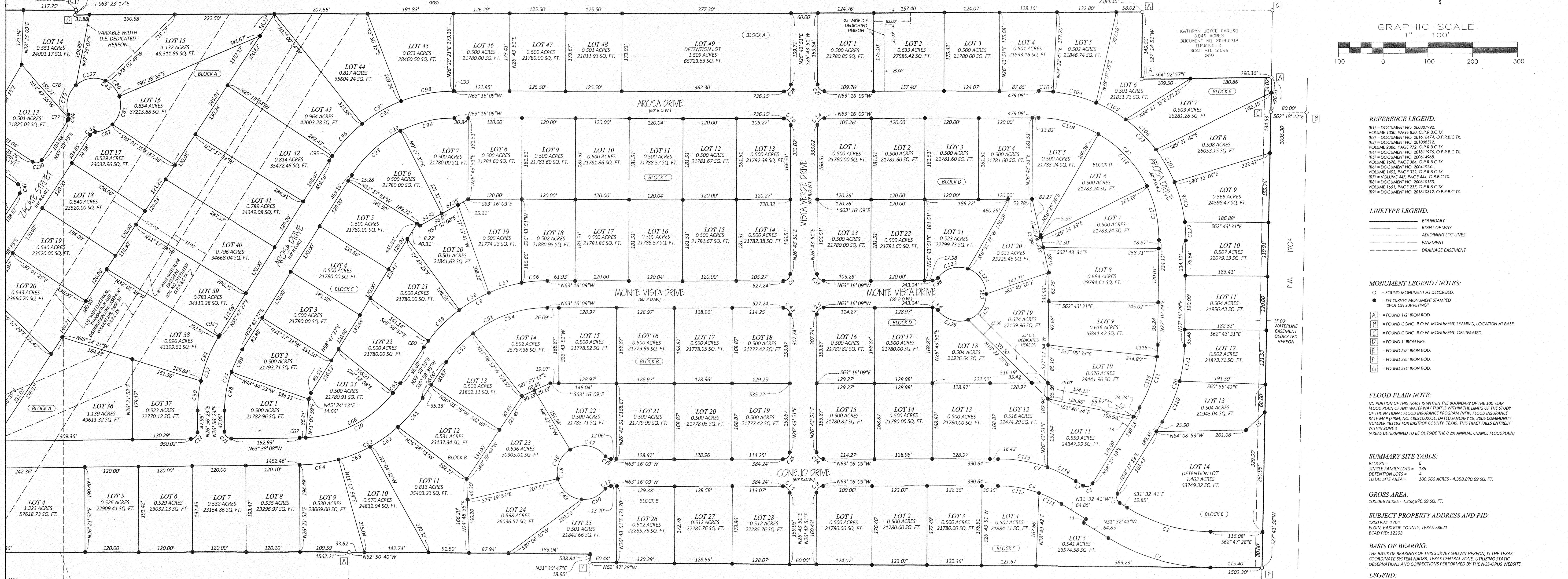
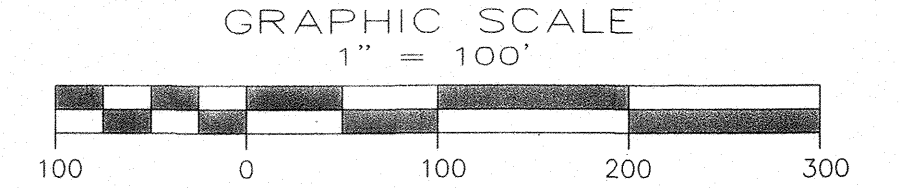
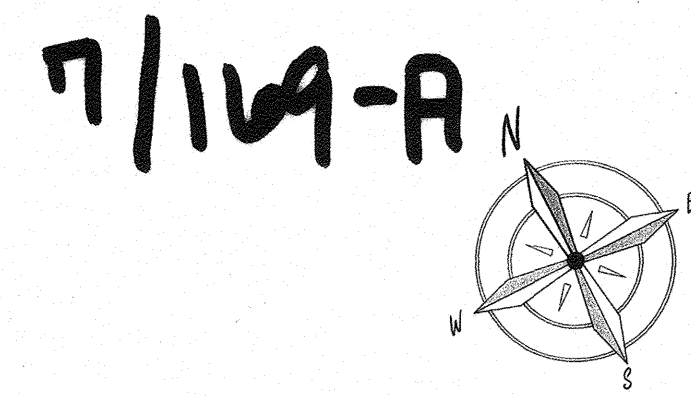


FINAL PLAT MONTE VISTA SUBDIVISION

100.066 ACRES OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT NO. 60,
SITUATED IN BASTROP COUNTY, TEXAS



REFERENCE LEGEND:

- (R1) = DOCUMENT NO. 20030792
- (R2) = DOCUMENT NO. 20161474, O.P.R.C.T.X.
- (R3) = DOCUMENT NO. 20108812
- (R4) = DOCUMENT NO. 20061498
- (R5) = DOCUMENT NO. 20061498
- (R6) = DOCUMENT NO. 20061498
- (R7) = DOCUMENT NO. 20061498
- (R8) = DOCUMENT NO. 20061498
- (R9) = DOCUMENT NO. 20161474, O.P.R.C.T.X.

LINETYPE LEGEND:

- BOUNDARY
- - - RIGHT OF WAY
- - - ADDING LOT LINES
- - - EASEMENT
- - - DRAINAGE EASEMENT

MONUMENT LEGEND / NOTES:

- FOUND MONUMENT AS DESCRIBED.
- SET SURVEY MONUMENT STAMPED "30" ON SURVEYING.
- [A] FOUND 1/2" IRON ROD.
- [B] FOUND CONC. R.O.W. MONUMENT, LEANING, LOCATION AT BASE.
- [C] FOUND CONC. R.O.W. MONUMENT, OBLITERATED.
- [D] FOUND 1" IRON PIPE.
- [E] FOUND 5/8" IRON ROD.
- [F] FOUND 3/8" IRON ROD.
- [G] FOUND 3/4" IRON ROD.

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN ON ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NO. 48021C002E, DATED JANUARY 13, 2006 COMMUNITY NUMBER 32183 FOR BASTROP COUNTY, TEXAS. THIS TRACT FALLS ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SUMMARY SITE TABLE:

BLOCKS	6
SINGLE FAMILY LOTS	139
DETENTION LOTS	4
TOTAL SITE AREA	100.066 ACRES - 4,358,870.69 SQ. FT.

GROSS AREA:
100.066 ACRES - 4,358,870.69 SQ. FT.

SUBJECT PROPERTY ADDRESS AND PID:
1800 F.M. 1704
ELGIN, BASTROP COUNTY, TEXAS 78621
BCAD PID: 12193

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

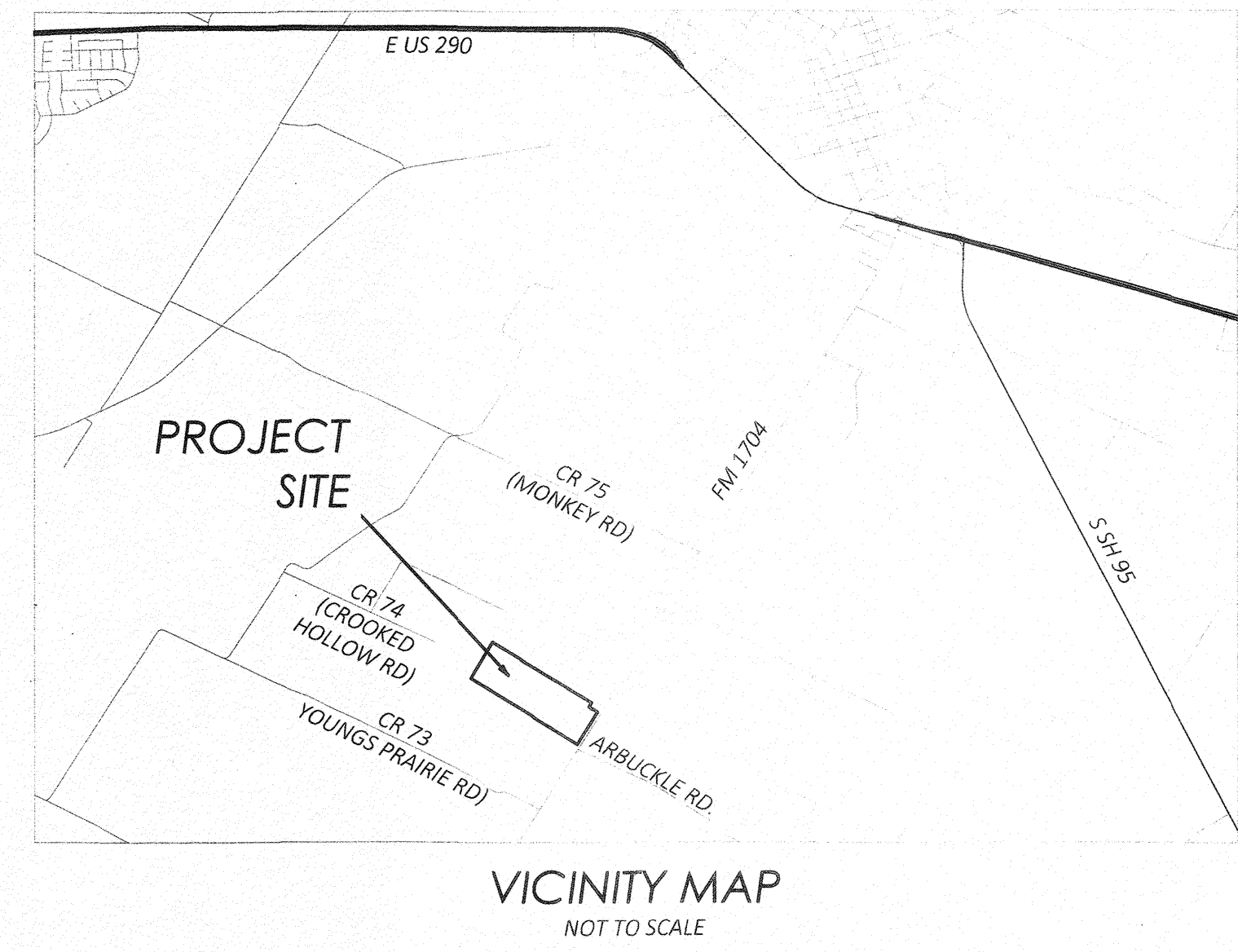
LEGEND:

- BL = BUILDING LINE SETBACK
- DE = DRAINAGE EASEMENT
- DR.B.C.T.X. = DEED RECORDS OF BASTROP COUNTY, TEXAS
- O.P.R.C.T.X. = OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
- P.B.C.T.X. = PLAT RECORDS OF BASTROP COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- DE = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

LAND USE SUMMARY:
STREET R.O.W. (INTERNAL) = 703,348.28 SQ. FT. - 16.145 ACRES
BLOCK A = 1,398,567.86 SQ. FT. - 32.107 ACRES
48 RESIDENTIAL LOTS, 1 DETENTION LOT
BLOCK B = 746,858.13 SQ. FT. - 17.146 ACRES
27 RESIDENTIAL LOTS, 1 DETENTION LOT
BLOCK C = 501,146.55 SQ. FT. - 11.505 ACRES
23 RESIDENTIAL LOTS
BLOCK D = 532,959.75 SQ. FT. - 12.235 ACRES
23 RESIDENTIAL LOTS
BLOCK E = 365,195.43 SQ. FT. - 8.348 ACRES
13 RESIDENTIAL LOTS, 1 DETENTION LOT
BLOCK F = 110,798.69 SQ. FT. - 2.544 ACRES
5 RESIDENTIAL LOTS
COMBINED CENTERLINE LENGTH = 11,281' LF

STREET INVENTORY

CLASSIFICATION	STREET NAME	ROW	EOP-EOP'	CENTERLINE LENGTH
COLLECTOR	CONEJO DR.	80'	32'	398'
LOCAL	CONEJO DR.	60'	24'	1,156'
LOCAL	AROSA DR.	60'	24'	3,437'
LOCAL	VISTA VERDE DR.	60'	24'	1,231'
LOCAL	MONTE VISTA DR.	60'	24'	3,061'
LOCAL	CIELO LINDO DR.	60'	24'	1,495'
LOCAL	ZACATE ST.	60'	24'	503'



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 IS AS SHOWN AND WILL BE CONTAINED WITHIN THE BOUNDARIES OF THE TRACT AS SHOWN HEREON.

DATE: 02/08/22

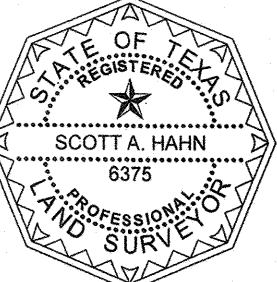
PAUL VIKTORIN, P.E. 65879
SOUTHWEST ENGINEERS, INC.
205 CAMARON PARK LOOP, SUITE B
BUDA, TX 78610
BCAD PID: 11909



SURVEYOR'S CERTIFICATION:
I, SCOTT A. HAIN, 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 HAS NOT BEEN PERFORMED DURING THE COURSE OF THIS SURVEY. SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD.

DATE: 02/07/2022

SCOTT A. HAIN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6373 - TPLS FIRM NO.: 10192894
SPOT ON SURVEYING, INC.
614 JERRY LANE
BUDA, TX 78610



METES AND BOUNDS DESCRIPTION:
BEING 100.066 ACRES OF LAND, MORE OR LESS OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT NO. 60, BEING THE SAME 100.066 ACRES OF LAND CONVEYED TO THOMAS E. MEYER AND SPOUSE, NOTY TRAINER BY WARRANTY DEED RECORDED AS DEED NO. 20070218 IN VOLUME 1742, PAGE 475, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.C.T.X.), SAID 100.066 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD, FOUND AT A FENCE CORNER BEING ACCEPTED AS THE NORTHEAST CORNER OF THAT 21.728 ACRE TRACT OF LAND DESCRIBED IN EXTENSION OF REAL ESTATE NOTE AND LIEN TO PAUL K. AND CHARLENE F. EARNHART RECORDED AS INSTRUMENT NO. 20030792 IN VOLUME 1330, PAGE 850 (O.P.R.C.T.X.), SAID POINT ALSO BEING ACCEPTED AS A POINT IN THE NORTHWEST RIGHT OF WAY LIMITS OF FARM TO MARKET RD. 1704 (F.M. 1704), AND BEING ACCEPTED AS THE SOUTHWEST CORNER OF SAID MILNER TRACT FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 62° 47' 28" W, 1502.30 FEET LEAVING SAID RIGHT OF WAY LIMITS WITH THE COMMON NORTHEASTERN LIMITS OF SAID EARNHART TRACT AND THE SOUTHWESTERN LIMITS OF SAID MILNER TRACT TO A FOUND 3/8" IRON ROD, SAID POINT BEING ACCEPTED AS THE NORTHWEST CORNER OF SAID EARNHART TRACT, ALSO BEING ACCEPTED AS A POINT IN THE SOUTHWESTERN LIMITS OF TRACT 2, 2.124 ACRES CONVEYED TO MEGHAN A. GLEASON, AS TRUSTEE OF THE MEGHAN A. GLEASON REVOCABLE LIVING TRUST BY GENERAL WARRANTY DEED RECORDED AS DEED NO. 201616474, (O.P.R.C.T.X.), AND BEING ACCEPTED AS AN ANGLE POINT IN THE SOUTHWESTERN LIMITS OF SAID MILNER TRACT, FOR AN ANGLE POINT HEREOF;

THENCE N 62° 47' 28" W, 1502.30 FEET LEAVING SAID RIGHT OF WAY LIMITS WITH THE COMMON LIMITS OF SAID GLEASON TRACT AND SAID MILNER TRACT, THE FOLLOWING TWO (2) COURSES:

1. N 81° 30' 47" E, 18.95 FEET TO THE CALCULATED NORTHEAST CORNER OF SAID GLEASON TRACT AND AN ANGLE POINT IN THE SOUTHWESTERN LIMITS OF SAID MILNER TRACT, FOR AN ANGLE POINT HEREOF;

2. N 62° 47' 28" W, 538.84 FEET TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS THE COMMON NORTHWEST CORNER OF SAID GLEASON TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 15.00 ACRE TRACT CONVEYED TO FRANK MAJOWICZ AND RENEE M. MAJOWICZ BY GENERAL WARRANTY DEED RECORDED AS DEED NO. 201008152, IN VOLUME 2006, PAGE 772, (O.P.R.C.T.X.), FOR AN ANGLE POINT IN THE SOUTHWESTERN LIMITS HEREOF;

THENCE N 63° 07' 59" E, 156.21 FEET WITH THE COMMON LIMITS OF SAID MAJOWICZ 15 ACRE TRACT AND THE COMMON LIMITS OF THAT 11.00 ACRE TRACT CONVEYED TO FRANK MAJOWICZ AND RENEE M. MAJOWICZ BY SPECIAL WARRANTY DEED RECORDED AS DEED NO. 20081975, (O.P.R.C.T.X.), AND THAT 0.441 ACRE TRACT CONVEYED TO SHERRIE P. HORTONBY BY GENERAL WARRANTY DEED RECORDED AS DEED NO. 20024988, IN VOLUME 1678, PAGE 384, (O.P.R.C.T.X.) AND THE SOUTHWESTERN LIMITS OF SAID MILNER TRACT, TO A FOUND 1" IRON PIPE, SAID POINT BEING ACCEPTED AS THE COMMON SOUTHWEST CORNER OF SAID MILNER TRACT AND SOUTHWEST CORNER OF THAT 19.991 ACRE TRACT OF LAND CONVEYED TO LINDI BLEDOS AND WIFE SUSAN K. BLEDOS, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED AS INSTRUMENT NO. 200419241, IN VOLUME 1492, PAGE 322, (O.P.R.C.T.X.), FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 26° 23' 41" E, 1210.28 FEET WITH THE COMMON LIMITS OF SAID BLEDOS TRACT AND THE COMMON LIMITS OF THAT 20.098 ACRE TRACT OF LAND CONVEYED TO VAL DECAUP AND HIS WIFE NANCY L. DECAUP BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED AS DEED NO. 20024442, (O.P.R.C.T.X.), AND THE NORTHWESTERN LIMITS OF SAID MILNER TRACT TO A FOUND 1" IRON PIPE, SAID POINT BEING ACCEPTED AS AN ANGLE POINT IN THE SOUTHWESTERN LIMITS OF SAID DECAUP TRACT, ALSO BEING ACCEPTED AS THE NORTHWEST CORNER OF SAID MILNER TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 63° 07' 59" E, 955.55 FEET WITH THE COMMON LIMITS OF SAID DECAUP TRACT AND SAID MILNER TRACT TO A FOUND 1" IRON PIPE, SAID POINT BEING ACCEPTED AS A POINT IN THE NORTHWESTERN LIMITS OF SAID DECAUP TRACT, ALSO BEING AN ANGLE POINT IN THE NORTHWESTERN LIMITS OF SAID MILNER TRACT AND BEING ACCEPTED AS A POINT IN THE NORTHWESTERN LIMITS OF THAT 21.728 ACRE TRACT OF LAND CONVEYED TO RONALD NED FISHER, AND WIFE, NANCY LOU FISHER BY SPECIAL WARRANTY DEED RECORDED AS DEED NO. 200610153, IN VOLUME 1651, PAGE 237, (O.P.R.C.T.X.), FOR AN ANGLE POINT IN THE NORTHWESTERN LIMITS HEREOF;

THENCE LEAVING THE COMMON LIMITS OF SAID DECAUP TRACT, SOUTHWESTERLY AND SOUTHEASTERLY WITH THE COMMON LIMITS OF SAID FISHER AND MILNER TRACTS THE FOLLOWING TWO (2) COURSES:

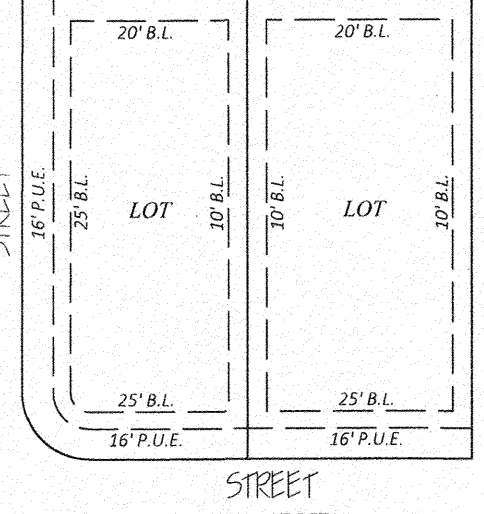
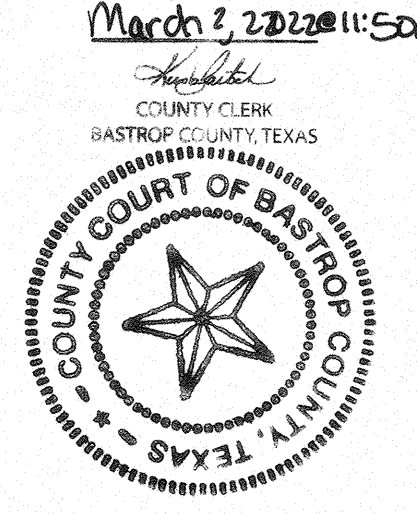
1. S 35° 28' 54" W, 10.96 FEET, TO A FOUND 3/4" IRON ROD BEING ACCEPTED AS THE SOUTHWEST CORNER OF SAID FISHER TRACT AND AN ANGLE POINT IN THE NORTHWESTERN LIMITS OF SAID MILNER TRACT, FOR AN ANGLE POINT HEREOF;

2. S 63° 21' 17" E, 2384.35 FEET TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS THE NORTHWEST CORNER OF THAT 0.849 ACRE TRACT OF LAND CONVEYED TO KATHRYN JAYCE CARUSO BY GENERAL WARRANTY DEED WITH THIRD PARTY ENDORSEMENT, RECORDED AS DEED NO. 201910312, (O.P.R.C.T.X.), AND BEING ACCEPTED AS AN ANGLE POINT IN THE NORTHERN LIMITS OF SAID MILNER TRACT, FOR AN ANGLE POINT HEREOF;

THENCE LEAVING THE COMMON LIMITS OF SAID FISHER TRACT, SOUTHWESTERLY AND SOUTHEASTERLY WITH THE COMMON LIMITS OF SAID CARUSO AND MILNER TRACTS THE FOLLOWING TWO (2) COURSES:

1. S 27° 14' 51" W, 140.65 FEET TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS THE SOUTHWEST CORNER OF SAID CARUSO TRACT, ALSO BEING ACCEPTED AS A POINT IN THE NORTHWESTERN RIGHT OF WAY LIMITS OF SAID MILNER TRACT, FOR THE MOST EASTERLY CORNER HEREOF;

2. THENCE S 27° 41' 38" W, 1095.30 FEET LEAVING SAID CARUSO TRACT WITH THE NORTHWEST RIGHT OF WAY OF SAID F.M. 1704 TO THE POINT OF BEGINNING HEREOF, CONTAINING A CALCULATED AREA OF 4,358,870.69 SQUARE FEET OR 100.066 ACRES OF LAND, MORE OR LESS.



7/169-B

FINAL PLAT MONTE VISTA SUBDIVISION 100.066 ACRES OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT NO. 60, SITUATED IN BASTROP COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BASTROP OWNERS CERTIFICATION THAT CENTEX MONTE VISTA, L.P., BEING THE OWNER OF 100.066 ACRES IN THE JAMES W. STANDIFER SURVEY, ABSTRACT NO. 60, BEING ALL OF THAT 100.066 ACRES CONVEYED TO US AS INSTRUMENT NO. 202100897, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.C.T.X.), DO HEREBY SUBDIVIDE 100.066 ACRES OUT OF SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, WITNESS MY HAND THIS 8th DAY OF February 2022 A.D. MATTHEW LONG, AUTHORIZED AGENT CENTEX MONTE VISTA, L.P. 2211 HANCOCK DR., AUSTIN, TX. 78736

STATE OF TEXAS COUNTY OF BASTROP OWNERS CERTIFICATION BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MATTHEW LONG, AUTHORIZED AGENT OF CENTEX MONTE VISTA, L.P., ON BEHALF OF SAID CENTEX MONTE VISTA, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF February 2022 A.D.

AQUA WATER SERVICE CERTIFICATION: AS OF THE DATE INDICATED BELOW, THIS SUBDIVISION QUALIFIES FOR WATER SERVICE PROVIDED BY AQUA WATER SERVICE CORPORATION... DATE: 2/17/2022

STATE OF TEXAS COUNTY OF BASTROP OWNERS CERTIFICATION I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 22nd DAY OF March 2022 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 COURT.

STATE OF TEXAS COUNTY OF BASTROP OWNERS CERTIFICATION I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF March 2022 A.D. AT 11:50 O'CLOCK A.M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET PAGE 102-4-104-8

STATE OF TEXAS COUNTY OF BASTROP OWNERS CERTIFICATION I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF March 2022 A.D. AT 11:50 O'CLOCK A.M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET PAGE 102-4-104-8

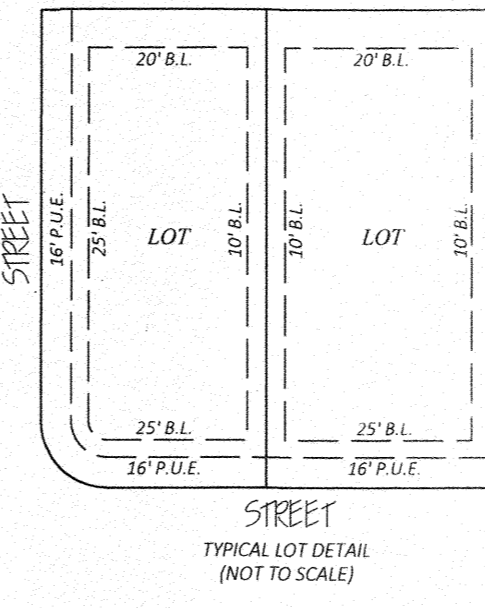
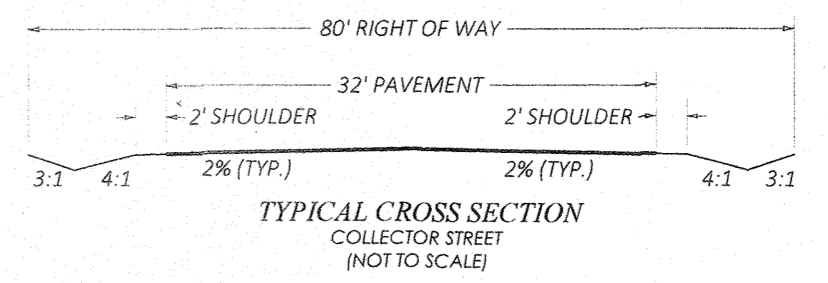
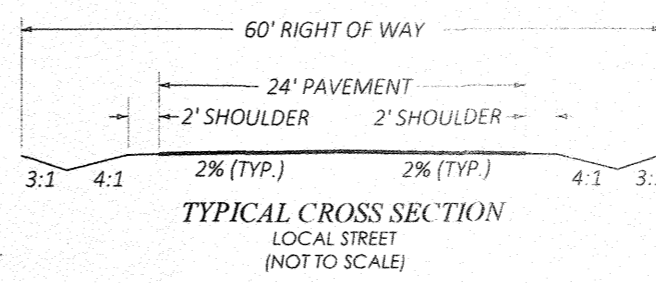
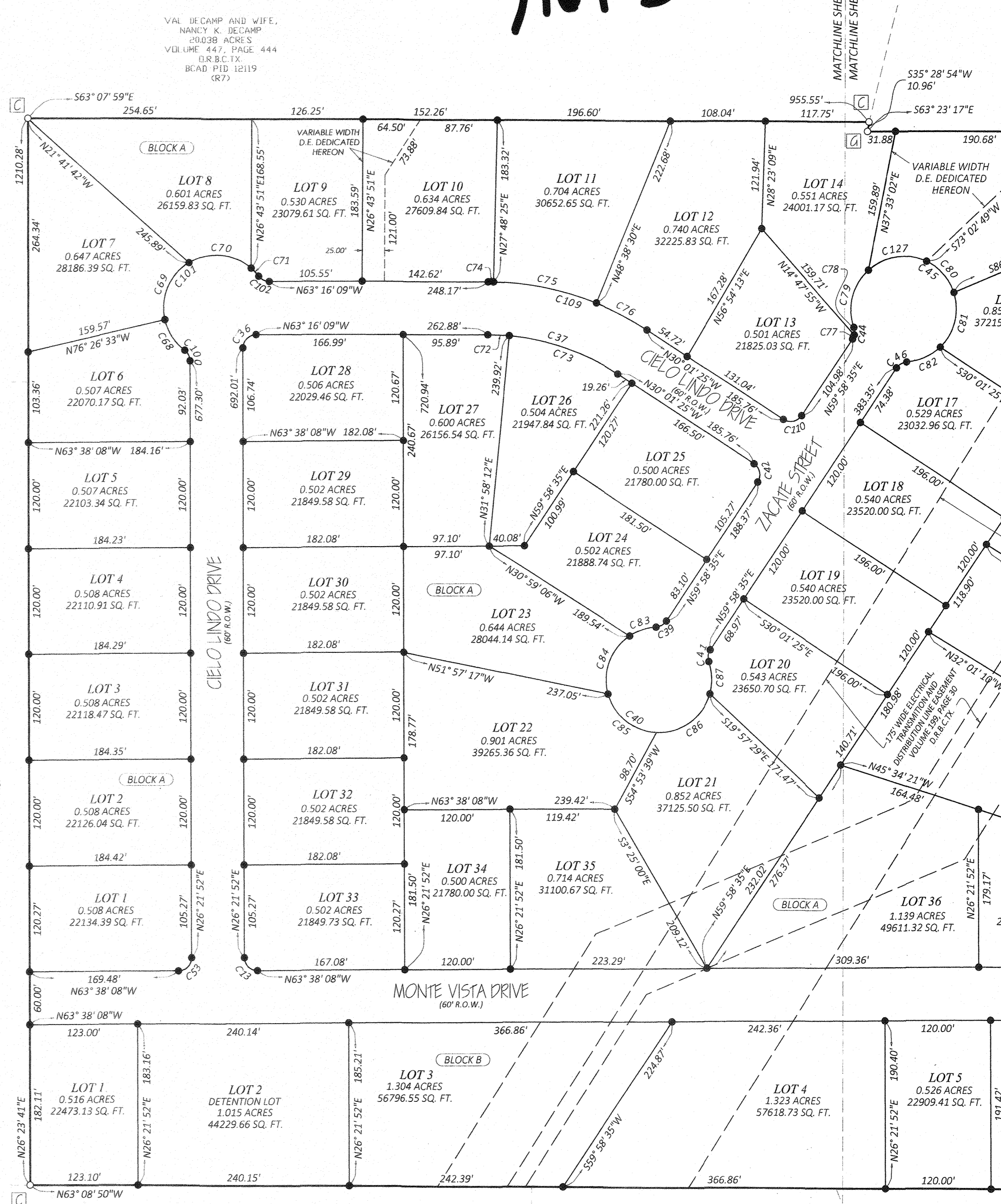
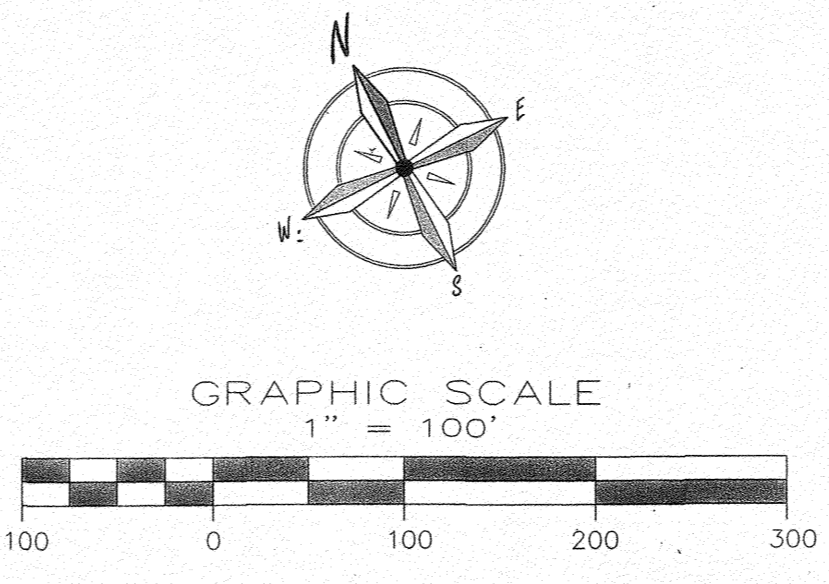
- GENERAL NOTES: 1. UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS... 2. BASTROP COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS OR OTHER PARTIES IN THIS PLAT... 3. ALL DRAINAGE EASEMENTS SHALL BE FREE OF OBSTRUCTION... 4. PROPERTY OWNERS AND/OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS... 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... 7. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS... 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... 9. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS... 10. THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS TO COUNTY STANDARDS... 11. APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA... 12. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT, NOR THE FILING/RECORDING OF AN APPROVED PLAT... 13. NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA... 14. EACH LOT SHALL HAVE A 50' WATER WELL SETBACK ADJACENT TO PROPERTY LINES... 15. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGN MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ) RULES... 16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS... 17. DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED BY THE DETENTION LOT OWNER... 18. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MONTE VISTA... 19. THE SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION OF ANY MUNICIPALITY... 20. ANY OBSTRUCTION IN THE COUNTY AND/OR TOWNSHIP ROW MUST BE REMOVED AT THE OWNER'S EXPENSE... 21. NO STRUCTURES SHALL BE BUILT IN ANY EASEMENT... 22. ONLY ONE SINGLE FAMILY RESIDENCE ALLOWED PER LOT.

MONTE VISTA SUBDIVISION CULVERT TABLE with columns: LOT AND BLOCK, CULVERT SIZE, CULVERT TYPE

CURVE TABLE with columns: C#, DELTA, RAD, LENGTH, CHD BRG, CHD L

CURVE TABLE with columns: C#, DELTA, RAD, LENGTH, CHD BRG, CHD L

LINE TABLE with columns: L#, BEARING, LENGTH



LENDER'S CONSENT: CENTEX MONTE VISTA INVESTORS, L.L.C. ("LENDER") IS THE HOLDER OF A VENDOR'S LIEN AND DEED OF TRUST LIEN AGAINST THE 100.066 ACRE TRACT OF LAND DESCRIBED HEREIN ("PROPERTY")... WITNESS MY HAND THIS 8th DAY OF February 2022 A.D. MATTHEW LONG, AUTHORIZED AGENT CENTEX MONTE VISTA INVESTORS, L.L.C.

