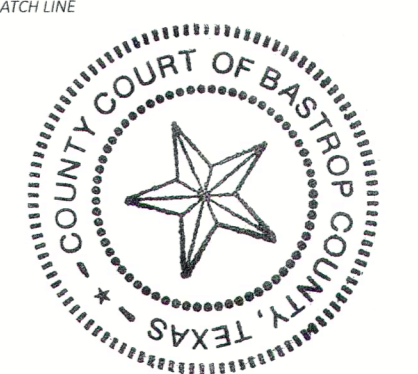


FINAL PLAT OF LOS SENDEROS

179.486 ACRES, JOHN HERRING SURVEY, ABSTRACT NO. 202, BASTROP COUNTY, TEXAS



FILED March 10, 2020
11:00 A.M.
Rose Putrullo
COUNTY CLERK
BASTROP COUNTY, TEXAS

LINETYPE LEGEND:

- OVERALL OUTSIDE BOUNDARY.
- PROPOSED LOT BOUNDARY.
- RIGHT OF WAY.
- EASEMENT LIMITS.
- FLOOD ZONE "A" LIMITS.
- ADJOINING LOT LIMITS.
- BUILDING SETBACK LIMITS.

CULVERT TABLE

Block	Lot #	Size	Material
A	1	2' x 24"	CMP
A	2	2' x 24"	CMP
A	3	2' x 24"	CMP
A	4	3' x 24"	CMP
A	5	3' x 24"	CMP
A	6	2' x 30"	CMP
A	7	2' x 30"	CMP
A	8	2' x 30"	CMP
A	9	2' x 30"	CMP
A	10	2' x 30"	CMP
B	3	1' x 12"	CMP
B	4	1' x 12"	CMP
B	23	1' x 12"	CMP
B	24	1' x 12"	CMP
B	30	2' x 18"	CMP
B	31	1' x 12"	CMP
B	32	1' x 12"	CMP
B	33	2' x 18"	CMP
D	6	2' x 24"	CMP
D	7	2' x 24"	CMP
D	8	2' x 24"	CMP
D	9	2' x 24"	CMP
D	10	2' x 24"	CMP
D	11	2' x 24"	CMP
D	12	2' x 24"	CMP
E	4	2' x 18"	CMP
E	5	2' x 18"	CMP
E	6	2' x 18"	CMP
E	7	2' x 18"	CMP
E	8	2' x 18"	CMP
E	9	2' x 18"	CMP
E	10	2' x 18"	CMP
E	11	2' x 18"	CMP
E	12	1' x 12"	CMP
H	12	1' x 24"	CMP
H	13	1' x 24"	CMP
H	14	2' x 18"	CMP
H	15	2' x 18"	CMP
J	5	1' x 18"	CMP
J	6	1' x 18"	CMP
J	7	1' x 12"	CMP
J	8	2' x 24"	CMP
J	9	3' x 24"	CMP
J	10	3' x 24"	CMP
J	11	3' x 24"	CMP
J	12	3' x 24"	CMP

LEGEND:

- B.L. = BUILDING LINE SETBACK
- NTS = NOT TO SCALE
- O.P.R.B.C.TX. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- P.R.B.C.TX. = PLAT RECORDS, BASTROP COUNTY, TEXAS
- A.E. = ACCESS EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

SUMMARY SITE TABLE:

BLOCKS	10
SINGLE FAMILY LOTS	205
DRAINAGE LOTS	5
RESERVE LOTS	2
TOTAL SITE AREA	178.094 ACRES - 7,757,793 SQ. FT.

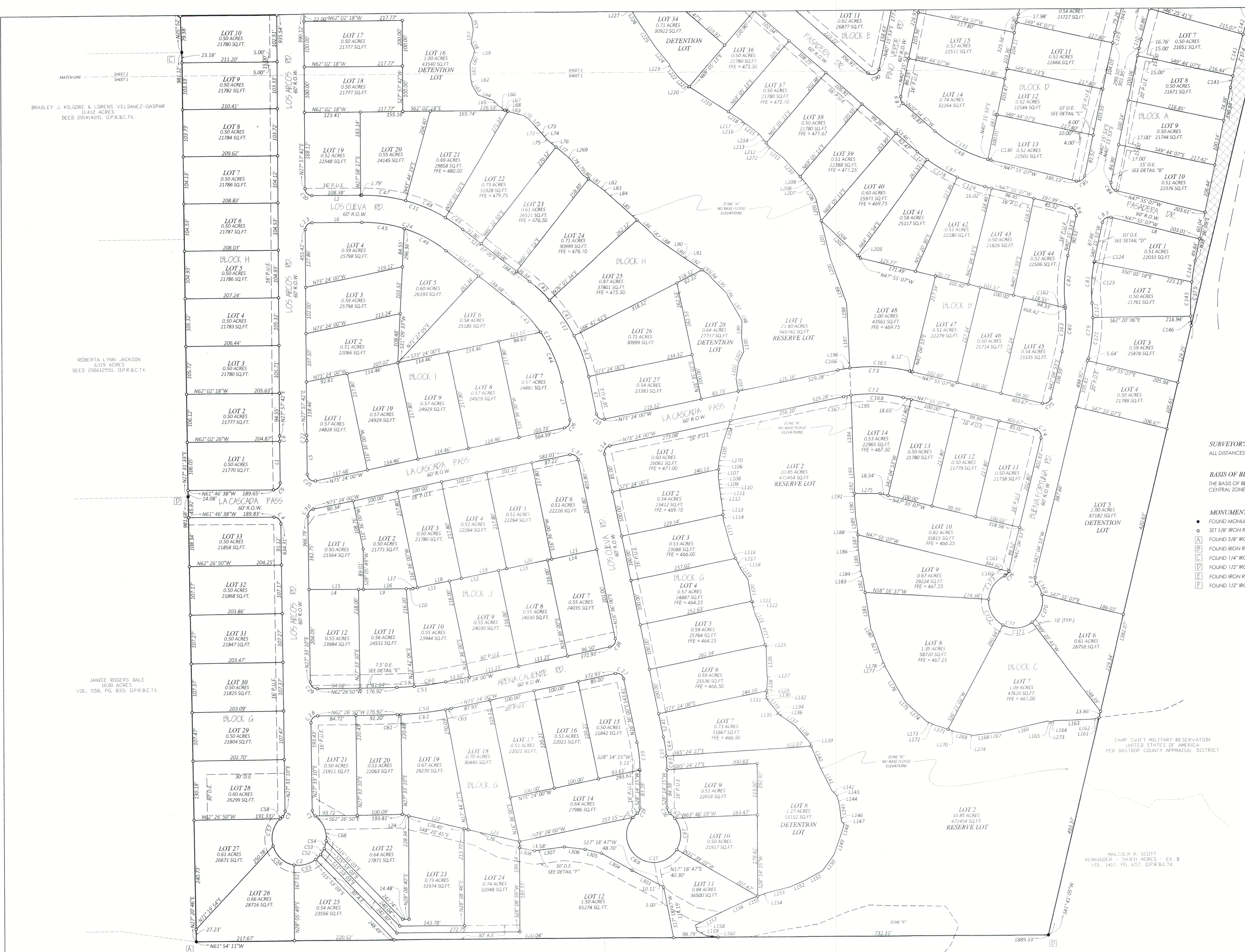
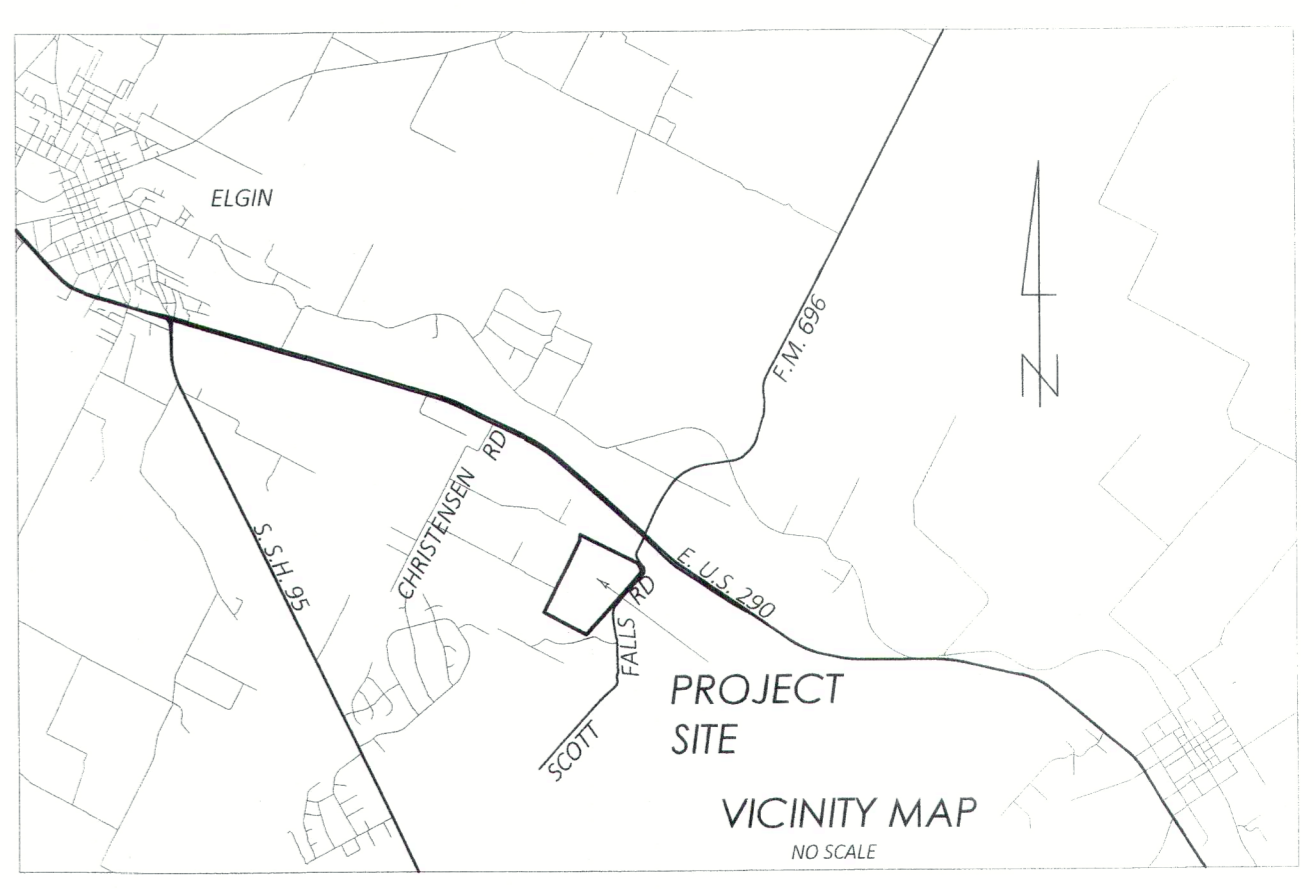
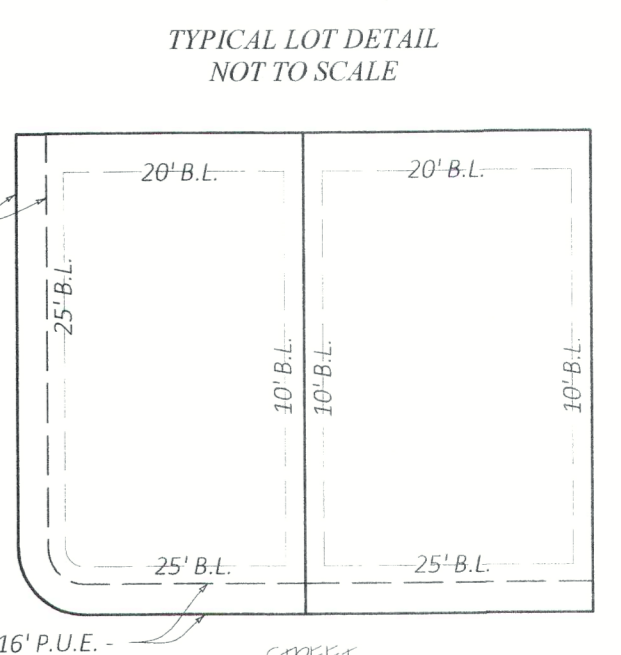
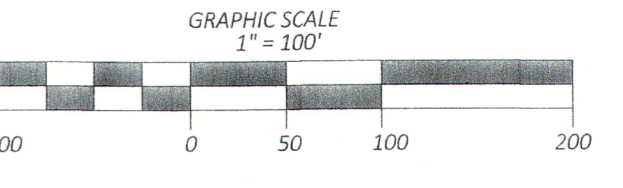
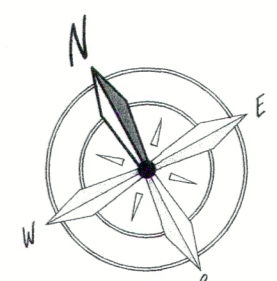
LAND USE SUMMARY:

STREET R.O.W. (INTERNAL)	927,961 SQ. FT. - 21.30 ACRES
STREET R.O.W. DEDICATED (SCOTT FALLS RD.)	60,998 SQ. FT. - 1.39 ACRES
SINGLE FAMILY LOTS	5,163,103 SQ. FT. - 118.53 ACRES
POND/DRAINAGE LOTS	244,533 SQ. FT. - 5.61 ACRES
RESERVE LOTS	1,422,196 SQ. FT. - 32.65 ACRES

SURVEYOR'S NOTE:
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:
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.

- MONUMENT LEGEND:**
- FOUND MONUMENT AS DESCRIBED.
 - SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
 - FOUND 5/8" IRON ROD.
 - FOUND IRON ROD WITH CAP STAMPED "J.E. GARON RPLS 4303".
 - FOUND 1/4" IRON ROD.
 - FOUND 1/2" IRON ROD.
 - FOUND IRON ROD WITH BRASS CAPPED MONUMENT STAMPED "ARMY CORP OF ENGINEERS".
 - FOUND 1/2" IRON PIPE.



BRADLEY J. KILGORE & LORENS VELDANEZ-GASPAR
11.612 ACRES
DEED 201414201, D.P.R.B.C.TX.

ROBERTA LYNN JACKSON
6.119 ACRES
DEED 200612551, D.P.R.B.C.TX.

JANICE ROGERS DALE
10.00 ACRES
VOL. 558, PG. 833, D.P.R.B.C.TX.

MALCOLM R. SCOTT, JR.
& KATHY S. SCOTT
186,277 ACRES
DEED: 201402722, D.P.R.B.C.TX.

MALCOLM R. SCOTT
REMAINDER - 54,831 ACRES - EX. B
VOL. 1417, PG. 657, D.P.R.B.C.TX.

CAMP SWIFT MILITARY RESERVATION
UNITED STATES OF AMERICA
PER BASTROP COUNTY APPRAISAL DISTRICT

HALLEIGH R. SCOTT
REMAINDER - 34,831 ACRES - EX. B
VOL. 1417, PG. 657, D.P.R.B.C.TX.

SURVEYOR'S NOTE:
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

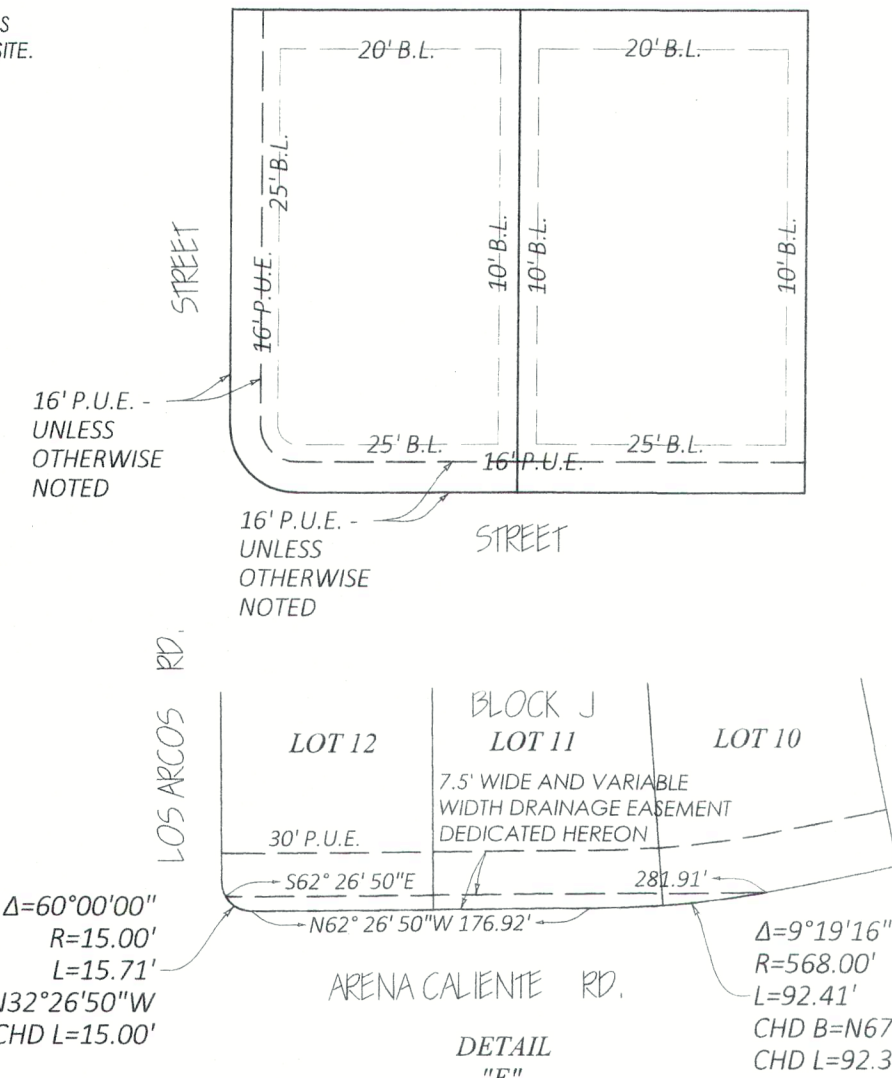
BASIS OF BEARINGS:
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-CPUS WEBSITE.

- MONUMENT LEGEND:**
- FOUND MONUMENT AS DESCRIBED.
 - SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
 - FOUND 5/8" IRON ROD.
 - FOUND IRON ROD WITH CAP STAMPED "J.E. GARON RPLS 4303".
 - FOUND 1/4" IRON ROD.
 - FOUND 1/2" IRON ROD.
 - FOUND IRON ROD WITH BRASS CAPPED MONUMENT STAMPED "ARMY CORP OF ENGINEERS".
 - FOUND 1/2" IRON PIPE.

- LEGEND:**
- B.L. = BUILDING LINE SETBACK
 - N.T.S. = NOT TO SCALE
 - O.P.R.B.C.T.X. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 - P.R.B.C.T.X. = PLAT RECORDS, BASTROP COUNTY, TEXAS
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT

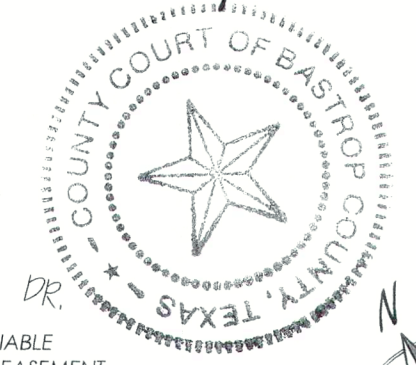
- LINE TYPE LEGEND:**
- OVERALL OUTSIDE BOUNDARY.
 - PROPOSED LOT BOUNDARY.
 - RIGHT OF WAY.
 - EASEMENT LIMITS.
 - FLOOD ZONE "A" LIMITS.
 - ADJOINING LOT LINES.
 - B.L. = BUILDING SETBACK LIMITS.

**TYPICAL LOT DETAIL
NOT TO SCALE**

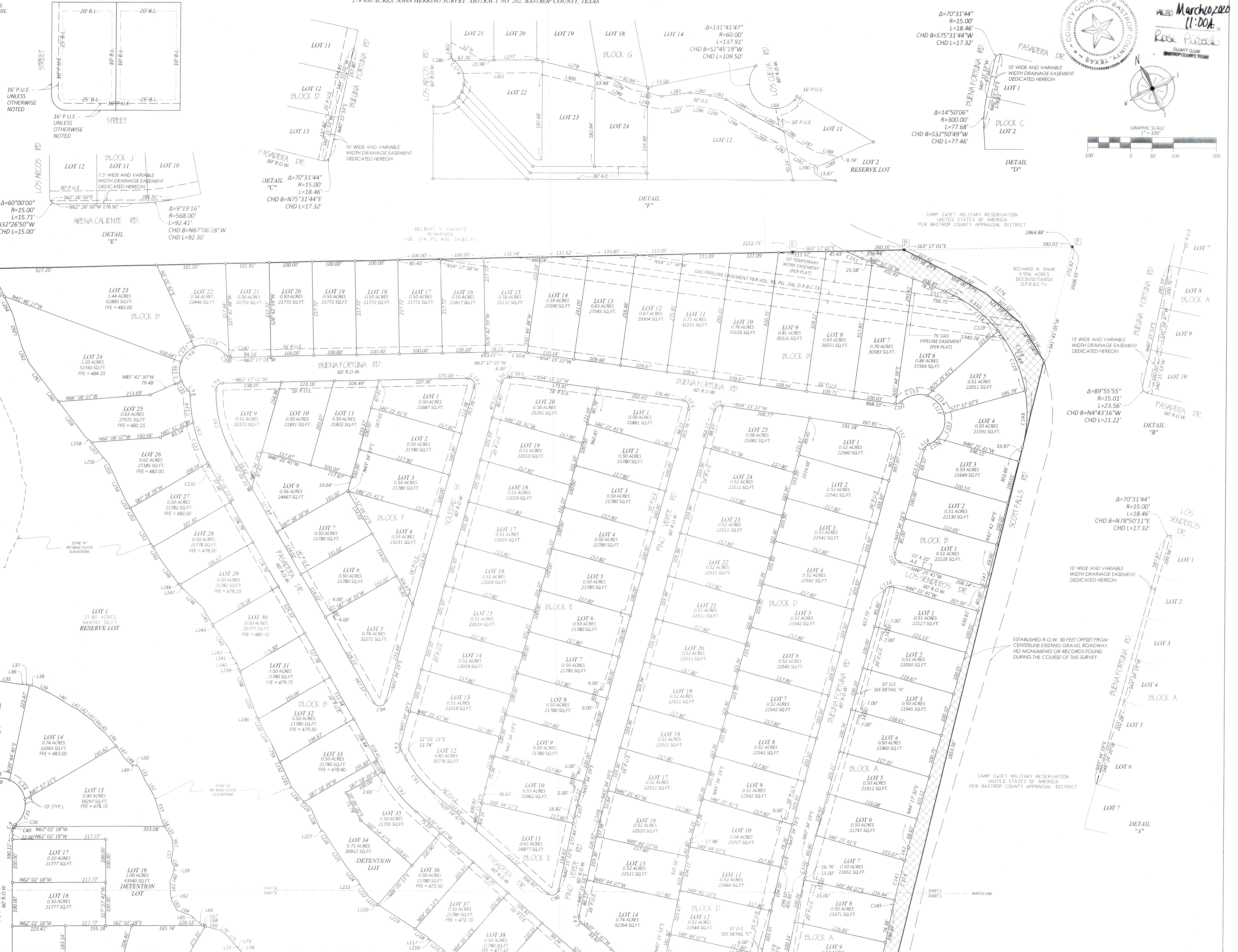
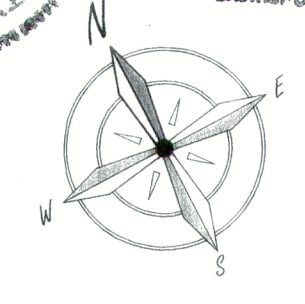


FINAL PLAT OF LOS SENDEROS

179.486 ACRES, JOHN HERRING SURVEY, ABSTRACT NO. 202, BASTROP COUNTY, TEXAS



FILED March 2020
11:00 AM
Rose Pustulka
COUNTY CLERK
BASTROP COUNTY, TEXAS



DALE S. & DEBRA J. TURNPSEED
25.00 ACRES
VOL. 639, PG. 259, D.R.B.C.T.X.

BRADLEY J. KILGORE & LORENES VELAZQUEZ-GASPAR
11.412 ACRES
DEED 201414201, D.R.B.C.T.X.

CAMP SWIFT MILITARY RESERVATION
UNITED STATES OF AMERICA
PER BASTROP COUNTY APPRAISAL DISTRICT

ESTABLISHED R.O.W. 30 FEET OFFSET FROM
CENTERLINE EXISTING GRAVEL ROADWAY.
NO MONUMENTS OR RECORDS FOUND
DURING THE COURSE OF THIS SURVEY.

MATCHLINE SHEET 1

MATCHLINE SHEET 1

FINAL PLAT OF LOS SENDEROS

179.486 ACRES, JOHN HERRING SURVEY, ABSTRACT NO. 202, BASTROP COUNTY, TEXAS

GENERAL NOTES:

- 1. 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 CITY ENGINEER.
2. BASTROP COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
3. ALL DRAINAGE EASEMENTS SHALL BE FREE OF OBSTRUCTION OR ANY TYPE OF OBSTRUCTION INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES, EXCEPT AS APPROVED BY BASTROP COUNTY.
4. 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.
5. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF TWO STREETS.
6. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE ROW. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CURBTYPE PILE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY.
7. 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, DRIVEWAYS/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.
8. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS AND CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE REGULATIONS AND REQUIREMENTS OF BASTROP COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT LOCATIONS OR ELEVATIONS WHICH BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH REGULATIONS AND REQUIREMENTS.
9. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS, AND OTHER PUBLIC THROUGHWAYS 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 COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS, OR PUBLIC THROUGHWAYS SHOWN ON THIS PLAT, OR OF CONSTRUCTING AND BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
10. THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISIONS STREET AND DRAINAGE IMPROVEMENTS TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY EQUITLY 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 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 FOR MAINTENANCE BY THE COUNTY, OF THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
11. 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 OR REGULATIONS BY THE COUNTY ENGINEER AND/OR PLATS REVIEW STAFF.
12. 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 THE PLAT. ONLY BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE 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. UNLESS 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.
13. 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.
14. EACH LOT SHALL HAVE A 30" WATER WELL SETBACK ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR SAME, IF NOT SPECIFIED HEREIN. FURTHER INFORMATION AND REGISTRATION OF ON-SITE WATER WELLS IS OBTAINED AND ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
15. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGN MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSIONS OF ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
17. DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER. MAINTENANCE SHALL CONSIST OF ESTABLISHING AND MAINTAINING VEGETATION WITHIN THESE EASEMENTS AND MOVING 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.
18. NO LOTS IN THIS SUBDIVISION SHALL BE RESUBDIVIDED.
19. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOS SENDEROS ESTATES SUBDIVISION, RECORDED IN DOCUMENT NUMBER 202004005, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
20. THE SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION OF ANY MUNICIPALITY.
21. ANY OBSTRUCTION IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
22. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
23. JOINT USE ACCESS EASEMENT FOR EGRESS, INGRESS, & REGRESS TO BE MAINTAINED EASEMENT BY LOT OWNERS UTILIZING EASEMENT, LOTS 12, 23 & 24, BLOCK G.

FLOODPLAIN NOTES

- 1. A PORTION OF THIS SUBDIVISION LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48021C0100E, COMMUNITY NO. 481193, FOR BASTROP COUNTY, TEXAS, EFFECTIVE DATE: JANUARY 19, 2006. THIS SUBDIVISION LIES WITHIN ZONE "X".
2. NO STRUCTURES OR LAND USE THAT NEGATIVELY IMPACTS STORM WATER DRAINAGE OR STORM WATER DETENTION SHALL BE PERMITTED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION AREAS. NO LAND DISTURBANCE ALLOWED BY HOMEOWNERS WITHIN DRAINAGE EASEMENT.
3. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY 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 COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES DESIGNATED AS FLOOD HAZARD 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 OTHER 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.
4. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
5. FINISH FLOOR ELEVATION OF LOTS ADJACENT TO THE FLOODPLAIN SHALL BE BASE FLOOD ELEVATION (BFE) PLUS TWO-FOOT (2') OF FREEBOARD.
6. THE DRIVEWAY/CULVERT TABLE AS SHOWN ON THE PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT.

ADDITIONAL NOTE

THE ENTIRE SUBDIVISION HAS BEEN IDENTIFIED TO BE WITHIN THE MODERATE COMPLAINT RISK AREA PER THE DEMOLITION 40 POUND CHARGE NOISE CONTOURS MAPPED IN THE JULY 2016 CAMP SWIFT JOINT LAND USE STUDY.

STATE OF TEXAS \$ COUNTY OF BASTROP \$ KNOWN BY ALL MEN PRESENTS OWNER'S CERTIFICATION: THAT CENTEX LOS SENDEROS, LP, BEING THE OWNER OF 179.486 ACRES IN THE JOHN HERRING SURVEY, ABSTRACT NO. 202 IN BASTROP COUNTY, TX, AS ACCORDANCE WITH PLAT 202004005, OF THE OFFICIAL PUBLIC RECORDS, BASTROP COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE SAID LAND IN ACCORDANCE WITH THE FOLLOWING HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS: LOS SENDEROS SUBDIVISION. THE DEVELOPER HAS AGREED TO THE PUBLIC USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. WITNESS MY HAND THIS 02/10/2020 DAY OF February, 2020 A.D.

Matthew J. Long REPRESENTATIVE DATE 02/10/2020 CENTEX LOS SENDEROS, LP 2211 HANCOCK DRIVE, AUSTIN, TX 78756

STATE OF TEXAS \$ COUNTY OF TRAVIS \$ KNOWN BY ALL MEN PRESENTS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Matthew J. Long, AUTHORIZED AGENT OF CENTEX LOS SENDEROS, LP, ON BEHALF OF SAID CENTEX LOS SENDEROS, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT, GAVE UNDER MY HAND AND SEAL OF OFFICE THIS 02/10/2020 DAY OF February, 2020 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS DATE 02/10/2020 TRACY M. MANCINI Notary ID # 130938888 My Commission Expires September 28, 2020

STATE OF TEXAS \$ COUNTY OF BASTROP \$ KNOWN BY ALL MEN PRESENTS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Matthew J. Long, AUTHORIZED AGENT OF CENTEX LOS SENDEROS, LP, ON BEHALF OF SAID CENTEX LOS SENDEROS, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT, GAVE UNDER MY HAND AND SEAL OF OFFICE THIS 02/10/2020 DAY OF February, 2020 A.D. WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY OF BASTROP COUNTY, TEXAS THIS 10th DAY OF March 2020 A.D. FILED March 10, 2020 11:00A.M. Rose Pietsch, County Clerk, Bastrop County, Texas

STATE OF TEXAS \$ COUNTY OF BASTROP \$ KNOWN BY ALL MEN PRESENTS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Matthew J. Long, AUTHORIZED AGENT OF CENTEX LOS SENDEROS, LP, ON BEHALF OF SAID CENTEX LOS SENDEROS, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT, GAVE UNDER MY HAND AND SEAL OF OFFICE THIS 02/10/2020 DAY OF February, 2020 A.D. WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY OF BASTROP COUNTY, TEXAS THIS 10th DAY OF March 2020 A.D. FILED March 10, 2020 11:00A.M. Rose Pietsch, County Clerk, Bastrop County, Texas

LINE TABLE with columns: L #, BEARING, LENGTH. Rows 1-125.

LINE TABLE with columns: L #, BEARING, LENGTH. Rows 126-250.

CURVE TABLE with columns: C #, DELTA, RADIUS, ARC L, CHD BRG, CHD L. Rows 1-25.

CURVE TABLE with columns: C #, DELTA, RADIUS, ARC L, CHD BRG, CHD L. Rows 26-50.

CURVE TABLE with columns: C #, DELTA, RADIUS, ARC L, CHD BRG, CHD L. Rows 51-75.

LEGAL DESCRIPTION OF LAND: BEING 179.486 ACRES OF LAND, MORE OR LESS, BEING THE JOHN HERRING SURVEY, ABSTRACT NO. 202, PATENTED TO JOHN HEARN AS PATENT NUMBER 1013, VOL. 6, P.G. 14, PATENT RECORDS OF THE TEXAS GENERAL LAND OFFICE. EXCEPT THAT 0.956 ACRE TRACT CONVEYED TO RICHARD R. RAHR BY DEED NO. 201718622, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (40.82% C.T.X.), BEING THAT SAME TRACT OF LAND DESCRIBED AS 160 ACRES CONVEYED TO HELL FENNEL STRAKE, MARY MARGARET FENNEL HARRISON, ANTHONY BUS, KRISTINE BUS, HEMMER, DOMINICK SAM TRAMONTE III, CHRISTOPHER TRAMONTE, AND SHARON TRAMONTE BY SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 199902883, IN VOLUME 968, PAGE 183, (O.P.R.B.C.T.X.), SAID 179.486 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 518' IRON ROD, AS A POINT IN THE NORTHWEST LINE OF THE WM. MCCLAUGHLIN SURVEY, A240, ALSO BEING AN ANGLE POINT IN THE EASTERLY LINE OF THE JAMES BRIANS SURVEY, A288, ALSO BEING AN ANGLE POINT IN THE NORTH LINE OF THAT 34.831 ACRES CONVEYED TO MALCOLM R. SCOTT AS ANGLE POINT "B" OF DEED RECORDED IN VOLUME 1417, PAGE 657, O.P.R.B.C.T.X., SAID POINT ALSO BEING ACCEPTED AS THE MOST SOUTHERLY CORNER OF THE TRACT OF LAND DESCRIBED HEREIN: THENCE N 61° 54' 11" W, 1889.33 FEET LEAVING SAID WM. MCCLAUGHLIN SURVEY WITH THE COMMON NORTHEAST LINE OF SAID JAMES BRIANS SURVEY AND SOUTHWEST LINE OF SAID JOHN HERRING SURVEY TO A FOUND 518' IRON ROD, ALSO BEING THE NORTHEAST LINE OF SAID 34.831 ACRE TRACT TO A FOUND 518' IRON ROD, SAID POINT BEING ACCEPTED AS THE MOST SOUTHERLY CORNER OF THAT 10.00 ACRE TRACT CONVEYED TO JANICE ROGERS DALE BY DEED RECORDED IN VOLUME 588, PAGE 833, (O.P.R.B.C.T.X.), ALSO BEING AN ANGLE POINT IN THE EASTERLY LIMITS OF SAID JAMES BRIANS SURVEY, ALSO BEING THE WESTERLY CORNER OF SAID JOHN HERRING SURVEY AND BEING ACCEPTED FOR THE WESTERLY CORNER HEREOF;

THENCE NORTHEASTLY ALONG THE COMMON LIMITS OF SAID JAMES BRIANS SURVEY AND JOHN HERRING SURVEY THE FOLLOWING FOUR (4) COURSES: 1. N 27° 20' 46" E, 981.68 FEET TO A FOUND 1/2" IRON ROD, BEING ACCEPTED AS THE EASTERLY CORNER OF SAID 10.00 ACRE TRACT, ALSO BEING ACCEPTED AS THE MOST SOUTHERLY CORNER OF THAT 119 ACRE TRACT CONVEYED TO ROBERTA LYNN JACKSON BY DEED 200612551, (O.P.R.B.C.T.X.) AND AN ANGLE POINT IN THE NORTHWESTERLY LINE HEREOF; 2. N 27° 31' 33" E, 981.12 FEET TO A FOUND 1/4" IRON ROD, SAID POINT BEING ACCEPTED AS THE MOST EASTERLY CORNER OF THAT 11.412 ACRE TRACT OF LAND CONVEYED TO BRADLEY J. KILOGORE AND LORENS VELAZQUEZ-GASPAR BY DEED 20141201, (O.P.R.B.C.T.X.), ALSO BEING ACCEPTED AS THE MOST SOUTHERLY CORNER OF THAT IN THAT 23.00 ACRE TRACT OF LAND CONVEYED TO DALE S. AND DEBRA J. TURNISHED BY DEED RECORDED IN VOLUME 639, PAGE 239, (O.P.R.B.C.T.X.) AND BEING ACCEPTED FOR AN ANGLE POINT IN THE NORTHWESTERLY LINE HEREOF, PASSING AT 568.55 FEET MORE OR LESS THE COMMON CALCULATED CORNER FOR SAID 6.119 AND 11.412 ACRE TRACTS; 3. N 25° 23' 28" E, 1184.89 FEET TO A SET IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING"; (SIRC), SAID POINT BEING SET AT AN ANGLE POINT IN SAID 23.00 ACRE TRACT AND AN ANGLE POINT IN THE NORTHWESTERLY LINE HEREOF; 4. N 04° 44' 57" E, 296.99 FEET TO A (SIRC), SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID 23.00 ACRE TRACT. FOR THE MOST NORTHERLY CORNER HEREOF, BEING AN ANGLE POINT IN SAID JAMES BRIANS SURVEY AND A POINT IN THE SOUTHWESTERLY LIMITS OF THE JAMES DAVIS SURVEY, ALSO BEING THE SOUTHWESTERLY LIMITS OF THE REMAINING ACRES CONVEYED TO DELBERT V. PAUNITZ BY DEED RECORDED IN VOLUME 174, PAGE 420, (D.R.B.C.T.X.)

THENCE SOUTHWESTERLY ALONG THE COMMON LINE OF SAID 0.956 ACRE TRACT AND THE TRACT OF LAND DESCRIBED HEREIN THE FOLLOWING FOUR (4) COURSES: 1. S 35° 38' 29" E, 107.42 FEET; 2. S 33° 00' 37" E, 107.42 FEET; 3. S 21° 59' 33" E, 107.50 FEET; 4. S 41° 01' 04" E, 103.19 FEET TO A (SIRC), SAID POINT BEING SET AT THE SOUTHERLY CORNER OF SAID 0.956 ACRE TRACT, FOR A POINT IN THE NORTHWEST LIMITS OF SAID CAMP SWIFT MILITARY RESERVATION, THE MOST EASTERLY CORNER HEREOF ALSO BEING SET IN THE COMMON NORTHWEST LIMITS OF SAID WM. MCCLAUGHLIN SURVEY AND SOUTHWEST LIMITS OF SAID JOHN HERRING SURVEY; THENCE S 41° 01' 04" E, 323.5 FEET WITH THE COMMON LINE OF SAID WM. MCCLAUGHLIN SURVEY AND JOHN HERRING SURVEY TO THE POINT OF BEGINNING HEREOF, CONTAINING A CALCULATED AREA OF 7.818,39377 SQUARE FEET OR 179.486 ACRES OF LAND, MORE OR LESS. SAID FIELD NOTES BEING DESCRIBED IN ACCORDANCE WITH A PARTY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION, TO BE USED WITH SURVEY SKETCH PREPARED BY SPOT ON SURVEYING, INC. ATTACHED HERETO AND MADE A PART HEREOF. ALL BEARINGS ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, ALL DISTANCES SHOWN ARE SURFACE OR GROUND DISTANCES. ENGINEER'S CERTIFICATION: I, SCOTT A. HARR, 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, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD. SCOTT A. HARR, DATE 02/10/2020 REGISTERED PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 57975, TOLPS FIRM NO. 101938884 SPOT ON SURVEYING, INC. 614 JERRIS LANE BUDA, TX 78610 S.O.S.J.N. 0016-18-005

STATE OF TEXAS \$ COUNTY OF BASTROP \$ KNOWN BY ALL MEN PRESENTS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MATT LONG, AUTHORIZED AGENT OF CENTEX LOS SENDEROS INVESTORS, LLC, ON BEHALF OF SAID CENTEX LOS SENDEROS INVESTORS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19TH DAY OF FEBRUARY, 2020 A.D. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS DATE 02-19-2020



LENDER'S CERTIFICATION: Centex Los Senderos Investors, LLC (the "Lender") is the holder of a vendor's lien and two deeds of trust liens against the 179.486 acre tract of land described herein ("Property"), to secure acquisition and development loans, which deeds of trust were executed by Centex Los Senderos, LP ("Borrower") and recorded under document number 202004005 and document number 202004006, in the official public records of Bastrop County, Texas. Lender hereby consents to the Borrower's subdivision of the Property and the recordation of this subdivision plat. WITNESS MY HAND THIS 02/10/2020 DAY OF February, 2020 A.D.

Matthew J. Long REPRESENTATIVE DATE 02/10/2020 CENTEX LOS SENDEROS INVESTORS, LLC

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 PERMITTED WITHIN SUCH AREA, AQUA WILL BE FREE FROM FLOODING OR FLOOD DAMAGES, NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OTHER 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. 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. WITNESS MY HAND THIS 02/10/2020 DAY OF February, 2020 A.D.

ALAN DAVID MCCLURRY, GENERAL MANAGER, AQUA WATER SUPPLY CORPORATION, DATE 2/19/2020

ENGINEER'S CERTIFICATION: I, TRAVIS FLAKE, 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 PLAINS IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. TRAVIS FLAKE - P.E. 109871, SOUTHWEST ENGINEERS, INC., 205 CHAMBRON PARK LOOP, SUITE B, BUDA, TX 78610, TEXAS REG. NO. F-1909, DATE 02/05/2020



Official Public Records of Bastrop County, Texas, dated March 10, 2020, at 11:00 A.M. Includes notary seals for Rose Pietsch, County Clerk, and Tracy M. Mancini, Notary Public. File number 202004005.