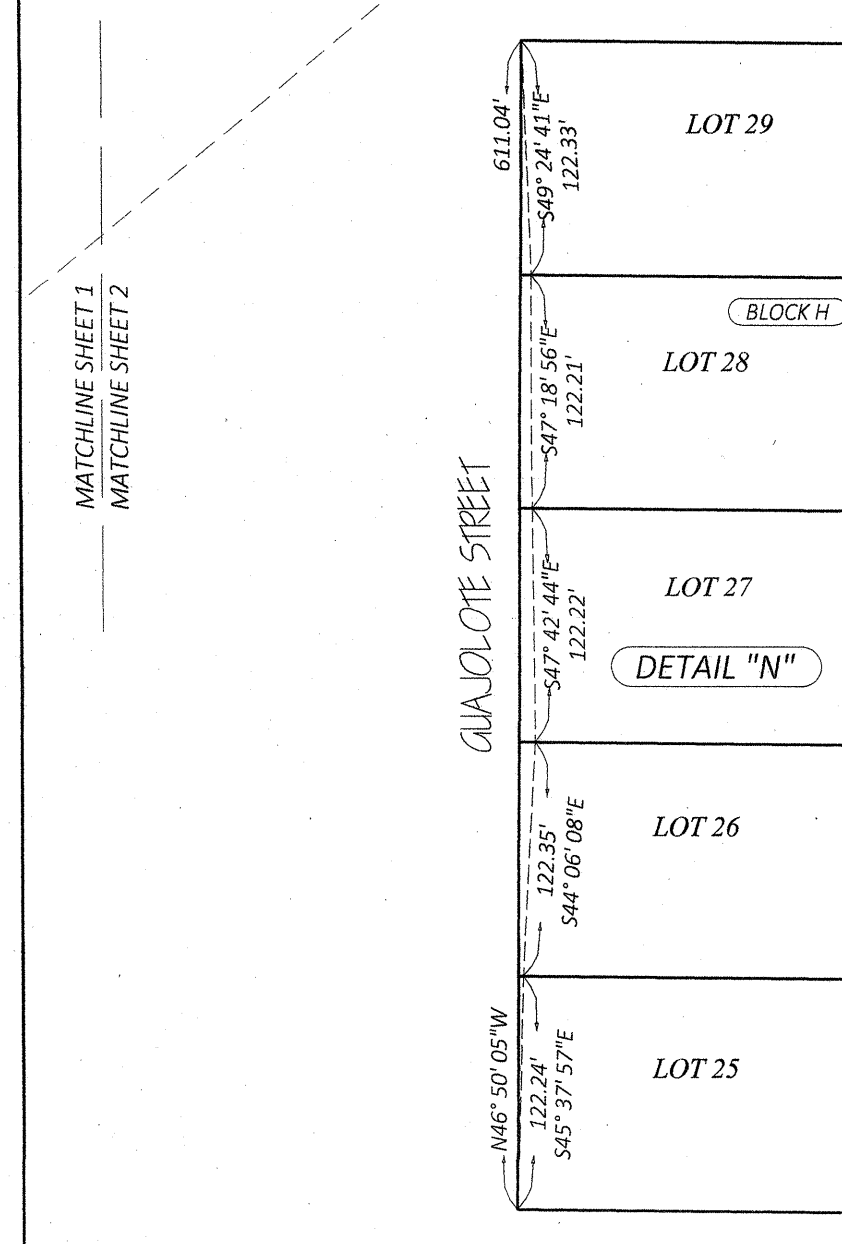
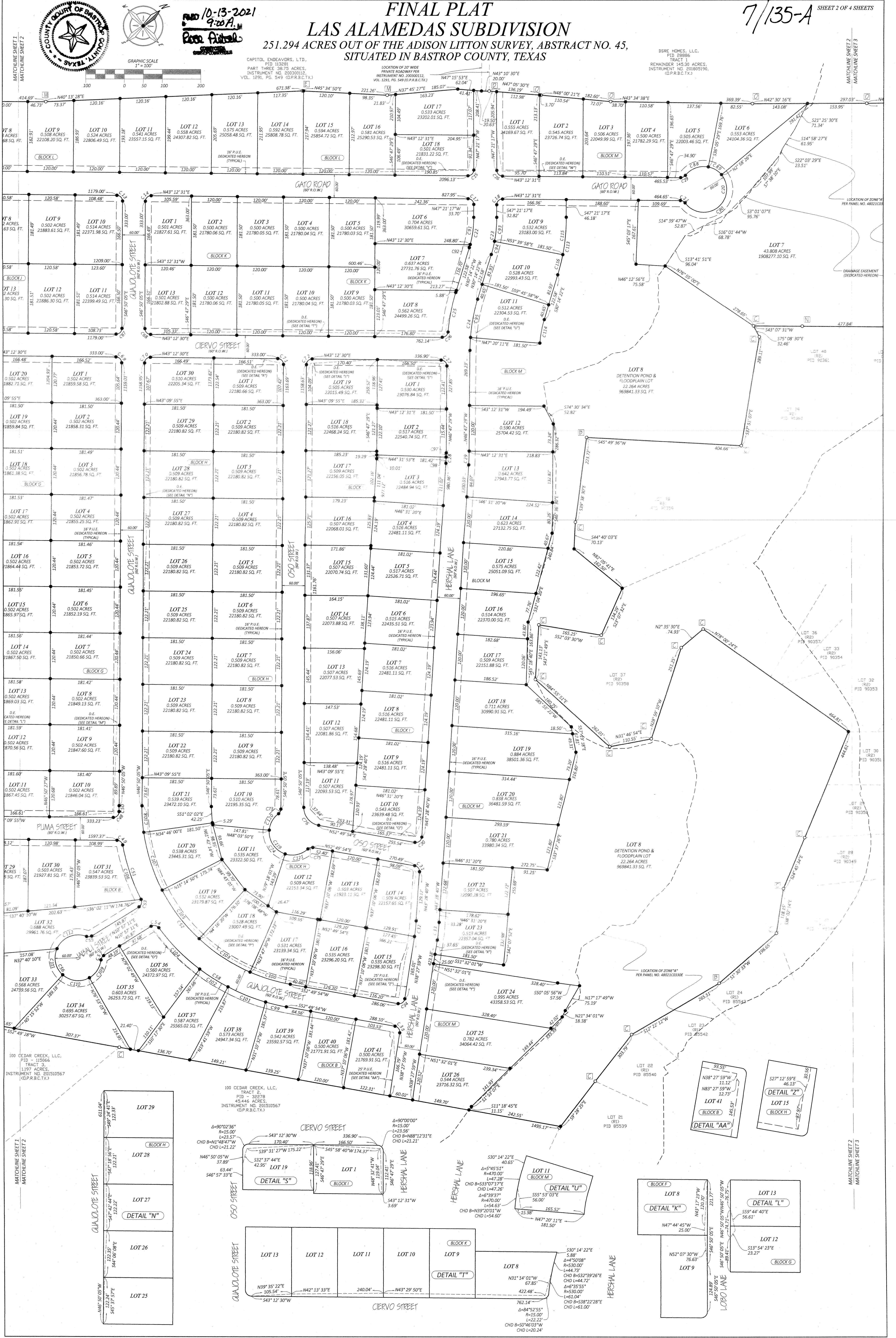
FILED 10-13-2021
9:20 A.M.
Bastrop County, Texas



CAPITOL ENDEAVORS, LTD.
PID 113281
PART THREE, 36.75 ACRES.
INSTRUMENT NO. 200300112,
VOL. 1291, PG. 549 (D.P.R.B.C.T.X.)

LOCATION OF 30' WIDE
PRIVATE ROADWAY PER
INSTRUMENT NO. 200300112,
VOL. 1291, PG. 549 (D.P.R.B.C.T.X.)

DSRE HOMES, L.L.C.
PID 26886
TRACT 1
REMAINDER 145.30 ACRES.
INSTRUMENT NO. 201051910,
(D.P.R.B.C.T.X.)



100 CEDAR CREEK, L.L.C.
TRACT 3,
11.97 ACRES.
INSTRUMENT NO. 201510567
(D.P.R.B.C.T.X.)

100 CEDAR CREEK, L.L.C.
TRACT 2,
45.44 ACRES.
INSTRUMENT NO. 201510567
(D.P.R.B.C.T.X.)

LOCATION OF ZONE "A"
PER PANEL NO. A80210330E

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10-13-2021
9:00 A.M.
Case File #

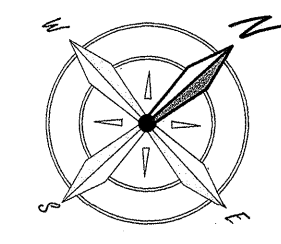
FINAL PLAT

LAS ALAMEDAS SUBDIVISION

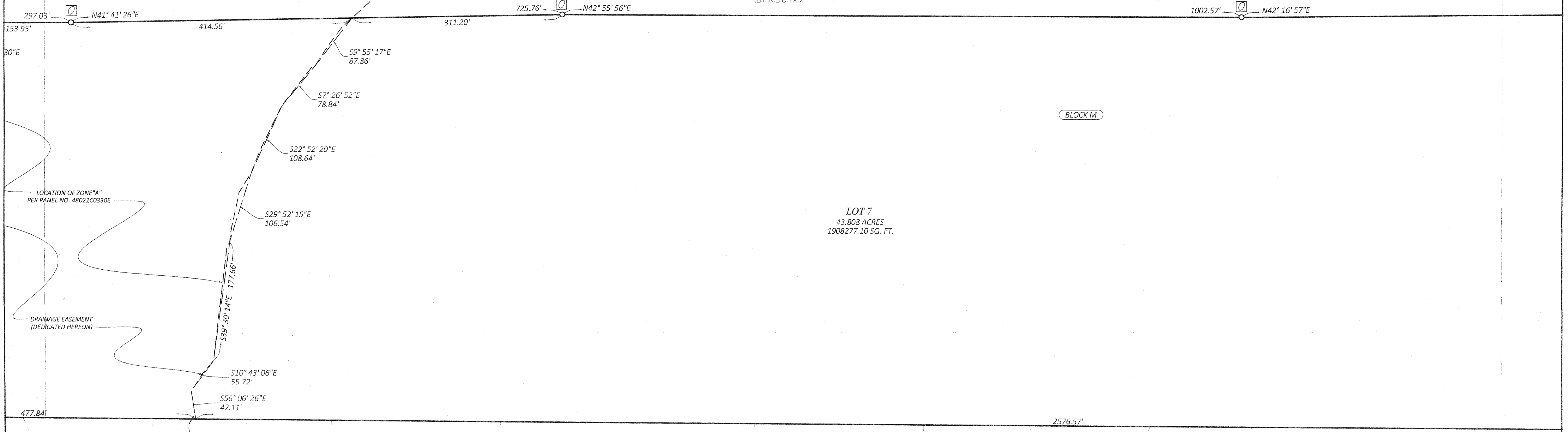
251.294 ACRES OUT OF THE ADISON LITTON SURVEY, ABSTRACT NO. 45,
SITUATED IN BASTROP COUNTY, TEXAS

DSRE HOMES, L.L.C.
PID 28886
TRACT 1

REMAINDER 145.30 ACRES,
INSTRUMENT NO. 201805190,
G.P. R.C. 7.5



7/135-B



C#	DELTA	RAD.	LENGTH	CHD BRG	CHD L.
C1	42°31'43"	460.00	341.44	N25°34'14"W	333.66
C2	42°31'43"	540.00	400.82	S25°34'14"E	391.68
C3	90°02'36"	15.00	23.57	S1°48'47"E	21.22
C4	89°57'24"	15.00	23.55	S88°11'13"W	21.21
C5	33°07'48"	15.00	13.91	N73°23'59"W	13.42
C6	196°11'53"	60.00	205.81	N1°41'57"W	118.75
C7	53°21'28"	15.00	13.97	N69°53'15"E	13.47
C8	90°02'36"	15.00	23.57	N1°48'47"W	21.22
C9	90°02'36"	15.00	23.57	N1°48'47"W	21.22
C10	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C11	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C12	90°02'36"	15.00	23.57	N1°48'47"W	21.22
C13	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C14	90°02'36"	15.00	23.57	S1°48'47"E	21.22
C15	90°33'47"	15.00	23.71	N2°04'23"W	21.32
C16	89°26'13"	15.00	23.41	N87°55'37"E	21.11
C17	89°26'13"	15.00	23.41	S87°55'37"W	21.11
C18	90°33'47"	15.00	23.71	S2°04'23"E	21.32
C19	53°07'48"	15.00	13.91	N16°38'37"E	13.42
C20	286°15'37"	60.00	299.77	S46°47'29"E	72.00

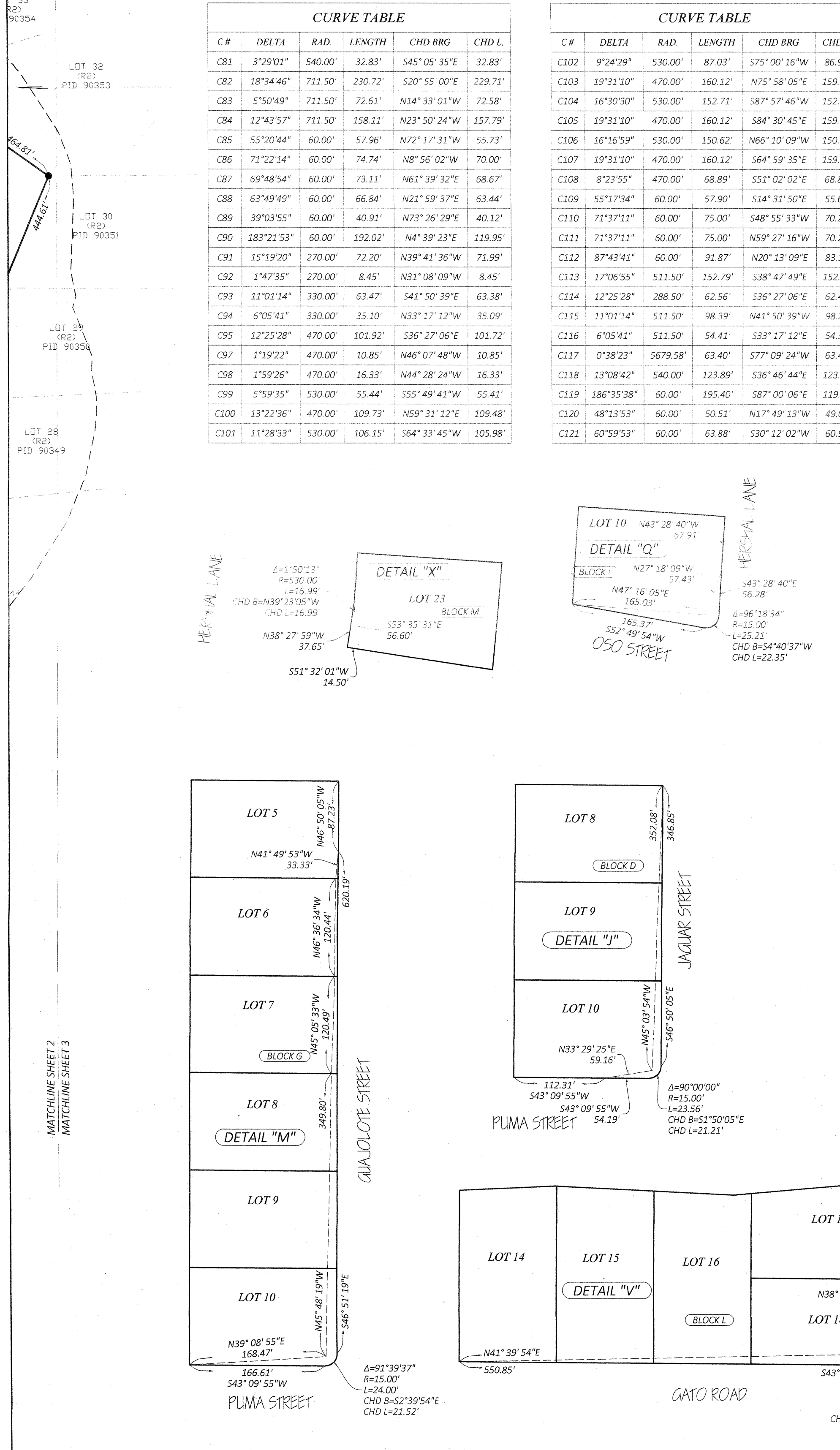
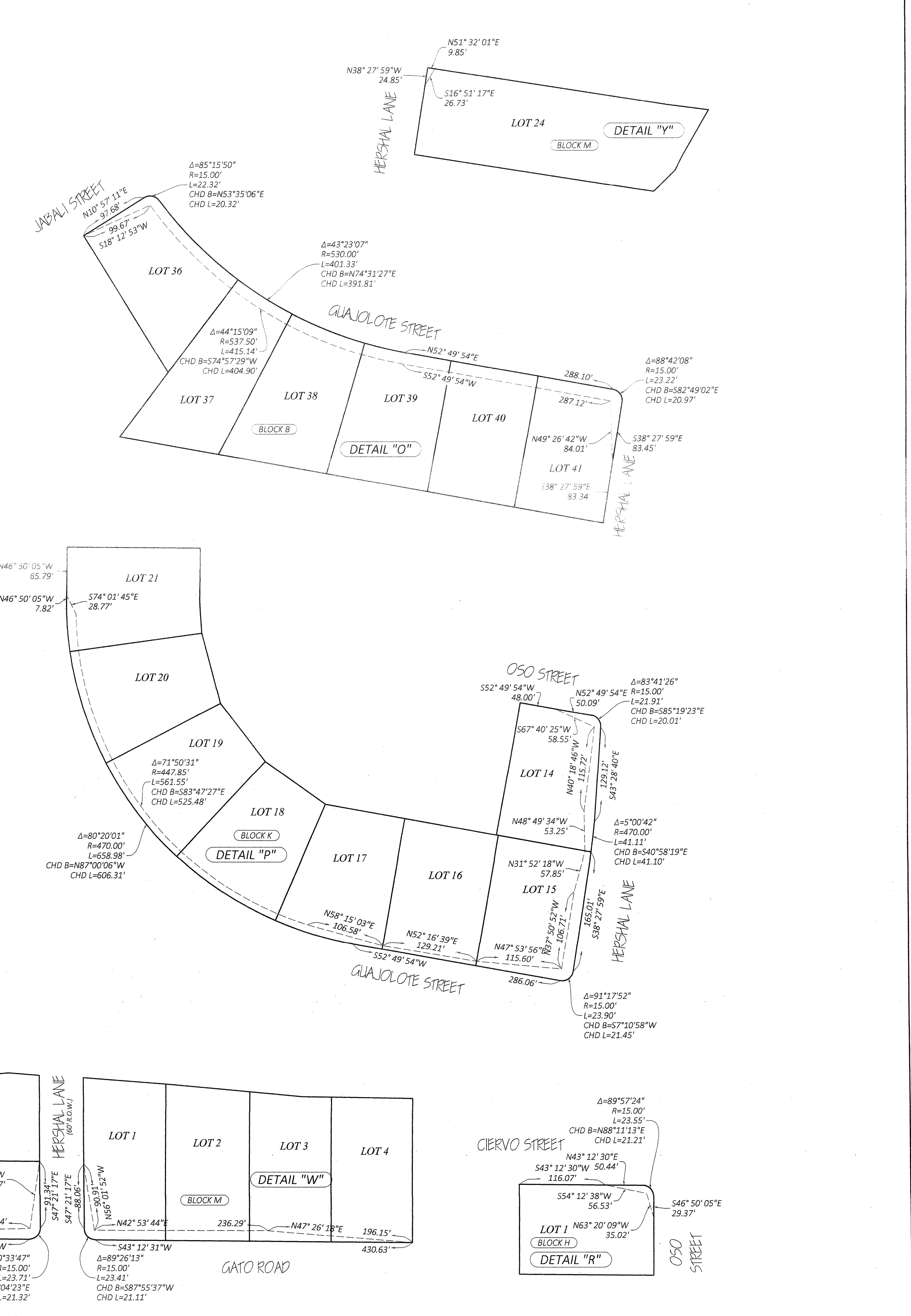
C#	DELTA	RAD.	LENGTH	CHD BRG	CHD L.
C21	53°07'48"	15.00	13.91	S69°46'25"W	13.42
C22	17°06'55"	270.00	80.65	N38°47'49"W	80.35
C23	17°06'55"	330.00	98.58	S38°47'49"E	98.21
C24	16°33'07"	470.00	135.78	S38°30'55"E	135.31
C25	11°26'03"	530.00	105.77	N35°57'23"W	105.59
C26	84°52'55"	15.00	22.22	N0°46'03"E	20.24
C27	90°00'00"	15.00	23.56	S88°12'31"W	21.21
C28	3°18'49"	470.00	27.18	N45°08'05"W	27.18
C29	3°18'49"	530.00	30.65	S45°08'05"E	30.65
C30	96°18'34"	15.00	25.21	N4°40'37"E	22.35
C31	83°41'26"	15.00	21.91	S85°19'23"E	20.01
C32	5°00'42"	470.00	41.11	S40°58'19"E	41.10
C33	5°00'42"	530.00	46.36	S40°58'19"E	46.34
C34	91°17'52"	15.00	23.90	S7°10'58"W	21.45
C35	88°42'08"	15.00	23.22	N82°49'02"W	20.97
C36	89°57'24"	15.00	23.55	S88°11'13"W	21.21
C37	90°02'36"	15.00	23.57	N1°48'47"W	21.22
C38	53°07'48"	15.00	13.91	N20°16'11"W	13.42
C39	196°15'37"	60.00	205.52	S88°09'55"W	118.79
C40	53°07'48"	15.00	13.91	S16°36'01"W	13.42

C#	DELTA	RAD.	LENGTH	CHD BRG	CHD L.
C41	90°00'00"	15.00	23.56	S88°09'55"W	21.21
C42	90°00'00"	15.00	23.56	S1°50'05"E	21.21
C43	90°00'00"	15.00	23.56	S88°09'55"W	21.21
C44	90°00'00"	15.00	23.56	S1°50'05"E	21.21
C45	90°00'00"	15.00	23.56	S88°09'55"W	21.21
C46	90°00'00"	15.00	23.56	S1°50'05"E	21.21
C47	90°00'00"	15.00	23.56	S88°09'55"W	21.21
C48	91°39'37"	15.00	24.00	S2°39'54"E	21.52
C49	78°48'26"	15.00	20.63	S82°34'08"W	19.04
C50	1°39'37"	530.00	15.36	S47°39'54"E	15.36
C51	16°16'59"	530.00	150.62	N66°10'09"W	150.12
C52	80°20'01"	470.00	658.98	N87°00'06"W	606.31
C53	85°15'50"	15.00	22.32	N31°40'43"W	20.32
C54	85°15'50"	15.00	22.32	S53°35'06"W	20.32
C55	53°07'48"	15.00	13.91	N37°31'06"E	13.42
C56	286°15'37"	60.00	299.77	N79°02'49"W	72.00
C57	53°07'48"	15.00	13.91	S15°36'43"E	13.42
C58	43°23'07"	530.00	401.33	S74°31'27"W	391.81
C59	90°02'36"	15.00	23.57	S1°48'47"E	21.22
C60	89°57'24"	15.00	23.55	S88°11'13"W	21.21

C#	DELTA	RAD.	LENGTH	CHD BRG	CHD L.
C61	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C62	90°02'36"	15.00	23.57	N1°48'47"W	21.22
C63	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C64	90°02'36"	15.00	23.57	N1°48'47"W	21.22
C65	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C66	90°02'36"	15.00	23.57	N1°48'47"W	21.22
C67	90°02'36"	15.00	23.57	S1°48'47"E	21.22
C68	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C69	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C70	90°02'36"	15.00	23.57	N1°48'47"W	21.22
C71	89°57'24"	15.00	23.55	N88°11'13"E	21.21
C72	90°02'36"	15.00	23.57	S1°48'47"E	21.22
C73	53°07'48"	15.00	13.91	S20°16'11"E	13.42
C74	186°35'38"	60.00	195.40	S87°00'06"E	119.80
C75	53°07'48"	15.00	13.91	N26°15'59"E	13.42
C76	80°20'01"	470.00	65.90	S87°00'06"E	60.63
C77	40°30'34"	460.00	325.23	N24°33'39"W	318.50
C78	13°10'04"	540.00	124.10	S10°53'24"E	123.83
C79	12°43'57"	540.00	120.00	N23°50'24"W	119.75
C80	2°01'09"	460.00	16.21	N45°49'30"W	16.21

C#	DELTA	RAD.	LENGTH	CHD BRG	CHD L.
C81	3°29'01"	540.00	32.83	S45°05'35"E	32.83
C82	18°34'46"	711.50	230.72	S20°55'00"E	229.71
C83	5°50'49"	711.50	72.61	N14°33'01"W	72.58
C84	12°43'57"	711.50	158.11	N23°50'24"W	157.79
C85	55°20'44"	60.00	57.96	N72°17'31"W	55.73
C86	71°22'14"	60.00	74.74	N8°56'02"W	70.00
C87	69°48'54"	60.00	73.11	N61°39'32"E	68.67
C88	63°49'49"	60.00	66.84	N21°59'37"E	63.44
C89	39°03'55"	60.00	40.91	N73°26'29"E	40.12
C90	183°21'53"	60.00	192.02	N4°39'23"E	119.95
C91	15°19'20"	270.00	72.20	N39°41'36"W	71.99
C92	1°47'35"	270.00	8.45	N31°08'09"W	8.45
C93	11°01'14"	330.00	63.47	S41°50'39"E	63.38
C94	6°05'41"	330.00	35.10	N33°17'12"W	35.09
C95	12°25'28"	470.00	101.92	S36°27'06"E	101.72
C96	1°19'22"	470.00	10.85	N46°07'48"W	10.85
C97	1°59'26"	470.00	16.33	N44°28'24"W	16.33
C98	5°59'35"	530.00	55.44	S55°49'41"W	55.41
C99	13°22'36"	470.00	109.73	N59°31'12"E	109.48
C100	11°28'33"	530.00	106.15	S64°33'45"W	105.98

C#	DELTA	RAD.	LENGTH	CHD BRG	CHD L.
C101	9°24'29"	530.00	87.03	S75°00'16"W	86.93
C102	19°31'10"	470.00	160.12	N75°58'05"E	159.35
C103	16°30'30"	530.00	152.71	S87°57'46"W	152.18
C104	19°31'10"	470.00	160.12	S84°30'45"E	159.35
C105	16°16'59"	530.00	150.62	N66°10'09"W	150.12
C106	19°31'10"	470.00	160.12	S64°59'35"E	159.35
C107	8°23'55"	470.00	68.89	S51°02'02"E	68.83
C108	59°51'73"	60.00	57.90	S14°31'50"E	55.68
C109	71°37'11"	60.00	75.00	S48°55'33"W	70.21
C110	71°37'11"	60.00	75.00	N59°27'16"W	70.21
C111	87°43'41"	60.00	91.87	N20°13'09"E	83.15
C112	13°08'42"	540.00	123.89	S36°46'44"E	123.62
C113	17°06'55"	511.50	152.79	S38°47'49"E	152.23
C114	12°25'28"	288.50	62.56	S36°27'06"E	62.44
C115	11°01'14"	511.50	98.39	N41°50'39"W	98.23
C116	6°05'41"	511.50	54.41	S33°17'12"E	54.38
C117	0°38'23"	5679.58	63.40	S77°09'24"W	63.40
C118	13°08'42"	540.00	123.89	S36°46'44"E	123.62
C119	186°35'38"	60.00	195.40	S87°00'06"E	119.80
C120	48°13'53"	60.00	50.51	N17°49'13"W	49.03
C121	60°59'53"	60.00	63.88	S30°12'02"W	60.90



7/136-A

FINAL PLAT
LAS ALAMEDAS SUBDIVISION
251.294 ACRES OUT OF THE ADISON LITTON SURVEY, ABSTRACT NO. 45,
SITUATED IN BASTROP COUNTY, TEXAS

MATCHLINE SHEET 3
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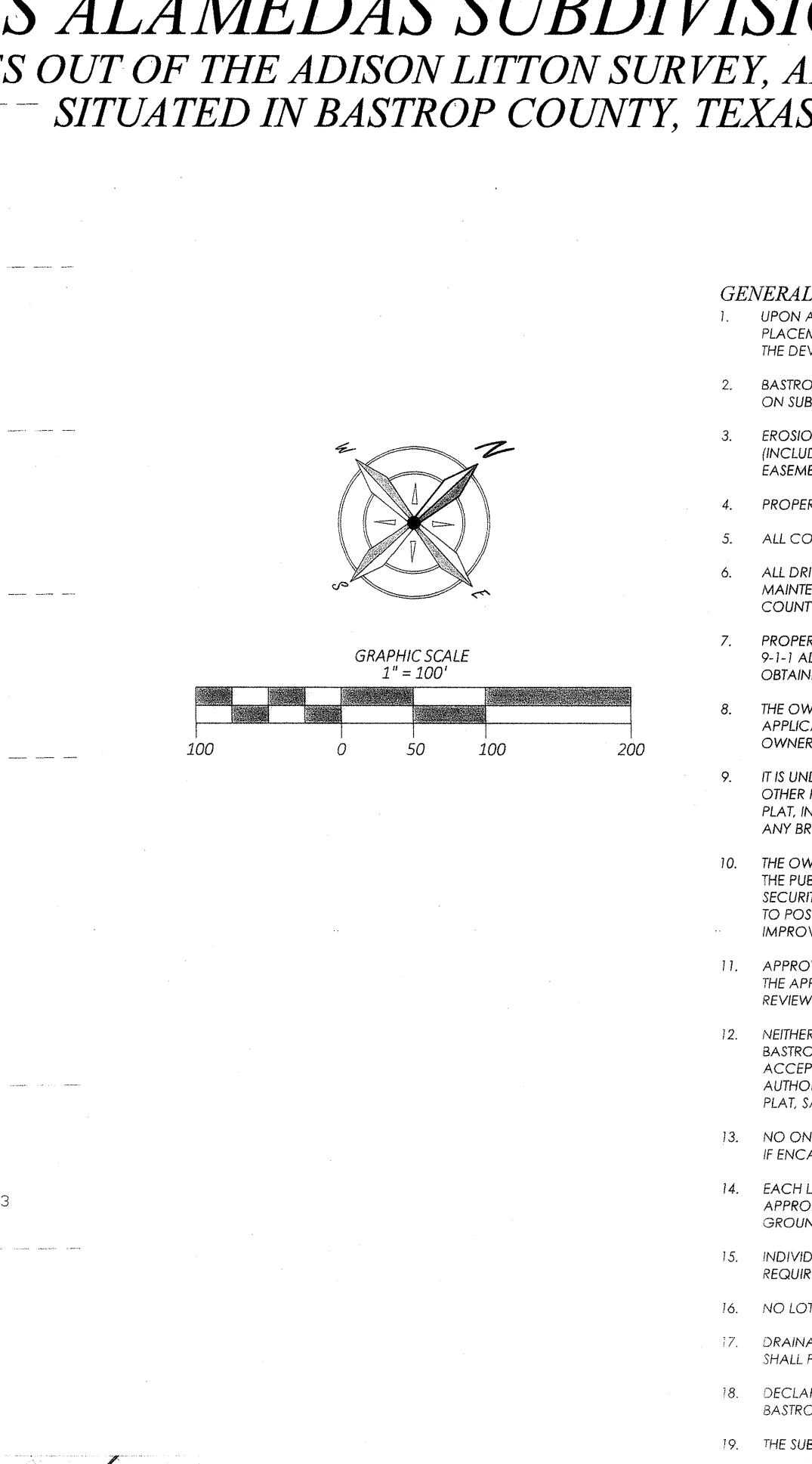
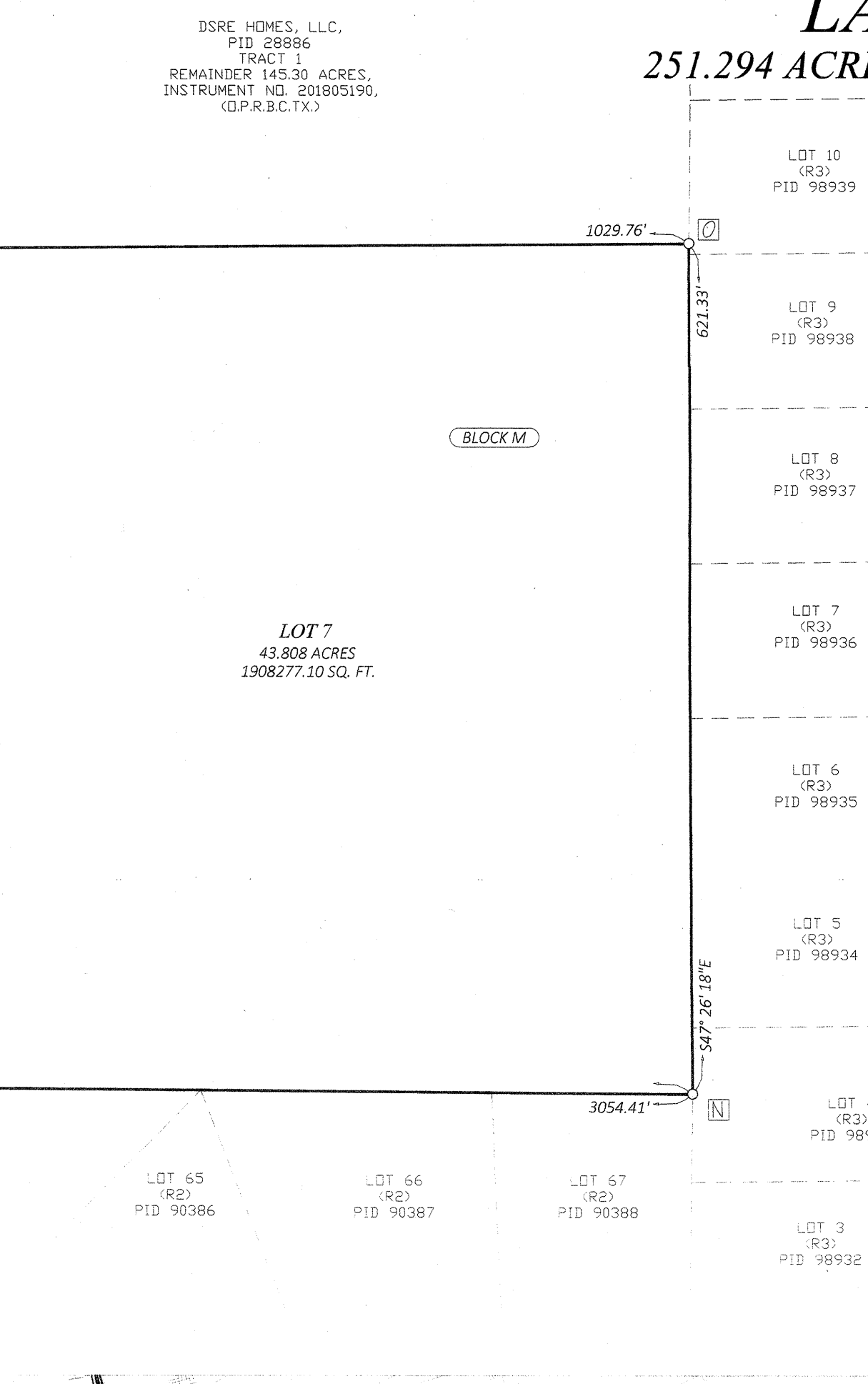
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- GENERAL NOTES: 1. UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY... 2. BASTROP COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES... 3. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT...

LAS ALAMEDAS SUBDIVISION CULVERT TABLE
Table with columns: LOT AND BLOCK, CULVERT SIZE, CULVERT TYPE. Lists culvert specifications for various lots.

GROSS AREA: 251.294 ACRES - 10,946,366.58 SQ. FT.
LAND USE SUMMARY: 22 RESIDENTIAL LOTS, 39 DETENTION LOTS, 13 FLOODPLAIN LOTS, 1 TOTAL AREA.
MONUMENT LEGEND: SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING", FOUND MONUMENT AS DESCRIBED, FOUND IRON ROD WITH CAP STAMPED "RPLS 1753", FOUND 1/2" IRON ROD, FOUND IRON ROD WITH CAP STAMPED "J.E. GARON RPLS 4303", FOUND 1/4" x 1/2" STEEL ROD, FOUND 1/2" METAL SPEAR, FOUND IRON ROD WITH CAP STAMPED "E.L. LEE", FOUND IRON ROD WITH CAP STAMPED "RCS INCT", FOUND TADOT BRASS DISK, FOUND 60# GAL NAIL, FOUND TADOT CONCRETE MONUMENT, FOUND BARBED WIRE FENCE, FOUND IRON ROD WITH CAP STAMPED "RPLS 3910", FOUND CEDAR FENCE POST, FOUND 5/8" IRON ROD, FOUND 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".

LAND USE SUMMARY: 22 RESIDENTIAL LOTS, 39 DETENTION LOTS, 13 FLOODPLAIN LOTS, 1 TOTAL AREA.
SUMMARY SITE TABLE: 13 BUCKLES, 277 SINGLE FAMILY LOTS, 2 DETENTION LOTS, 1 FLOODPLAIN LOTS, 251.294 ACRES - 10,946,366.58 SQ. FT.
BASIS OF BEARING: THE BASIS OF BEARING OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATE OBSERVATIONS AND CONNECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.
LINTYPE LEGEND: BOUNDARY, RIGHT OF WAY, ADJOINING LOT LINES, EASEMENT, DRAINAGE EASEMENT.

LENDER'S CONSENT: CENTER LAS ALAMEDAS INVESTORS, L.L.C. ("LENDER") IS THE HOLDER OF A VENDOR'S LIEN AND DEED OF TRUST LIEN AGAINST THE 251.294 ACRE TRACT OF LAND DESCRIBED HEREIN ("PROPERTY") TO SECURE ACQUISITION AND DEVELOPMENT OF THE PROPERTY...
STATE OF TEXAS, COUNTY OF TRAVIS, KNOWN BY ALL MEN PRESENTS.
STATE OF TEXAS, COUNTY OF TRAVIS, KNOWN BY ALL MEN PRESENTS.
AQUA WATER SERVICE CERTIFICATION: AS OF THE DATE INDICATED BELOW, THIS SUBDIVISION QUALIFIES FOR WATER SERVICE PROVIDED BY AQUA WATER SUPPLY CORPORATION...
STATE OF TEXAS, COUNTY OF BASTROP, KNOWN BY ALL MEN PRESENTS.
ENGINEER'S CERTIFICATION: I, SCOTT A. HAHN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND...

MEETS AND BOUNDS: BEGINNING AT A FOUND 1/2" IRON ROD BEING ACCEPTED AS THE NORTH CORNER OF THAT CERTAIN 9.681 ACRE TRACT OF LAND...
THENCE S 43° 21' 31" W, 295.50 FEET WITH THE COMMON SOUTHWESTERLY LIMITS OF SAID 32.00 ACRE TRACT...
THENCE S 43° 21' 31" W, 295.50 FEET WITH THE COMMON SOUTHWESTERLY LIMITS OF SAID 32.00 ACRE TRACT...
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THENCE N 43° 12' 31" E, 200.00 FEET WITH THE COMMON SOUTHWESTERLY LIMITS OF SAID PRIVATE ROAD AND THE NORTHWESTERLY LIMITS OF SAID 251.294 ACRE TRACT TO A FOUND 1/4" x 1/2" STEEL STAKE...
THENCE CONTINUING ALONG SAID FENCE WITH THE COMMON SOUTHWESTERLY LIMITS OF SAID 38.75 ACRE TRACT AND THE NORTHWESTERLY LIMITS OF SAID 251.294 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:
1. N 43° 12' 31" E, 189.44 FEET TO A (S.I.R.C.);
2. S 89° 38' 38" E, 229.72 FEET TO A (S.I.R.C.);
3. N 43° 12' 31" E, 189.44 FEET TO A (S.I.R.C.);
4. S 89° 38' 38" E, 229.72 FEET TO A (S.I.R.C.);
5. N 43° 12' 31" E, 189.44 FEET TO A (S.I.R.C.);
6. S 89° 38' 38" E, 229.72 FEET TO A (S.I.R.C.);

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