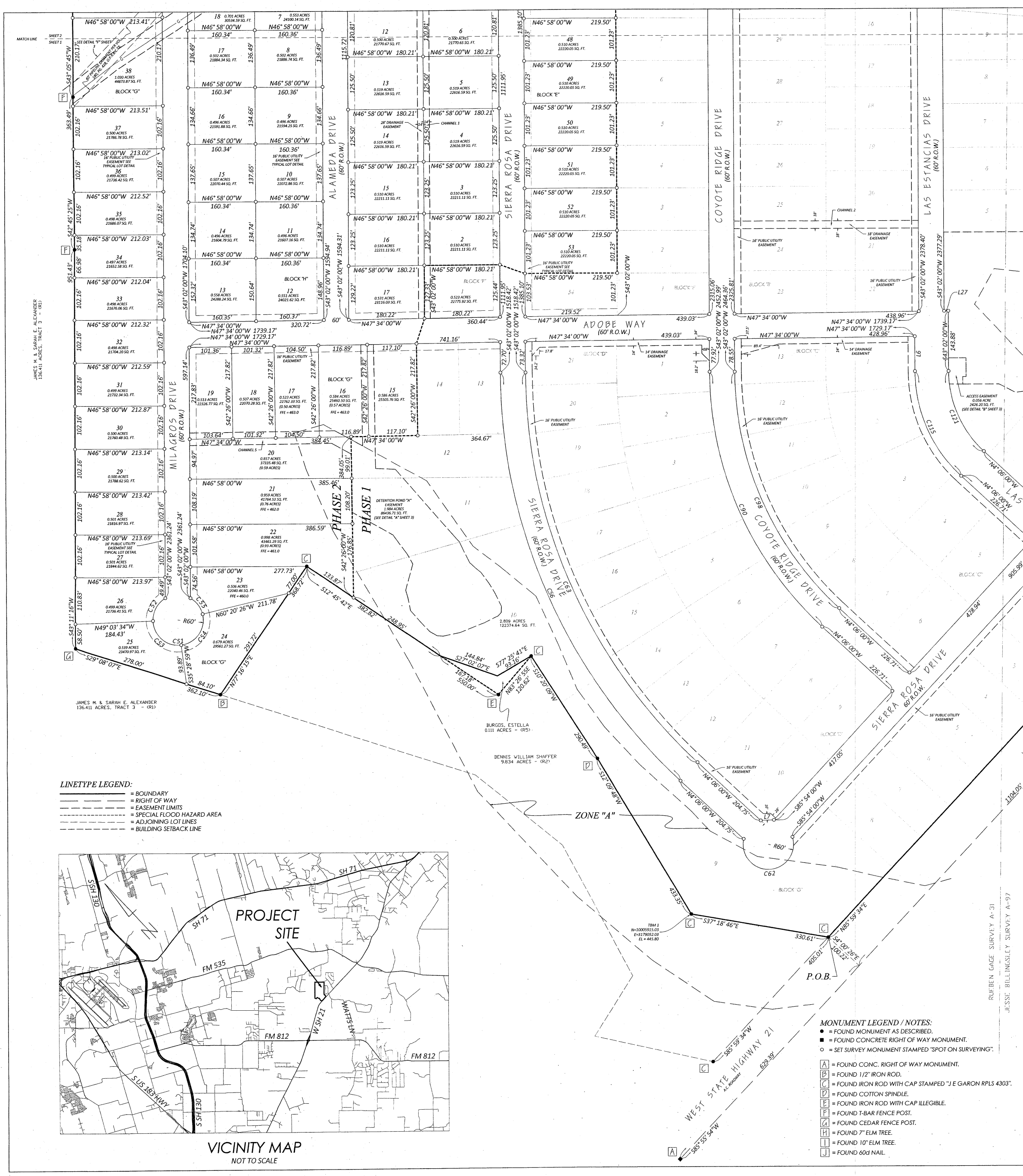
6/178-B

SANTA FE ESTATES SUBDIVISION, PHASE 2

107.97 ACRES IN BASTROP COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF BASTROP § KNOWN BY ALL MEN PRESENTS

OWNER'S CERTIFICATION:

THAT CENTEX SANTA FE ESTATES, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER(S) OF 231.16 ACRES IN THE RUEBEN CAGE SURVEY, ABSTRACT 31 AND THE ADDISON LITTON SURVEY, ABSTRACT 45, BEING THAT 231.27 ACRE CONVEYED TO US BY WARRANTY DEED WITH VENDORS LIEN RECORDED AS INSTRUMENT NO. 201800231, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), BEING 230.27 ACRES OUT OF AND A PORTION OF THE RESIDUE OF THAT CERTAIN 343.8 ACRE TRACT DESCRIBED TO MARY E. MARTIN BY DEED RECORDED IN VOLUME 39, PAGE 93, OF DEED RECORDS, BASTROP COUNTY, TEXAS, AND THAT 1.00 ACRE TRACT OF LAND CONVEYED TO EDWARD SHELL BY INSTRUMENT NO. 20020617, RECORDED IN VOLUME 1205, PAGE 59, OF (O.P.R.B.C.TX.), EXCEPT THAT 0.11 ACRE TRACT OF LAND CONVEYED TO ESTELLA BURGOS, BY DEED RECORDED AS DOCUMENT NO. 201902619, O.P.R.B.C.TX., DO HEREBY SUBDIVIDE 107.97 ACRES OUT OF SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS : SANTA FE ESTATES SUBDIVISION, PHASE 2 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. WITNESS MY HAND THIS THE 1st DAY OF July 20 19 A.D.

[signature] 07/01/2019
MATTHEW LONG, AUTHORIZED AGENT — DATE
CENTEX SANTA FE ESTATES, LP
2211 HANCOCK DR., 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 LONG, AUTHORIZED AGENT OF CENTEX SANTA FE ESTATES, LP ON BEHALF OF SAID CENTEX SANTA FE ESTATES, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1st DAY OF July 2019 A.D.

[signature] 07/01/2019
NOTARY PUBLIC — DATE
IN AND FOR THE STATE OF Texas

TRACY M. MANCINELLI
Notary ID # 130838888
My Commission Expires
September 28, 2020

AQUA WATER SERVICE CERTIFICATION:

AS OF THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS NOT AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION HAS NOT COMPLIED WITH THE TARIFF OF AQUA WATER SUPPLY CORPORATION, INCLUDING SPECIFICALLY THE RULES AND REGULATIONS CONCERNING AQUAS SERVICE TO SUBDIVISIONS. UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL OF SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUAS DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUAS TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUAS SERVICE TO SUBDIVISIONS.

[signature]
ALAN DAVID MCMURRY
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION
DATE: 7/2/2019

STATE OF TEXAS §
COUNTY OF BASTROP § KNOWN BY ALL MEN PRESENTS

THAT I, KYNDEL W. BENNETT, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS: SANTA FE ESTATES SUBDIVISION, PHASE 2. WITNESS MY HAND THIS 3 DAY OF July 2019, A.D.

BY: [signature]
KYNDEL W. BENNETT, PRESIDENT

CENTEX SANTA FE ESTATES INVESTORS, LLC.
A TEXAS LIMITED LIABILITY COMPANY
ADDRESS: 11410 NORTH F.M. 493
DONNA, TX 78537

STATE OF Texas §
COUNTY OF Travis § KNOWN BY ALL MEN PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KYNDEL W. BENNETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF July 2019, A.D.

[signature] 07/03/2019
NOTARY PUBLIC — DATE
IN AND FOR THE STATE OF TEXAS

TRACY M. MANCINELLI
Notary ID # 130838888
My Commission Expires
September 28, 2020

STATE OF TEXAS §
COUNTY OF BASTROP § KNOWN BY ALL MEN PRESENTS

I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 22nd DAY OF July 2019 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.

WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS THIS 23rd DAY OF July 2019 A.D.

ROSE PIETSCH
ROSE PIETSCH, COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: [signature]
DEPUTY

STATE OF TEXAS §
COUNTY OF BASTROP § KNOWN BY ALL MEN PRESENTS

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF July 2019 A.D., AT 4:00 O'CLOCK P.M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET 6 PAGE 178-B; 179-A; 179-B

FILED FOR RECORD ON THE 23rd OF July 2019 A.D.

ROSE PIETSCH
ROSE PIETSCH, COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: [signature]
DEPUTY

FILED July 23, 2019 4:00 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

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 PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS, AS SHOWN HEREON.

[signature] DATE: 7/1/19
TRAVIS FLAKE - P.E. 109871
SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX. 78610
TEXAS FIRM NO.: F-1909

STATE OF TEXAS — TRAVIS FLAKE — 109871 — LICENSED PROFESSIONAL ENGINEER

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 PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD.

[signature] 10/07/02
SCOTT A. HAHN — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6375 - TBPLS FIRM NO.: 10193894
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610

STATE OF TEXAS — REGISTERED — SCOTT A. HAHN — 6375 — PROFESSIONAL LAND SURVEYOR

COUNTY COURT OF BASTROP COUNTY, TEXAS

FLOOD PLAIN NOTES:

A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0310E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

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 PERMITTED WITHIN SUCH 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 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.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.

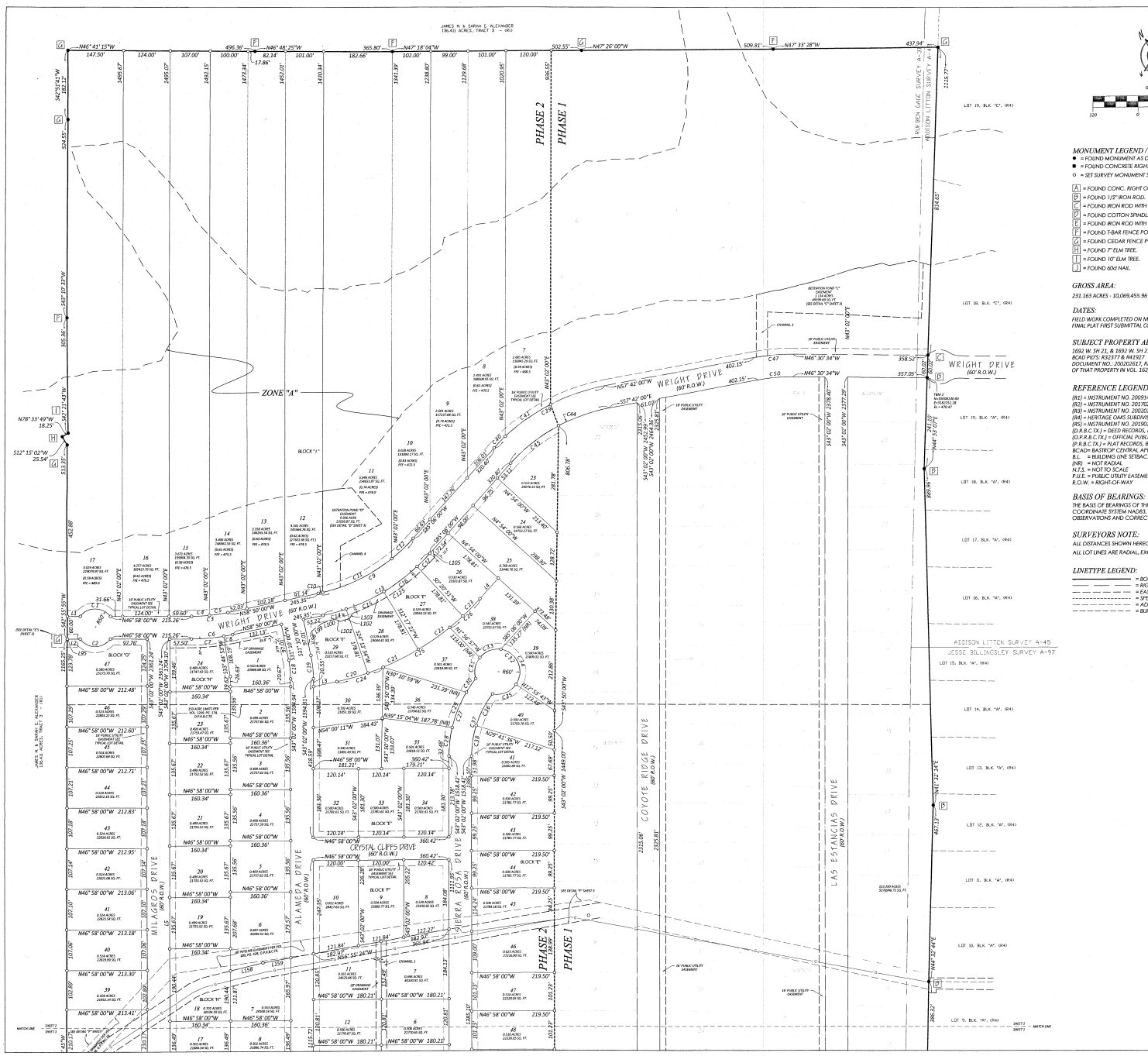
NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO; BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.

DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS, PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES. B. REQUIRED ON PLATS WITHIN THE 100 YEAR FLOODPLAIN:

THE FINISHED FLOOR ELEVATION (FFE) NOTED WITHIN EACH LOT REPRESENTS THE BASE FLOOD ELEVATION AND A TWO-FOOT FREEBOARD AS REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER.

THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD PRONE AREA.

6/179-A



SANTA FE ESTATES SUBDIVISION, PHASE 2

107.97 ACRES IN BASTROP COUNTY, TEXAS

GRAPHIC SCALE 1" = 120'

MONUMENT LEGEND / NOTES:

- ● = FOUND MONUMENT AS DESCRIBED.
- ■ = FOUND CONCRETE RIGHT OF WAY MONUMENT.
- o = SET SURVEY MONUMENT STAMPED "SPOT ON SURVEYING".

A = FOUND CONC. RIGHT OF WAY MONUMENT.
B = FOUND 1/2" IRON ROD.
C = FOUND IRON ROD WITH CAP STAMPED "J E GARON RPLS 4303".
D = FOUND COTTON SPINDLE.
E = FOUND IRON ROD WITH CAP ILLEGIBLE.
F = FOUND T-BAR FENCE POST.
G = FOUND CEDAR FENCE POST.
H = FOUND 7" ELM TREE.
I = FOUND 10" ELM TREE.
J = FOUND 60d NAIL.

GROSS AREA:

231.163 ACRES - 10,069,455.96 SQ. FT.

DATES:

FIELD WORK COMPLETED ON MARCH 21, 2017
FINAL PLAT FIRST SUBMITTAL COMPLETED ON OCTOBER 17, 2017

SUBJECT PROPERTY ADDRESS AND PID:

1692 W. SH 21, & 1692 W. SH 21, UNIT B, CEDAR CREEK, TEXAS 78612
BCAD PID'S: R32377 & R41927
DOCUMENT NO.: 200202617, RECORDED IN VOL. 1205, PG. 59, O.P.R.B.C.TX. & PORTION OF THAT PROPERTY IN VOL. 162, PG. 445, D.R.B.C.TX.

REFERENCE LEGEND:

(R1) = INSTRUMENT NO. 200914275, RECORDED IN VOL. 1954, PG. 823, O.P.R.B.C.TX.
(R2) = INSTRUMENT NO. 201702034, O.P.R.B.C.TX.
(R3) = INSTRUMENT NO. 200202617, RECORDED IN VOL. 1205, PG. 59, O.P.R.B.C.TX.
(R4) = HERITAGE OAKS SUBDIVISION, RECORDED IN CABINET 2, PAGE 31A, P.R.B.C.TX.
(R5) = INSTRUMENT NO. 201902619, O.P.R.B.C.TX.
(D.R.B.C.TX.) = DEED RECORDS, BASTROP COUNTY, TEXAS
(O.P.R.B.C.TX.) = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.
(P.R.B.C.TX.) = PLAT RECORDS, BASTROP COUNTY
BCAD= BASTROP CENTRAL APPRAISAL DISTRICT
B.L. = BUILDING LINE SETBACK
(NR) = NOT RADIAL
N.T.S. = NOT TO SCALE
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY

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.

SURVEYORS NOTE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
ALL LOT LINES ARE RADIAL, EXCEPT AS NOTED WITH A (NR) = NOT RADIAL.

LINETYPE LEGEND:

= BOUNDARY
= RIGHT OF WAY
= EASEMENT LIMITS
= SPECIAL FLOOD HAZARD AREA
= ADJOINING LOT LINES
= BUILDING SETBACK LINE

GENERAL NOTES:

1. UTILITY SERVICE PROVIDERS:
   WATER: AQUA WATER SUPPLY CORPORATION
   WASTE WATER: ON-SITE SEPTIC
   ELECTRIC: BLUEBONNET ELECTRICAL COOPERATIVE

2. 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 PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOT SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT CAN RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.

3. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.

4. 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.

5. 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.

6. THE FINISH FLOOR ELEVATION NOTED WITHIN LOTS 1-4, BLOCK "A" REPRESENTS THE BASE FLOOD ELEVATION AND A 3-FOOT FREEBOARD AS REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER.

7. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF THE SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.

8. NON-RESIDENTIAL DEVELOPMENT AND SUBSTANTIAL IMPROVEMENTS WITHIN THE MAPPED FLOODWAY SHALL REQUIRE DETAILED STUDIES WHICH DEMONSTRATE THROUGH HYDRAULIC AND HYDRAULIC ANALYSIS PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.

9. 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 CULVERT 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.

10. 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 9-1-1 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.

11. NO ON-SITE WATER WELL MAY BE PLACED WITHIN 150' (50' IF ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 150' (50' IF ENCASED) OF AN ON-SITE WELL. EACH LOT SHALL HAVE A 75' (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 ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.

12. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSIONER ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.

13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.

14. 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 PLATS REVIEW STAFF.

15. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND 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-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH REGULATIONS AND REQUIREMENTS.

16. THIS SUBDIVISION LIES WITHIN THE AREA 8 VOLUNTARY ETJ OF THE CITY OF BASTROP.

17. 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.

18. 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.

19. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF TWO STREETS.

20. 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.

21. 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 FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

22. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY BASTROP COUNTY, TEXAS, OF ROADS AND STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAMES SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION: ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL ALSO BE THE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT.

23. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT, NOR THE FILING/RECORDING OF A APPROVED PLAT CONSTITUTES ACCEPTANCES BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THIS 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. 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.

24. NO LOTS IN THIS SUBDIVISION SHALL BE RE-SUBDIVIDED.

25. ONLY ONE SINGLE FAMILY RESIDENCE PER LOT.

26. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF THE SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED HAZARD AREA.

27. BUILDABLE LOT CALCULATION BASED ON AREA OF LOT OUTSIDE OF FLOOD ZONE

28. THE DRIVEWAY CULVERT TABLE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DRIVEWAY CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY CULVERT CAN BE INSTALLED. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.

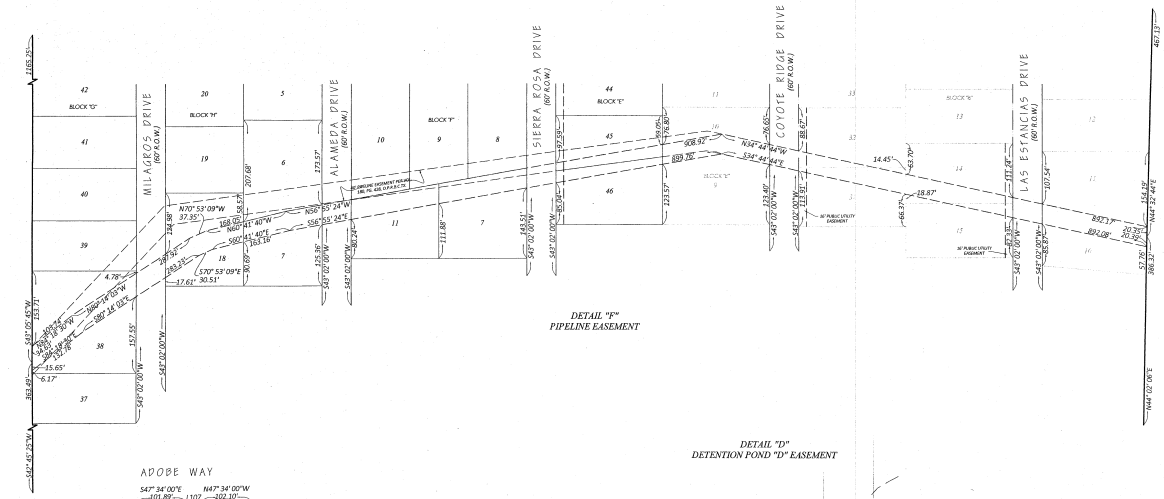
FILED July 23, 2019 4:00 PM
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

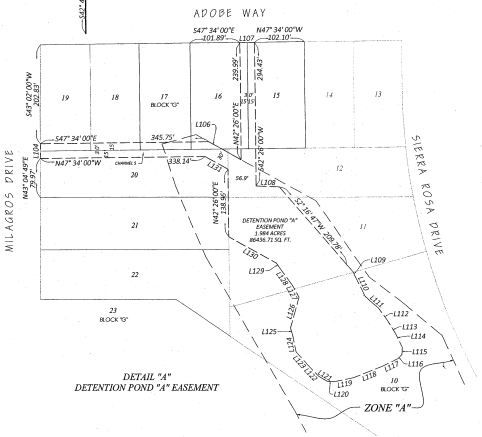
COUNTY COURT OF BASTROP COUNTY, TEXAS

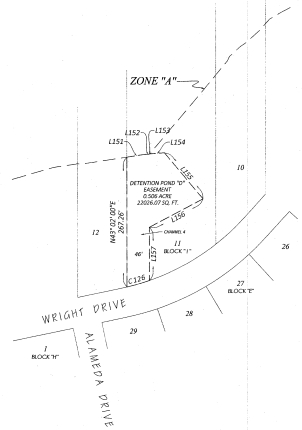
6/179-B

SANTA FE ESTATES SUBDIVISION, PHASE 2

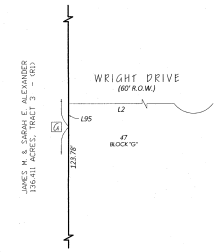
107.97 ACRES IN BASTROP COUNTY, TEXAS

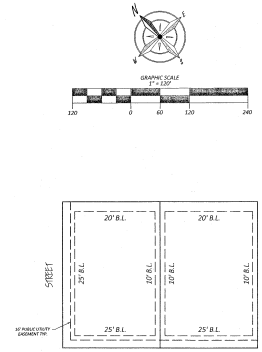






DETAIL "E"
LOT 47, BLOCK "G"
(NOT TO SCALE)





TYPICAL LOT DETAIL
N.T.S.

METES AND BOUNDS:

BEING 231.16 ACRES OF LAND OUT OF THE RUEBEN GAGE SURVEY, ABSTRACT NO. 31, THE ADDISON LITTON SURVEY, ABSTRACT NO. 45, AND THE JESSE BILLINGSLEY SURVEY, ABSTRACT NO. 97, IN BASTROP COUNTY, TEXAS, BEING A PORTION OF THAT LAND CONVEYED TO VELMA ELLA SHELL BY DEED RECORDED IN VOLUME 162, PAGE 445, OF DEED RECORDS, BASTROP COUNTY, TEXAS (D.R.B.C.TX.), AND ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO EDWARD SHELL BY DEED RECORDED IN VOLUME 1205, PAGE 59, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), EXCEPT THAT 0.111 ACRE TRACT OF LAND CONVEYED TO ESTELLA BURGOS, BY INSTRUMENT NO. 2019026119, O.P.R.B.C.TX., SAID 231.16 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD W/CAP STAMPED "J E GARON RPLS 4303" FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST STATE HIGHWAY NO. 21 AS CONVEYED BY DEED RECORDED IN VOLUME 91, PAGE 487, (D.R.B.C.TX.), FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND ALSO BEING ACCEPTED AS THE SOUTHEAST CORNER OF THAT 9.834 ACRE TRACT OF LAND CONVEYED TO DENNIS WILLIAM SHAFFER BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 201702034, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), FROM WHICH A 1/2" IRON ROD W/CAP STAMPED "J E GARON RPLS 4303" FOUND IN SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21, BEARS S 85° 59' 34" W, 405.01 FEET;

THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST STATE HIGHWAY NO. 21, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES:

1) N 85° 59' 34" E, 1103.29 FEET TO A FOUND CONCRETE RIGHT-OF-WAY MONUMENT;

2) N 3° 57' 18" W, 50.49 FEET TO A FOUND CONCRETE RIGHT-OF-WAY MONUMENT;

3) N 86° 04' 23" E, 402.08 FEET TO A FOUND 1/2" IRON ROD BEING ACCEPTED FOR THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK "A", HERITAGE OAKS SUBDIVISION, PER MAP OR PLAT RECORDED IN CABINET Z, PAGE 311A, PLAT RECORDS, BASTROP COUNTY, TEXAS (P.R.B.C.TX.), FOR THE SOUTHEASTERLY CORNER HEREOF, FROM WHICH A FOUND CONCRETE RIGHT-OF-WAY MONUMENT LIMITS BEARS, N 85°52'20" E, 187.47 FEET;

THENCE WITH THE COMMON WESTERLY LIMITS OF SAID HERITAGE OAKS SUBDIVISION, AND THE EASTERLY LINE HEREOF, THE FOLLOWING FOURTEEN (14) COURSES:

1) N 9° 09' 13" W, 54.78 FEET TO A FOUND 1/2" IRON ROD;

2) N 9° 43' 10" E, 109.67 FEET TO A FOUND 1/2" IRON ROD;

3) N 12° 49' 48" E, 106.05 FEET TO A FOUND 1/2" IRON ROD;

4) N 72° 10' 14" W, 30.10 FEET TO A FOUND 1/2" IRON ROD;

5) N 6° 30' 42" W, 124.25 FEET TO A FOUND 1/2" IRON ROD;

6) N 23° 13' 05" E, 114.99 FEET TO A FOUND 1/2" IRON ROD;

7) N 46° 58' 06" W, 112.81 FEET TO A FOUND 60d NAIL;

8) N 30° 19' 20" E, 50.39 FEET TO A FOUND 1/2" IRON ROD;

9) N 26° 20' 03" E, 91.20 FEET TO A FOUND 1/2" IRON ROD;

10) N 35° 06' 10" E, 223.34 FEET TO A FOUND 1/2" IRON ROD;

11) N 44° 02' 06" E, 386.32 FEET TO A FOUND 1/2" IRON ROD;

12) N 44° 32' 44" E, 467.13 FEET TO A FOUND 1/2" IRON ROD;

13) N 41° 32' 14" E, 889.96 FEET TO A FOUND 1/2" IRON ROD;

14) N 44° 53' 07" E, 1115.77 FEET TO A FOUND CEDAR FENCE POST, SAID POINT BEING ACCEPTED AS THE NORTHEAST CORNER OF THE 231.27 ACRES DESCRIBED HEREIN, PASSING AT A DISTANCE OF 241.10 FEET A FOUND 1/2" IRON ROD IN THE CUL-DE-SAC OF EXISTING WRIGHT DRIVE, A 60 FOOT RADIUS, FOR THE NORTHEAST CORNER OF SAID LOT 19, BLOCK "A", AND ALSO PASSING AT 301.12 FEET A FOUND 1/2" IRON ROD W/CAP STAMPED "J E GARON RPLS 4303" IN SAID CUL-DE-SAC OF EXISTING WRIGHT DRIVE FOR THE SOUTHWEST CORNER OF SAID LOT 18, BLOCK "C", SAID CEDAR FENCE POST ALSO BEING ACCEPTED FOR THE MOST EASTERLY SOUTH CORNER OF THAT CERTAIN 136.411 ACRE TRACT OF LAND CALLED TRACT 3, CONVEYED TO JAMES M. AND SARAH E. ALEXANDER IN A PARTITION DEED RECORDED IN VOLUME 1954, PAGE 823, O.P.R.B.C.TX.);

THENCE LEAVING SAID HERITAGE OAKS COMMON LINE, ALONG THE COMMON LINES WITH SAID 136.411 ACRE ALEXANDER TRACT, FOR THE NORTHEASTERLY LINE, THE NORTHWESTERLY LINE, AND A PORTION OF THE SOUTHWESTERLY LINE HEREOF, THE FOLLOWING FIFTEEN (15) COURSES:

1) N 47° 33' 28" W, 437.94 FEET TO A FOUND T-BAR FENCE POST;

2) N 47° 26' 00" W, 509.81 FEET TO A FOUND CEDAR FENCE POST;

3) N 47° 18' 04" W, 502.55 FEET TO A FOUND T-BAR FENCE POST;

4) N 46° 48' 25" W, 365.80 FEET TO A FOUND T-BAR FENCE POST;

5) N 46° 41' 15" W, 496.36 FEET TO A FOUND CEDAR FENCE POST, BEING ACCEPTED AS THE MOST NORTHERLY CORNER HEREOF;

6) S 42° 51' 41" W, 182.12 FEET TO A FOUND CEDAR FENCE POST;

7) S 43° 10' 33" W, 524.55 FEET TO A FOUND T-BAR FENCE POST;

8) S 42° 21' 43" W, 305.36 FEET TO A FOUND 10" ELM TREE;

9) N 78° 33' 49" W, 18.25 FEET TO A FOUND 7" ELM TREE;

10) S 12° 15' 02" W, 25.54 FEET TO A FOUND CEDAR FENCE POST;

11) S 42° 55' 55" W, 513.35 FEET TO A FOUND CEDAR FENCE POST;

12) S 43° 05' 45" W, 1165.25 FEET TO A FOUND T-BAR FENCE POST;

13) S 42° 45' 25" W, 363.49 FEET TO A FOUND T-BAR FENCE POST;

14) S 43° 11' 16" W, 951.43 FEET TO A FOUND CEDAR FENCE POST, BEING ACCEPTED AS THE MOST WESTERLY CORNER HEREOF;

15) S 29° 08' 07" E, 362.10 FEET TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS THE MOST NORTHWESTERLY CORNER OF SAID 9.834 ACRE SHAFFER TRACT;

THENCE LEAVING SAID COMMON LINE OF SAID 136.411 ACRE ALEXANDER TRACT, ALONG THE COMMON LINES OF SAID 9.834 ACRE SHAFFER TRACT, FOR THE REMAINING PORTION OF THE SOUTHWESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES:

1) N 77° 16' 15" E, 368.72 FEET TO A FOUND 1/2" IRON ROD W/CAP STAMPED "J E GARON RPLS 4303" FOR THE NORTHEASTERLY CORNER OF SAID 9.834 ACRE SHAFFER TRACT;

2) S 12° 45' 42" E, 382.82 FEET TO A SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING", (SWC), SAID POINT BEING SET AT THE MOST NORTHERLY CORNER OF THAT 0.111 ACRE TRACT OF LAND CONVEYED TO ESTELLA BURGOS, BY INSTRUMENT NO. 2019026119, O.P.R.B.C.TX.

THENCE S 27° 02' 07" E, 144.84 FEET WITH THE NORTHEASTERLY LIMITS OF SAID 0.111 ACRE TRACT TO A (S.I.R.C.);

THENCE S 77° 25' 41" E, 93.16 FEET CONTINUING WITH THE NORTHEAST LIMITS OF SAID 0.111 ACRE TRACT TO A FOUND 1/2" IRON ROD W/CAP STAMPED "J E GARON RPLS 4303", SAID POINT BEING ACCEPTED AS THE MOST EASTERLY CORNER OF SAID 0.111 AND 9.834 ACRE TRACTS;

THENCE LEAVING SAID COMMON LINE OF SAID 0.111 ACRE TRACT, WITH THE COMMON LINES OF SAID 9.834 ACRE SHAFFER TRACT, FOR THE REMAINING PORTION OF THE SOUTHWESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES

1) S 10° 20' 09" W, 290.49 FEET TO A FOUND COTTON SPINDLE;

2) S 12° 09' 48" W, 433.33 FEET TO A FOUND 1/2" IRON ROD W/CAP STAMPED "J E GARON RPLS 4303";

3) S 37° 18' 46" E, 330.61 FEET TO THE **POINT OF BEGINNING**, CONTAINING A CALCULATED AREA OF 10,069,455.96 SQUARE FEET OR 231.163 ACRES OF LAND, MORE OR LESS, SAID FIELD NOTES BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION. ALL BEARINGS ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE OR GROUND DISTANCES.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	Δ=106°15'37"	R=50.00'	L=92.73'
C2	Δ=106°15'37"	R=50.00'	L=92.73'
C3	Δ=11°52'00"	R=469.19'	L=97.17'
C4	Δ=5°47'52"	R=469.19'	L=47.48'
C5	Δ=6°04'08"	R=469.19'	L=49.70'
C6	Δ=11°52'00"	R=529.19'	L=109.60'
C7	Δ=9°27'07"	R=529.19'	L=85.76'
C8	Δ=2°34'53"	R=529.19'	L=23.84'
C9	Δ=36°04'00"	R=469.19'	L=295.35'
C10	Δ=1°28'40"	R=469.19'	L=12.10'
C11	Δ=24°58'50"	R=469.19'	L=204.56'
C12	Δ=9°36'31"	R=469.19'	L=78.68'
C13	Δ=36°04'00"	R=529.19'	L=333.11'
C14	Δ=6°56'26"	R=529.19'	L=64.10'
C15	Δ=21°56'12"	R=529.19'	L=110.25'
C16	Δ=11°56'31"	R=529.19'	L=110.30'
C17	Δ=5°14'51"	R=529.19'	L=48.47'
C18	Δ=11°52'00"	R=240.00'	L=49.71'
C19	Δ=11°52'00"	R=300.00'	L=62.13'
C20	Δ=6°56'26"	R=708.00'	L=85.76'
C21	Δ=11°56'12"	R=708.00'	L=147.50'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C22	Δ=11°56'31"	R=708.00'	L=147.56'
C23	Δ=5°14'51"	R=708.00'	L=64.84'
C24	Δ=20°22'47"	R=708.00'	L=128.26'
C25	Δ=16°44'36"	R=708.00'	L=206.90'
C26	Δ=8°56'37"	R=708.00'	L=110.52'
C27	Δ=38°16'06"	R=330.00'	L=220.41'
C28	Δ=13°12'09"	R=330.00'	L=76.04'
C29	Δ=17°25'46"	R=330.00'	L=100.39'
C30	Δ=7°38'12"	R=330.00'	L=43.98'
C31	Δ=56°23'52"	R=60.00'	L=59.06'
C32	Δ=299°44'59"	R=60.00'	L=313.90'
C33	Δ=59°38'22"	R=60.00'	L=62.47'
C34	Δ=115°07'53"	R=60.00'	L=120.56'
C35	Δ=68°34'13"	R=60.00'	L=71.81'
C36	Δ=19°59'34"	R=270.00'	L=94.21'
C37	Δ=37°25'58"	R=270.00'	L=175.61'
C38	Δ=17°16'24"	R=270.00'	L=81.40'
C39	Δ=37°12'00"	R=530.81'	L=344.64'
C40	Δ=43°7'36"	R=530.81'	L=42.86'
C41	Δ=15°55'48"	R=530.81'	L=147.58'
C44	Δ=37°12'00"	R=470.81'	L=305.68'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C45	Δ=15°41'50"	R=470.81'	L=161.86'
C47	Δ=11°11'26"	R=530.81'	L=103.68'
C50	Δ=11°11'26"	R=470.81'	L=91.96'
C51	Δ=300°00'00"	R=60.00'	L=314.16'
C52	Δ=62°05'34"	R=60.00'	L=65.02'
C53	Δ=95°27'27"	R=60.00'	L=99.96'
C54	Δ=95°49'24"	R=60.00'	L=100.35'
C55	Δ=46°37'34"	R=60.00'	L=48.83'
C122	Δ=5°51'16"	R=469.19'	L=47.94'
C123	Δ=3°16'28"	R=530.81'	L=30.34'
C124	Δ=6°50'47"	R=260.00'	L=31.07'
C125	Δ=27°53'43"	R=545.19'	L=265.43'

LINE TABLE

L #	BEARING	LENGTH
L1	N46°58'00"W	34.69'
L2	N46°58'00"W	34.58'
L3	S58°50'00"E	63.86'
L4	N85°06'00"E	72.54'
L5	N86°15'16"E	24.66'
L6	S43°02'00"W	83.04'
L7	N49°06'00"W	31.06'
L27	N47°34'00"W	10.00'
L28	S3°57'18"E	50.46'
L29	N55°44'30"W	39.58'
L30	N49°10'51"W	5.80'
L31	N55°51'17"W	2.93'
L32	N51°21'36"W	29.26'
L33	N3°04'41"E	123.27'
L95	N42°55'55"E	0.47'
L96	S74°59'53"E	124.79'
L97	N43°02'00"E	109.66'
L98	N55°19'16"E	36.08'
L99	S83°16'59"E	35.81'
L100	S64°47'55"E	35.03'
L101	S24°19'36"E	15.70'

LINE TABLE

L #	BEARING	LENGTH
L102	S64°30'51"E	26.19'
L103	N70°41'59"E	14.93'
L104	N43°02'00"E	30.00'
L105	N33°39'05"E	20.29'
L106	S17°58'29"E	75.26'
L107	S47°34'00"E	30.00'
L108	S44°19'42"E	47.80'
L109	S20°28'31"W	6.58'
L110	S16°43'13"W	48.35'
L111	S6°46'21"E	23.60'
L112	S7°02'48"W	30.27'
L113	S11°33'58"W	30.48'
L114	S17°17'31"W	33.47'
L115	S45°21'15"W	14.55'
L116	S86°18'56"W	10.95'
L117	N72°58'14"W	37.30'
L118	N68°17'52"W	61.69'
L119	N58°26'41"W	41.23'
L120	N42°50'46"W	14.62'
L121	N17°38'49"W	20.09'
L122	N0°35'14"W	27.42'

LINE TABLE

L #	BEARING	LENGTH
L123	N1°32'41"E	40.51'
L124	N31°49'21"E	32.92'
L125	N27°07'24"E	17.10'
L126	N58°21'50"E	64.95'
L127	N14°04'31"E	28.12'
L128	N6°42'00"E	46.52'
L129	N9°23'49"E	8.63'
L130	N17°31'11"W	112.17'
L131	N17°58'29"W	53.43'
L152	N55°44'30"W	39.58'
L152	N49°10'51"W	5.80'
L153	N55°51'17"W	2.93'
L154	N51°21'36"W	29.26'
L155	N3°04'41"E	123.27'
L156	S74°59'53"E	124.79'
L157	N43°02'00"E	109.66'
L158	N60°41'40"W	89.23'
L159	N56°55'24"W	74.80'

SANTE FE ESTATES CULVERT TABLE

BLOCK	LOT	CULVERT #	CULVERT TYPE	CULVERT DIA (IN)
E	1	1	CMP	12
E	2	1	CMP	12
E	3	1	CMP	30
E	4	1	CMP	30
E	5	3	CMP	24
E	6	3	CMP	24
E	7	3	CMP	24
E	8	3	CMP	24
E	9	3	CMP	24
E	10	3	CMP	12
E	11	3	CMP	12
E	12	3	CMP	12
E	13	2	CMP	12
E	14	2	CMP	12
E	15	1	CMP	24
E	16	1	CMP	15
E	17	1	CMP	12
E	18	1	CMP	12
E	19	1	CMP	15
E	20	1	CMP	15
E	21	1	CMP	15
E	22	1	CMP	15
E	23	1	CMP	18
E	24	1	CMP	18
E	25	1	CMP	18
E	26	1	CMP	18
E	27	1	CMP	24
E	28	1	CMP	24
E	29	1	CMP	21
E	34	1	CMP	18
E	35	2	CMP	12
E	36	2	CMP	18

SANTE FE ESTATES CULVERT TABLE

BLOCK	LOT	CULVERT #	CULVERT TYPE	CULVERT DIA (IN)
E	37	1	CMP	18
E	38	1	CMP	18
E	39	1	CMP	18
E	40	1	CMP	18
F	1	2	CMP	30
F	2	2	CMP	30
F	3	2	CMP	30
F	4	2	CMP	30
F	5	2	CMP	30
F	6	2	CMP	30
F	7	2	CMP	30
G	25	1	CMP	24
G	26	1	CMP	18
G	27	1	CMP	18
G	28	1	CMP	18
G	29	1	CMP	18
G	30	2	CMP	30
G	31	2	CMP	30
G	32	2	CMP	24
G	33	2	CMP	24
G	34	2	CMP	18
G	35	2	CMP	18
G	36	2	CMP	18
G	37	2	CMP	18
G	38	2	CMP	12
G	39	2	CMP	12
G	40	1	CMP	18
G	41	1	CMP	18
G	42	1	CMP	18
G	43	1	CMP	18
G	44	1	CMP	18
H	1	1	CMP	18

SANTE FE ESTATES CULVERT TABLE

BLOCK	LOT	CULVERT #	CULVERT TYPE	CULVERT DIA (IN)
H	2	1	CMP	18
H	3	1	CMP	24
H	4	1	CMP	24
H	5	2	CMP	24
H	6	2	CMP	24
H	7	2	CMP	24
H	8	2	CMP	24
H	9	2	CMP	24
H	10	2	RCP	24
H	11	2	RCP	24
H	12	2	RCP	24
H	13	2	RCP	24
H	14	1	CMP	18
H	15	1	CMP	18

*LOTS NOT INCLUDED DO NOT REQUIRE A CULVERT.

COUNTY COURT OF BASTROP COUNTY, TEXAS

FILED July 23, 2019 4:00 P.M.

Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS