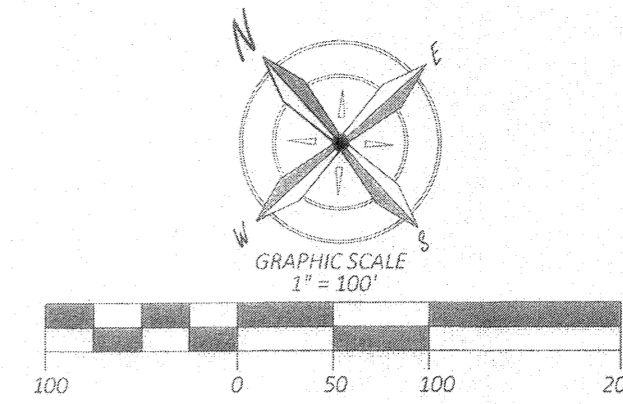
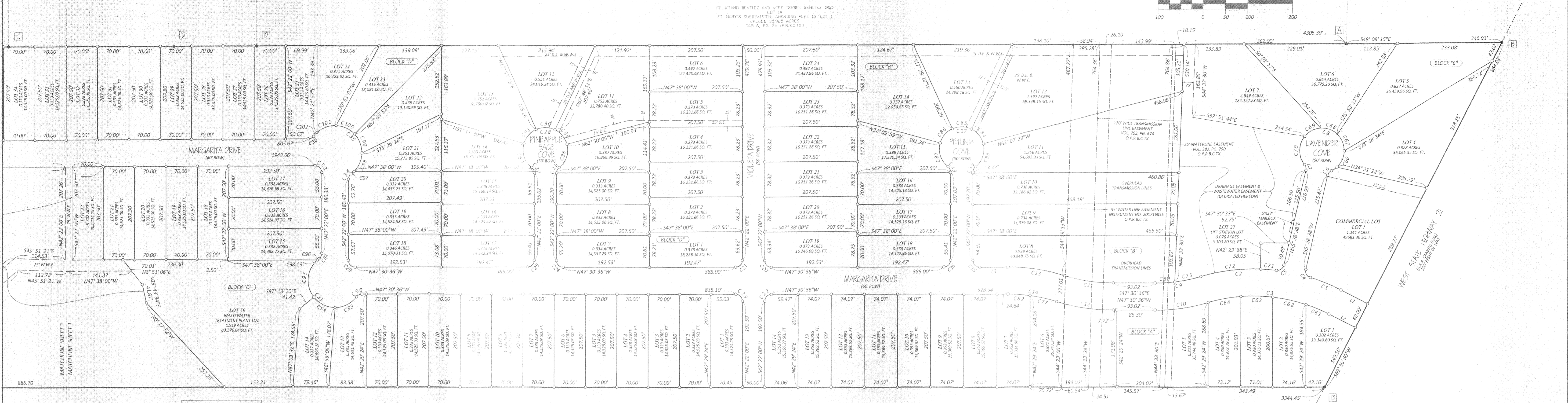


7/98-B

FINAL PLAT
LOS MILAGROS, PHASE 1
112.757 ACRES OUT OF THE JAMES DOYLE SURVEY, ABSTRACT NO. 28,
SITUATED IN BASTROP COUNTY, TEXAS



ST. MARY'S COMMUNITY CENTER (S)
CALLED 100 ACRES
VOL. 150, PG. 263 (P.R.B.C.T.X)



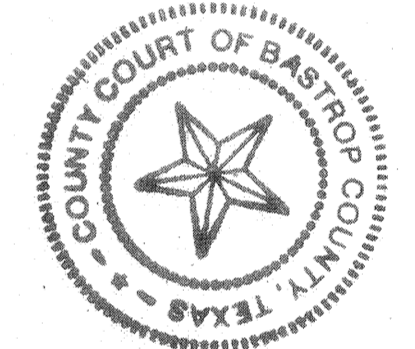
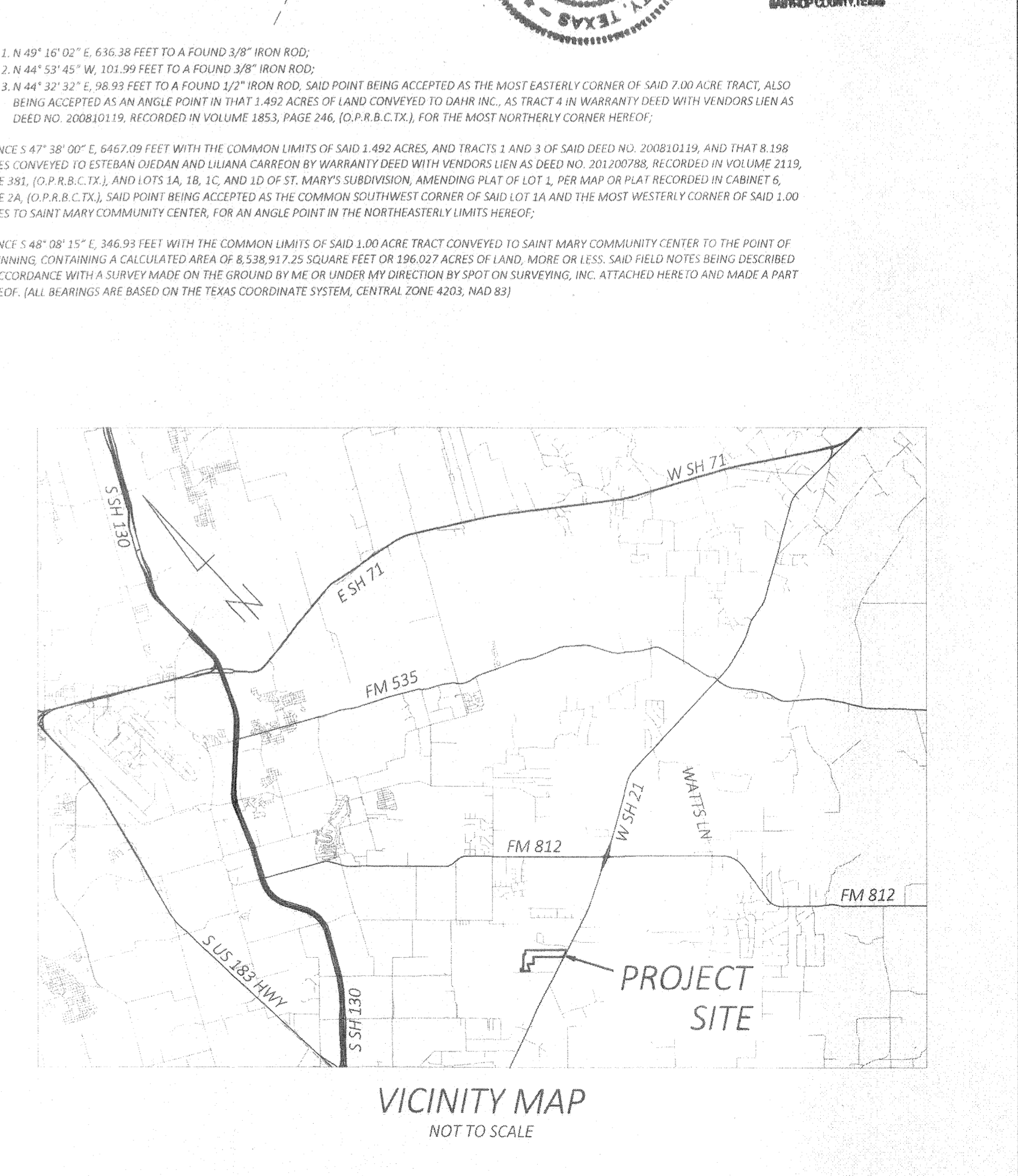
LINE TABLE with columns for Line #, Bearing, and Length.

CURVE TABLE with columns for Curve #, Delta, Radius, Length, Chd Brg, and Chd Length.

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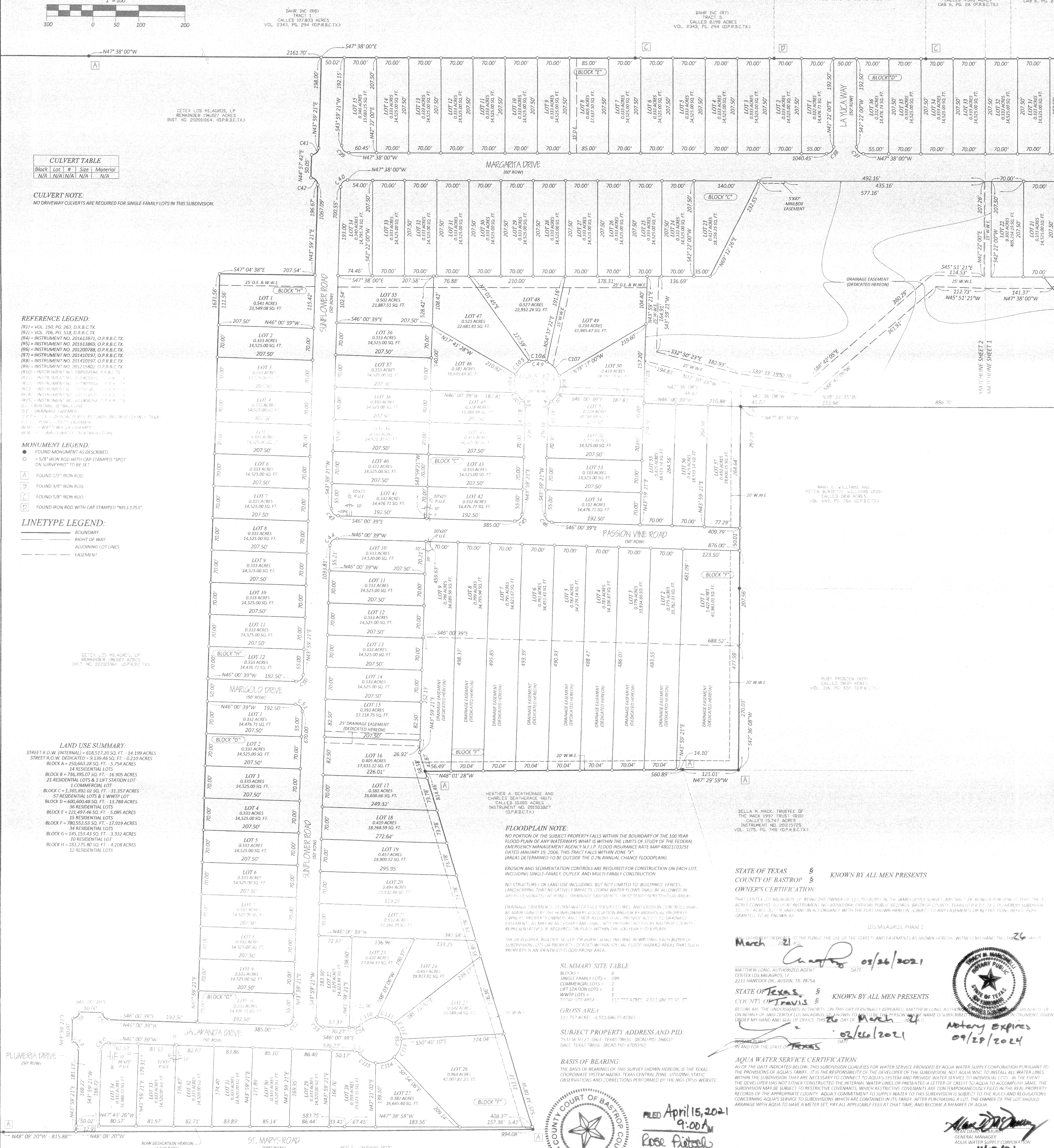
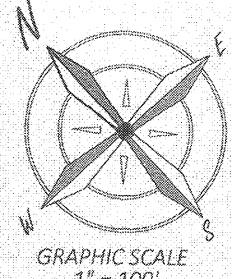
SPOT ON SURVEYING METES AND BOUNDS DESCRIPTION
BEING 196.07 ACRES OF LAND, MORE OR LESS, BEING SITUATED IN THE JAMES DOYLE SURVEY, ABSTRACT NO. 28, BASTROP COUNTY, TEXAS...



FILED April 15, 2021
9:00 A.M.
Rose Patebel
COUNTY CLERK
BASTROP COUNTY, TEXAS

799-A

FINAL PLAT
LOS MILAGROS, PHASE 1
112.757 ACRES OUT OF THE JAMES DOYLE SURVEY, ABSTRACT NO. 28,
SITUATED IN BASTROP COUNTY, TEXAS



CULVERT TABLE with columns for Block, Lot #, Size, Material, and N/A.

CULVERT NOTE: NO DRIVEWAY CULVERTS ARE REQUIRED FOR SINGLE FAMILY LOTS IN THIS SUBDIVISION.

REFERENCE LEGEND

- List of references (R1) through (R16) pointing to various survey instruments and maps.

MONUMENT LEGEND

- Legend for monuments including iron rods with caps, iron rods, and iron rods with caps stamped with 'NPLS 1753'.

LINETYPE LEGEND

- Legend for linetypes representing boundaries, right of way, adjoining lot lines, and easements.

LAND USE SUMMARY

Summary of land use including street R.O.W. dedication, block areas, and lot counts for various blocks (A through S).

GENERAL NOTES

- Notes 1 through 22 detailing utility service providers, flood warnings, drainage easements, non-residential development, and other regulatory requirements.

LENDER'S CONSENT

Consent from Centex Los Milagros Investors, LLC as the holder of a vendor's lien and two deed of trusts.

FLOODPLAIN NOTE

Note regarding floodplains, stating that no portion of the subject property falls within the boundary of the 100-year flood plain.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED

Requirements for erosion and sedimentation controls for construction on each lot.

DRAINAGE EASEMENTS

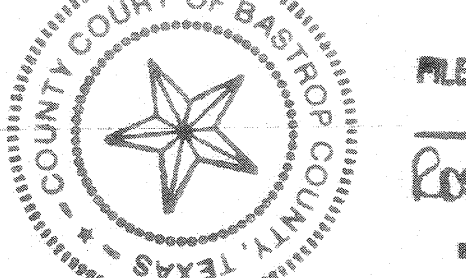
Requirements for drainage easements, including storm water runoff and erosion control.

SUBJECT PROPERTY ADDRESS AND PID

Subject property address and PID information for the lots shown on the plat.

BASIS OF BEARING

Basis of bearing information for the plat, including the Texas Coordinate System and NAD 83.



STATE OF TEXAS COUNTY OF BASTROP KNOWN BY ALL MEN PRESENTS OWNER'S CERTIFICATION

Signature and date of the owner's certification for the plat.

STATE OF TEXAS COUNTY OF TRAVIS KNOWN BY ALL MEN PRESENTS

Signature and date of the county clerk's certification for the plat.

AQUA WATER SERVICE CERTIFICATION text regarding water service requirements.

STATE OF TEXAS COUNTY OF BASTROP KNOWN BY ALL MEN PRESENTS

Signature and date of the county clerk's certification for the plat.

STATE OF TEXAS COUNTY OF BASTROP KNOWN BY ALL MEN PRESENTS

Signature and date of the county clerk's certification for the plat.

ENGINEER'S CERTIFICATION text regarding engineering requirements.

Signature and date of the engineer's certification for the plat.

SURVEYOR'S CERTIFICATION text regarding surveying requirements.

Signature and date of the surveyor's certification for the plat.

