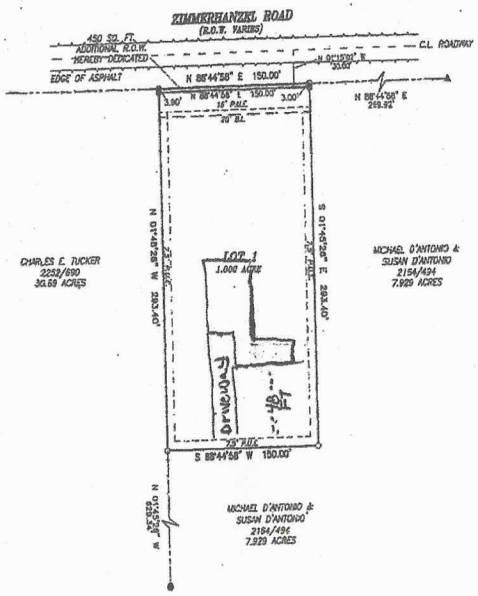
A PERFECT WORLD



LOT SUMMARY

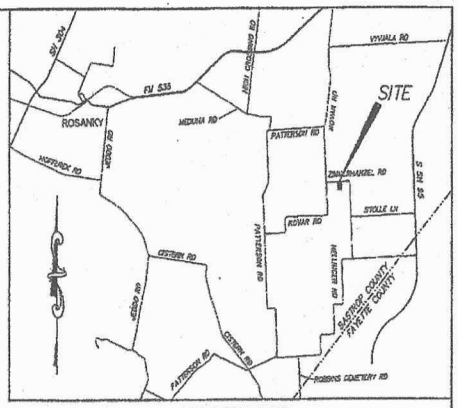
LOT 1	1.000	ACRES
R.O.W.	0.010	ACRE
TOTAL	1.010	ACRES

0 50 100 150

SCALE: 1"= 50'

LEGEND

●	1/2" REBAR FOUND (UNLESS NOTED)
○	1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
▲	MAG NAIL IN FENCE CORNER POST
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
(DIM.-DIST.)	RECORD CALL



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS ‖
COUNTY OF BASTROP ‖

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MICHAEL D'ANTONIO AND SUSAN D'ANTONIO, BEING THE OWNERS OF 7.929 ACRES OF LAND OUT OF THE ANDREW GRAHAM SURVEY, ABSTRACT NO. 24, BASTROP COUNTY, TEXAS AND AS CONVEYED TO US BY DEED RECORDED IN VOLUME 2184, PAGE 494, OF THE OFFICIAL RECORDS OF BASTROP COUNTY, DO HEREBY SUBDIVIDE 1.010 ACRE OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

A PERFECT WORLD

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 24 DAY OF MAY, 2017, A.D.

MICHAEL D'ANTONIO
156 ZIMMERHANZEL ROAD
FLATONIA, TEXAS 78941

SUSAN D'ANTONIO
156 ZIMMERHANZEL ROAD
FLATONIA, TEXAS 78941

STATE OF TEXAS ‖
COUNTY OF BASTROP ‖

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL D'ANTONIO, 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 THE 24 DAY OF MAY 2017, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JAMES E. GARON
Notary Public, State of Texas
Notary ID# 10085340-0
My Commission Expires
NOVEMBER 8, 2020

JAMES E. GARON 11-8-2020
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS ‖
COUNTY OF BASTROP ‖

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUSAN D'ANTONIO, 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 THE 24 DAY OF MAY 2017, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JAMES E. GARON
Notary Public, State of Texas
Notary ID# 10085340-0
My Commission Expires
NOVEMBER 8, 2020

JAMES E. GARON 11-8-2020
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS ‖
COUNTY OF BASTROP ‖

I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THIS 6 DAY OF JUNE, 2017, 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 THE CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, THIS 14 DAY OF JUNE 2017 A.D.

DEPUTY

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS ‖
COUNTY OF BASTROP ‖

I, ROSE PIETSCH, 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 13TH DAY OF JUNE 2017, A.D., AT 2:30 O'CLOCK P. M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET 2 PAGE 187A.

FILED FOR RECORD ON THE 13th DAY OF June 2017, A.D.

DEPUTY

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: AQUA WATER SUPPLY CORPORATION
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

STATE OF TEXAS ‖
COUNTY OF BASTROP ‖

I, JAMES E. GARON, 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.

5/24/2017

JAMES E. GARON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4303
P.O. BOX 1917
BASTROP, TEXAS 78602
PH: 512-303-4185 FAX 512-321-2107
JAMES@GARON.COM

STATE OF TEXAS
JAMES E. GARON
4303
LAND SURVEYOR

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0525E EFFECTIVE JANUARY 19, 2006, 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 CITY OF BASTROP 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 THE RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

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

NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDING, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS POND, 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.

PLAT NOTES:

1. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF WAY. 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.

2. 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 AND ON-SITE SEWAGE FACILITY. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.

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

4. 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' (15' IF ENCASED) 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.

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

6. 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 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 ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

7. 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 NAME SIGNS, AS THIS 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.

8. THIS SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR ETJ OF ANY MUNICIPALITY.

AQUA WATER NOTE:

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 AQUA'S 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 SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS.

ALAN DAVID McMURRY
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

5/26/2017
DATE

APRIL 12, 2017

A PERFECT WORLD

FILE: Server\Co\Bastrop\Surveys\Andrew Graham A-24\32717-Final.dwg

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
Firm Reg. #10065400
P.O. Box 1917
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

© 2017 Rights reserved to James E. Garon & Associates
Use of this plat for any purpose other than the dedication is prohibited