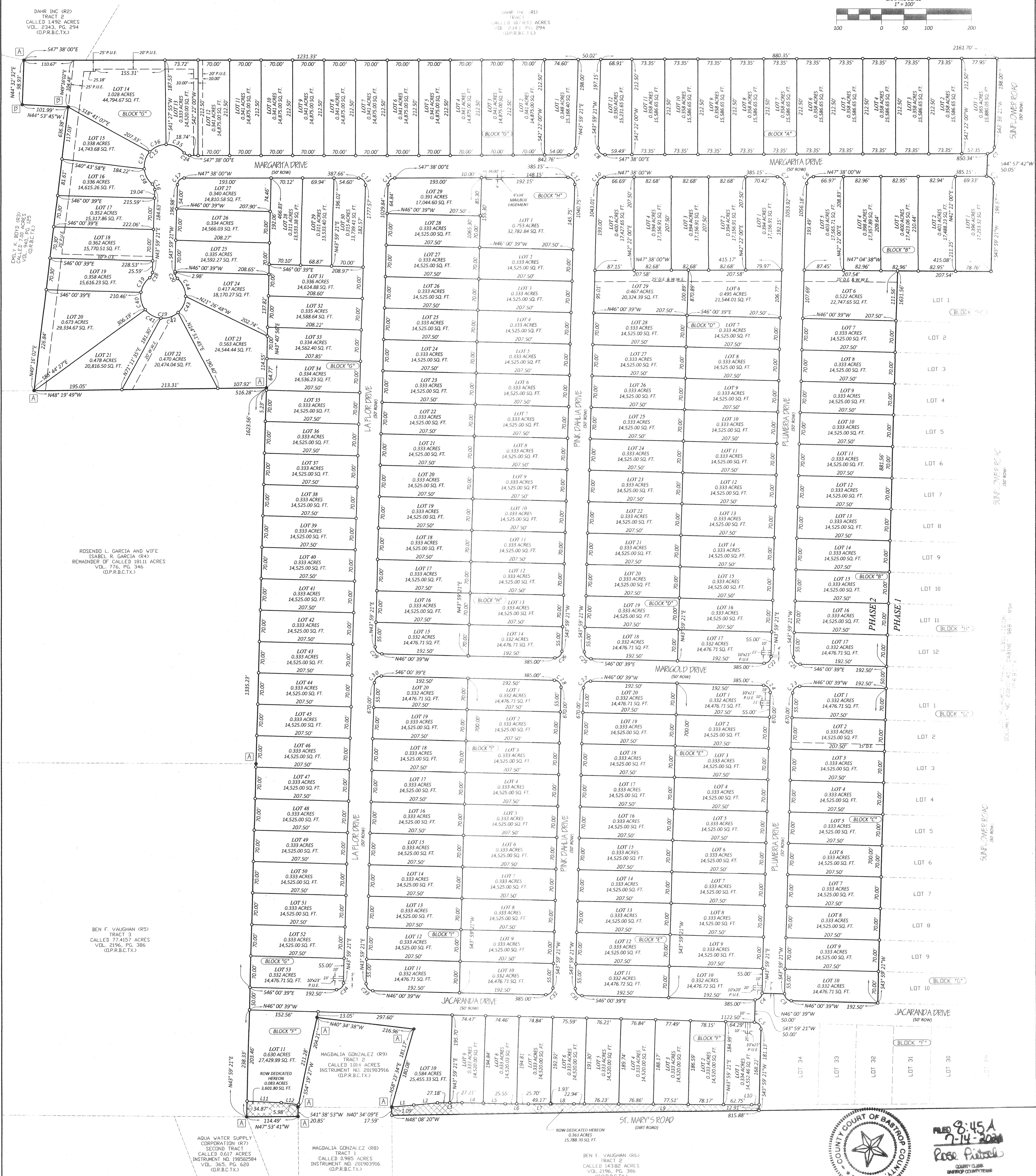
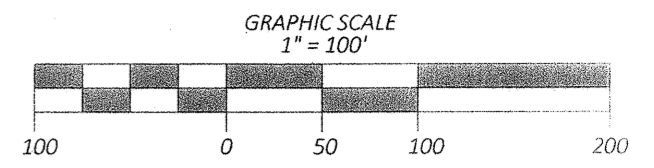
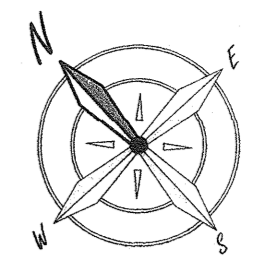


FINAL PLAT LOS MILAGROS, PHASE 2

83.270 ACRES OUT OF THE JAMES DOYLE SURVEY, ABSTRACT NO. 28,
SITUATED IN BASTROP COUNTY, TEXAS

7/111-A



DAHR INC (R2)
TRACT 2
CALLED 1492 ACRES
VOL. 2343, PG. 294
(O.P.R.B.C.T.X.)

DAHR INC (R2)
TRACT 1
CALLED 1492 ACRES
VOL. 2343, PG. 294
(O.P.R.B.C.T.X.)

EMILY N. BOWEN (R3)
CALLED 940 ACRES
VOL. 2343, PG. 294
(O.P.R.B.C.T.X.)

ROSCINDO L. GARCIA AND WIFE
ISABEL R. GARCIA (R4)
REMAINDER OF CALLED 1811 ACRES
VOL. 776, PG. 346
(O.P.R.B.C.T.X.)

BEN F. VAUGHAN (R5)
TRACT 3
CALLED 77,4157 ACRES
VOL. 2196, PG. 386
(O.P.R.B.C.T.X.)

AQUA WATER SUPPLY
CORPORATION (R7)
SECOND TRACT
CALLED 0617 ACRES
INSTRUMENT NO. 199502584
VOL. 365, PG. 620
(O.P.R.B.C.T.X.)

MAGDALIA GONZALEZ (R8)
TRACT 1
CALLED 1014 ACRES
INSTRUMENT NO. 201903916
(O.P.R.B.C.T.X.)

MAGDALIA GONZALEZ (R9)
TRACT 2
CALLED 143.82 ACRES
VOL. 376, PG. 386
(O.P.R.B.C.T.X.)

BEN F. VAUGHAN (R6)
TRACT 1
CALLED 143.82 ACRES
VOL. 376, PG. 386
(O.P.R.B.C.T.X.)

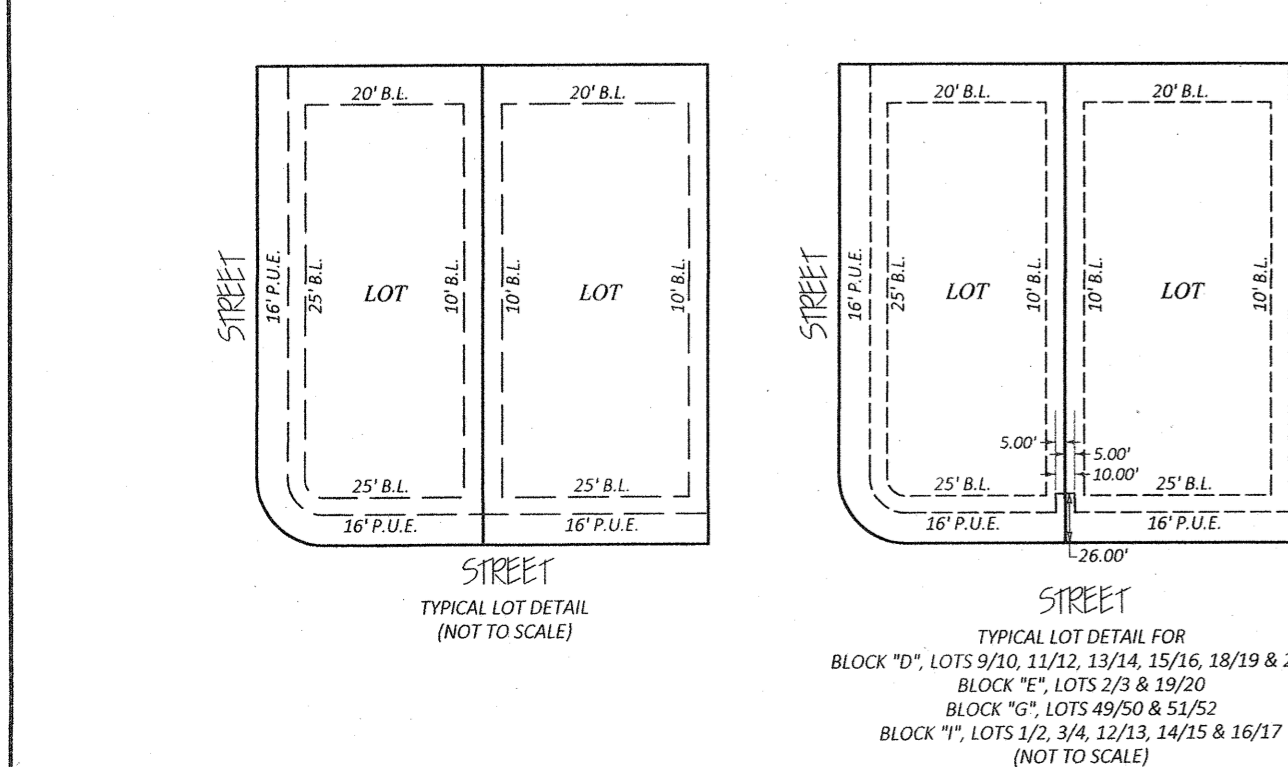


REFERENCE LEGEND:
(R1) = INSTRUMENT NO. 201410197, O.P.R.B.C.T.X.
(R2) = INSTRUMENT NO. 201410197, O.P.R.B.C.T.X.
(R3) = INSTRUMENT NO. 199810611, O.P.R.B.C.T.X.
(R4) = INSTRUMENT NO. 199509919, O.P.R.B.C.T.X.
(R5) = INSTRUMENT NO. 201215802, O.P.R.B.C.T.X.
(R6) = INSTRUMENT NO. 201215802, O.P.R.B.C.T.X.
(R7) = INSTRUMENT NO. 198502584, O.P.R.B.C.T.X.
(R8) = INSTRUMENT NO. 201903916, O.P.R.B.C.T.X.
(R9) = INSTRUMENT NO. 201903916, O.P.R.B.C.T.X.
B.L. = BUILDING SETBACK LINE
D.E. = DRAINAGE EASEMENT
O.P.R.B.C.T.X. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
P.R.B.C.T.X. = PLAT RECORDS, BASTROP COUNTY, TEXAS
P.U.E. = PUBLIC UTILITY EASEMENT

MONUMENT LEGEND:
● FOUND MONUMENT AS DESCRIBED.
○ = 5/8" IRON ROD WITH CAP STAMPED
"SPOT ON SURVEYING" TO BE SET.

BASIS OF BEARING:
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

LINETYPE LEGEND:
--- BOUNDARY
--- RIGHT OF WAY
--- ADJOINING LOT LINES
--- EASEMENT



LAND USE SUMMARY:
STREET R.O.W. (INTERNAL) = 506,140.76 SQ. FT. - 11.619 ACRES
STREET R.O.W. DEDICATED = 19,390.50 SQ. FT. - 0.446 ACRES
BLOCK A = 186,978.26 SQ. FT. - 4.292 ACRES
BLOCK B = 289,562.57 SQ. FT. - 6.688 ACRES
BLOCK C = 145,153.43 SQ. FT. - 3.332 ACRES
BLOCK D = 447,972.12 SQ. FT. - 10.270 ACRES
BLOCK E = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK F = 183,597.81 SQ. FT. - 4.215 ACRES
BLOCK G = 846,515.48 SQ. FT. - 19.433 ACRES
BLOCK H = 441,905.87 SQ. FT. - 10.145 ACRES
BLOCK I = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK J = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK K = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK L = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK M = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK N = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK O = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK P = 290,306.96 SQ. FT. - 6.665 ACRES
BLOCK Q = 290,306.96 SQ. FT. - 6.665 ACRES

SUMMARY SITE TABLE:
BLOCKS = 9
SINGLE FAMILY LOTS = 201
TOTAL SITE AREA = 83.270 ACRES - 3,627,230.52 SQ. FT.

GROSS AREA:
83.270 ACRES - 3,627,230.52 ACRES

SUBJECT PROPERTY ADDRESS AND PID:
2532 W SH 21, DALE, TEXAS 78616 - (BCAD PID: 26661)
DALE, TEXAS 78616 - (BCAD PID: 8705550)

BASIS OF BEARING:
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

FINAL PLAT LOS MILAGROS, PHASE 2

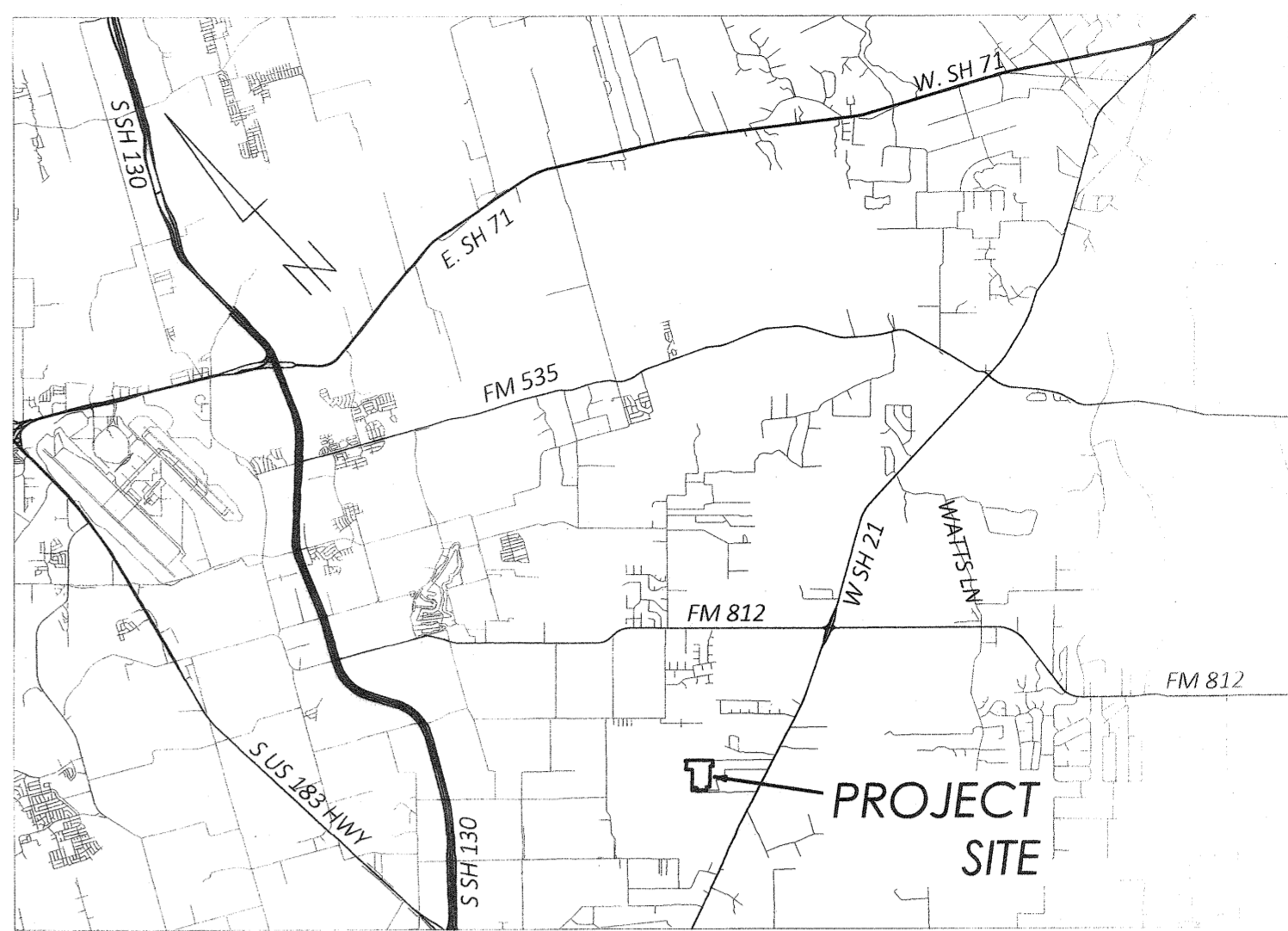
83.270 ACRES OUT OF THE JAMES DOYLE SURVEY, ABSTRACT NO. 28, SITUATED IN BASTROP COUNTY, TEXAS

7/11-8

LINE TABLE table with columns L#, BEARING, LENGTH. Contains 12 entries (L1-L12).

CULVERT TABLE table with columns Block, Lot, #, Size, Material. Contains 1 entry.

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



VICINITY MAP NOT TO SCALE

STATE OF TEXAS COUNTY OF BASTROP OWNER'S CERTIFICATION:

STATE OF TEXAS COUNTY OF TARRANTS OWNER'S CERTIFICATION:

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STATE OF TEXAS COUNTY OF TARRANTS OWNER'S CERTIFICATION:

SPOT ON SURVEYING METES AND BOUNDS DESCRIPTION:

BEING 196.027 ACRES OF LAND, MORE OR LESS, BEING SITUATED IN THE JAMES DOYLE LEAGUE, ABSTRACT 45, BASTROP COUNTY, TEXAS, AND BEING THE SAME 195.95 ACRES OF LAND CONVEYED TO SHERRY B. DILL BY WARRANTY DEED IN LIEU OF FORECLOSURE RECORDED AS DOCUMENT NO. 201804258, OF OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), SAID 196.027 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
THENCE S 69° 36' 50" W, 864.02 FEET WITH THE COMMON NORTHERLY LIMITS OF SAID (S.H. 21) TO A FOUND 3/8" IRON ROD, SAID POINT BEING ACCEPTED AS THE EAST CORNER OF THAT CALLED 28.00 ACRES OF LAND CONVEYED TO MARY E. AND PETER B. WILLIAMS BY GRANT DEED RECORDED IN VOLUME 669, PAGE 766, (O.P.R.B.C.T.X.), ALSO KNOWN AS LOT 2, OF PARTITION DEED RECORDED IN CABINET 2, PAGE 215-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, (P.R.B.C.T.X.), FOR THE SOUTHWEST CORNER HEREOF;

THENCE S 41° 38' 53" W, 20.85 FEET TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS AN ANGLE POINT IN SAID 0.985 ACRE TRACT 1, ALSO BEING ACCEPTED AS AN ANGLE POINT IN THE COMMON NORTHEASTLY LIMITS OF SAID 143.82 ACRES, FOR AN ANGLE POINT IN THE SOUTHWESTERLY LIMITS HEREOF;
THENCE N 47° 53' 41" W, 134.49 FEET WITH THE COMMON LIMITS OF SAID 143.82 ACRES TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS AN ANGLE POINT IN THE NORTHEASTLY LIMITS OF SAID 143.82 ACRES, ALSO BEING ACCEPTED AS THE MOST EASTERLY CORNER OF THAT 0.637 ACRES CONVEYED TO AQUA WATER CORP. BY GENERAL WARRANTY DEED, ROAD AND UTILITY EASEMENT AS THE FIRST TRACT, IN DEED NO. 198502584, RECORDED IN VOLUME 365, PAGE 620, (O.P.R.B.C.T.X.), AND BEING ACCEPTED AS THE MOST SOUTHERLY CORNER OF THAT 77.416 ACRES OF LAND CONVEYED TO JAMES CULLEN VAUGHAN AS TRACT 3 BY DEED NO. 201215785, RECORDED IN VOLUME 2196, PAGE 386, (O.P.R.B.C.T.X.), FOR THE MOST WESTERLY CORNER HEREOF;

FLOODPLAIN NOTE: NO PORTION OF THE SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0325E, EFFECTIVE JANUARY 15, 2006, FOR THE COMMUNITY OF BASTROP COUNTY, COMMUNITY NO. 481193.

AQUA WATER SERVICE CERTIFICATION: AS OF THE DATE INDICATED BELOW, THIS SUBDIVISION QUALIFIES FOR WATER SERVICE PROVIDED BY AQUA WATER SUPPLY CORPORATION PURSUANT TO THE PROVISIONS OF AQUA'S TARIFF. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION, NOT AQUA WSC, TO INSTALL ALL WATER LINES WITHIN THE SUBDIVISION THAT ARE NECESSARY TO CONNECT TO AQUA'S SYSTEM AND PROVIDE WATER SERVICE TO INDIVIDUAL LOTS. IN THE EVENT THE DEVELOPER HAS NOT EITHER CONSTRUCTED THE INTERNAL WATER LINES OR PRESENTED A LETTER OF CREDIT TO AQUA TO ACCOMPLISH SAME, THE SUBDIVISION MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH RESTRICTIVE COVENANTS ARE CONTINGENT UPON AND FILED IN THE REAL PROPERTY RECORDS OF THE APPROPRIATE COUNTY. AQUA'S COMMITMENT TO SUPPLY WATER TO THIS SUBDIVISION IS SUBJECT TO THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS WHICH ARE CONTAINED IN ITS TARIFF. AFTER PURCHASING A LOT, THE OWNER OF THE LOT SHOULD ARRANGE WITH AQUA TO HAVE A METER SET, PAY ALL APPLICABLE FEES AT THAT TIME, AND BECOME A MEMBER OF AQUA.

GENERAL NOTES:

- 1. UTILITY SERVICE PROVIDERS: WATER: AQUA WATER SUPPLY CORPORATION; WASTEWATER: INTEGRA; ELECTRIC: BLUEBONNET ELECTRICAL COOPERATIVE.
2. DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER. MAINTENANCE SHALL CONSIST OF ESTABLISHING AND MAINTAINING REVEGETATION WITHIN THESE EASEMENTS AND MOWING EASEMENTS TWICE A YEAR. PROPERTY OWNER AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
3. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO: BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
4. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
5. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE ROW. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CURB/VERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
6. 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 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.
7. NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE WELL. EACH LOT SHALL HAVE A 5" (25' IF ENCASED) WATER WELL SETBACK ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR THE SAME. IF NOT SPECIFIED HEREIN, FURTHER INFORMATION AND REGISTRATION OF ON-SITE WATER WELLS IS OBTAINED AND SUBMITTED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
8. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE ISSUED THROUGH FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.
10. APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE PLAT HAS BEEN REVIEWED FOR COMPLIANCE OF REGULATIONS BY BASTROP COUNTY ENGINEER AND/OR PLANS REVIEW STAFF.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS OR 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-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH REGULATIONS AND REQUIREMENTS.

- 12. UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT AND/OR THE COUNTY ENGINEER.
13. PROPERTY OWNERS AND/OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY.
14. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF TWO STREETS.
15. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, THAT THE BUILDING OF ALL BRIDGES, CULVERTS, STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COURT ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING AND BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
16. THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED OR MAINTENANCE BY THE COUNTY. OF THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
17. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT, NOR THE FILING/RECORDING OF AN APPROVED PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THIS BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN THE PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
18. NO LOTS IN THIS SUBDIVISION SHALL BE RE-SUBDIVIDED.
19. ONLY ONE SINGLE FAMILY RESIDENCE PER LOT.
20. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOS MILAGROS, PHASE 2, RECORDED IN DOCUMENT NO. 20214540 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
21. THE SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION (ETJ) OF ANY MUNICIPALITY.
22. NO DRIVEWAY CULVERTS ARE REQUIRED FOR SINGLE FAMILY LOTS IN THIS SUBDIVISION.

STATE OF TEXAS COUNTY OF BASTROP OWNER'S CERTIFICATION: I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 21st DAY OF JULY 2021, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COUNTY COURT.

STATE OF TEXAS COUNTY OF BASTROP OWNER'S CERTIFICATION: I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FILING FOR RECORD OF WRITING AND ITS CERTIFICATION (AUTHENTICATED) WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF JULY 2021, A.D., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET 111-A & 111-B.

ENGINEER'S CERTIFICATION: I, PAUL VIKTORIN, DO HEREBY CERTIFY THAT THE STREET AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR BASTROP COUNTY, AND THAT THE 100 YEAR FLOOD PLAIN AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS, AS SHOWN HEREON.

SURVEYOR'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, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND A COMPLETE TITLE SEARCH WAS NOT PERFORMED DURING THE COURSE OF THIS SURVEY. SAID REGULATIONS BE SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD.

