

Bastrop Special Planning and Zoning Commission

Agenda

City Hall City Council Chambers | 1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



April 16, 2026

Agenda - Special Planning and Zoning Commission at 6:00 PM

Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from the February 26, 2026, Regular Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

3B. Consider action to approve Valverde Section 2, Phase 4 Final Plat, being 23.262 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Submitted by: James E. Cowey, Director of Development Services

4. UPDATES

- 4A. Future Development Related Items
- 4B. Development Services Department Monthly Project Volume Report
- 4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, April 10, 2026 at 3:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Nicole Peterson
Nicole Peterson, Development Coordinator



Planning and Zoning STAFF REPORT

MEETING DATE: April 16, 2026

TITLE:

Consider and act to approve meeting minutes from the February 26, 2026, Regular Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from the February 26, 2026, Regular Planning and Zoning Commission Meeting

**PLANNING & ZONING MEETING
MINUTES**

February 26, 2026, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met on Thursday, February 26, 2026, at 6:00 PM in the City Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Jordan Scott called the meeting to order at 6:00 PM.

Christopher Toth	Present
Heather Greene	Present
Keith Ahlborn	Present
Gary Moss	Present
Patrice Parsons	Present
Jordan Scott	Present
David Barrow	Absent

2. CITIZEN COMMENTS

Pablo Serna, resident at 1104 Hill Street, spoke on the pedestrian shed and the intent of the pedestrian shed within the B3 Code.

Karen Knight, resident at 300 Lockwood Rd, spoke on the importance of working as a community and the impact that everyone has on others.

Morris Mach, resident at 1302 State Highway 95, spoke on a concern of his property and

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve meeting minutes from December 16, 2025, Joint Meeting of the Bastrop City Council and the Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve meeting minutes from December 16, 2025, Joint Meeting of the Bastrop City Council and the Planning and Zoning Commission Meeting. Commissioner Heather Greene seconded the motion. The motion passed unanimously.

- 3B. Consider and act to approve meeting minutes from December 18, 2025, Planning and Zoning Commission Meeting.

Commissioner Patrice Parsons made a motion to approve meeting minutes from December 18, 2025, Planning and Zoning Commission Meeting. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 3C. Conduct a public hearing, consider and act on a recommendation to the City Council for a request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P5 Core, for the area described as being 2.55 +/- acres out of the Building Block 120, East of Jackson Street, located at 1811 Jasper Street, within the city limits of Bastrop, Texas.

The Public Hearing opened at 6:14 p.m.

There were no citizen comments.

The Public Hearing closed at 6:15 p.m.

Commissioner Gary Moss made a motion to recommend approval to the City Council for a request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P5 Core, for the area described as being 2.55 +/- acres out of the Building Block 120, East of Jackson Street, located at 1811 Jasper Street, within the city limits of Bastrop, Texas. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 3D. Consider and act on the Pine Creek Final Plat, being 14.107 acres out of the Building Blocks 40F, 41F, 42, 95F, 96F, 144FR, 177F East of Water Street located south of State Highway 71 and west of Lovers Lane within the City of Bastrop, Texas, as shown in Exhibit A.

Presented by James E Cowey, Director of Development Services

Commissioner Gary Moss made a motion to approve the Pine Creek Final Plat, being 14.107 acres out of the Building Blocks 40F, 41F, 42, 95F, 96F, 144FR, 177F East of Water Street located south of State Highway 71 and west of Lovers Lane within the City of Bastrop, Texas, as shown in Exhibit A. Commissioner Heather Greene seconded the motion. The motion passed unanimously.

- 3E. Consider and act on a recommendation to the City Council regarding a warrant request to allow 20% of the required parking to be 9 feet x 20 feet, being 14.107 +/- acres out of Building Block 40F, 41F, 42, 95F, 96F, 144FR, 177F east of Water Street, located within the City Limits of Bastrop, Texas.

Presented by James E Cowey, Director of Development Services

Commissioner Gary Moss made a motion to recommend approval to the City Council regarding a warrant request to allow 20% of the required parking to be 9 feet x 20 feet, being 14.107 +/- acres out of Building Block 40F, 41F, 42, 95F, 96F, 144FR, 177F east of Water Street, located within the City Limits of Bastrop, Texas. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 3F. Conduct a public hearing, consider and act on the recommendation to repeal the B3 code and adoption of Bastrop Development Code (BDC), as shown in Exhibit A, and move to include on the March 24, 2026, City Council meeting for a first reading.

Presented by Brittany Epling, Senior Planner

The Public Hearing opened at 7:04 p.m.

Norma Mercado, resident at 806 Water Street, stated her concern about attainable housing and the need for it in the area.

Cecilia Serna, resident at 1104 Hill Street, stated her concern about the restriction about dwellings and limitations of residents in a dwelling.

Pablo Serna, resident at 1104 Hill Street, stated his concern about a few things that he thinks need to be revisited within the District 1832.

Shirley Wallace, resident at 2018 Pecan Street, stated her concerns about the downtown area and the allowance of buildings to be able to be built closer to the roads.

Jimmy Crouch, resident at 605 Buttonwood, spoke on his concern about a few properties that are zoned as residential but stated it should be zoned as commercial or transitional since it fronts a state highway.

The Public Hearing closed at 7:19 p.m.

City Manager, Sylvia Carrillo, spoke on the items that the public had concerns on such as walkability and affordable housing.

Commissioner Patrice Parsons made a motion to recommend approval to the City Council to B3 code and adoption of Bastrop Development Code (BDC) with the amendment to strike out Section 14.02.005 of the code. The motion did not receive a second therefore it failed.

Commissioner Gary Moss made a motion to recommend approval to the City Council to B3 code and adoption of Bastrop Development Code (BDC) as is and move to include on the March 24, 2026, City Council meeting for a first reading. The motion was seconded by Commissioner Heather Greene. The motion passed 4-2.

Commissioner Heather Greene made a motion to revisit section 14.02.005 during the next Planning and Zoning meeting. Commissioner Patrice Parsons seconded the motion. Commissioner Christopher Toth abstained from the vote. The motion passed 4-1.

- 3G. Conduct a public hearing, consider and act on the recommendation to approve a Comprehensive amendment to the official zoning map, as shown in Exhibit A, and move to include on the March 24, 2026, City Council meeting for a first reading.

Presented by Brittany Epling, Senior Planner

The Public Hearing opened at 8:02 p.m.

Pablo Serna, resident at 1104 Hill Street, spoke on the importance of the Planning and Zoning Commission and their votes as commissioners.

Robyn Peyson, resident at 1704 Wilson Street, spoke about the new code and the changes that she is looking forward to happening to be able to protect the property in the downtown area.

The Public Hearing closed at 8:08 p.m.

Commissioner Gary Moss made a motion to recommend approval to the City Council on a Comprehensive amendment to the official zoning map, as shown in Exhibit A, and move to include on the March 24, 2026, City Council meeting for a first reading. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

- 3H. Conduct a public hearing, consider and act on the recommendation to the proposed amendments to subdivision regulations and codification as chapter 10, as shown in Exhibit A, and move to include on the March 24, 2026, City Council meeting for a first reading.

Presented by Brittany Epling, Senior Planner

The Public Hearing opened at 8:13 p.m.

There were no citizen comments.

The Public Hearing closed at 8:13 p.m.

Commissioner Gary Moss made a motion to recommend approval to the City Council for the proposed amendments to subdivision regulations and codification as chapter 10, as shown in Exhibit A, and move

to include on the March 24, 2026, City Council meeting for a first reading. Commissioner Keith seconded the motion. The motion passed unanimously.

Item 3A.

4. UPDATES

- 4A. Discussion pertaining to the Downtown Parking Expansion and the possibility of a parking garage.

James E Cowey, Director for Development Services, gave the commission an update of what the city has planned for the downtown area.

- 4B. Future Development Related Items.

James E Cowey, Director for Development Services, gave the commission an update on the dates for the city council meetings pertaining the items that the commission voted on this meeting.

- 4C. Development Services Department Monthly Project Volume Report.

- 4D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

Update on the Old Iron Bridge was requested.

5. ADJOURNMENT

Commissioner Patrice Parsons made a motion to adjourn the meeting at 8:23 PM. The motion passed unanimously.

Jordan Scott, Chair

David Barrow, Vice-Chair



STAFF REPORT

MEETING DATE: April 16, 2026

TITLE:

Consider action to approve Valverde Section 2, Phase 4 Final Plat, being 23.262 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

STAFF REPRESENTATIVE:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
 Total Acreage: 23.262 acres
 Legal Description: 294.5 acres of the Nancy Blakey Survey, Abstract Number 98

Property Owner: Continental Homes of Texas, LP
 Agent Contact: Pablo H. Martinez, Mahoney Engineering

Existing Use: Vacant/Undeveloped
 Existing Zoning: P3 Residential per Development Agreement
 Adopted Plan: Valverde Development Agreement, Approved July 13, 2021
 Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for Valverde Section 2, Attachment 1. The plat includes 95 residential lots and 10 non-residential lots. The table below breaks down the number of lots by size.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	95	13.585 AC.
RIGHT-OF-WAY	—	6.516 AC.
OPEN SPACE	10	3.161 AC.
TOTAL	105	23.262 AC.

The proposed lots follow the standards adopted in the Viridian Development Agreement.

Traffic Impact and Streets

The Preliminary Plat proposes an 80-foot ROW, major multimodal street that provides the main access for this section from FM 969 being Puerto Plata Avenue. All streets and alleys are

proposed to be publicly dedicated. Sidewalks will also be built within the development along the public streets.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer from the existing water tank on the south side of SH 71. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Public Infrastructure Plan was reviewed and approved by the City Engineer on July 24, 2025.

Wastewater collection and treatment will also be provided by the City of Bastrop via wastewater line extensions along FM 969 provided by the developer to the existing line at FM 969 and SH 71. Wastewater improvements were included in the approved Public Infrastructure Plan.

Drainage

The natural drainage basins for this area drain northly and westerly. Stormwater runoff generated Section 2 will be routed via storm sewer to two detention ponds in the northern and western part of this section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the lots will include maximum impervious coverage limits as defined in the Development Agreement, that are reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer on July 24, 2025.

POLICY EXPLANATION:

Final Plats are reviewed and approved by the Planning & Zoning Commission.

Local Government Code

Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits.

Section 212.004 Plat Required

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped 23.262 -acre tract into 95 residential lots and 10 non-residential lots. Utility improvements within the subdivision (water, and wastewater will be dedicated to the City of Bastrop upon their completion.

212.010. Standards for Approval

(a) The municipal authority responsible for approving plats shall approve a plat if:

- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The final plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A Final Drainage Plan and Public Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension. The development is following the adopted Master Transportation Plan for street layout and connections.

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.

- (4) it conforms to any rules adopted under Section 212.002.

The final plat complies with the requirements of the adopted B³ Code and Viridian Development Agreement.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The City of Bastrop has a Development Agreement with Valverde that allows the city to agree to specific land uses and development standards. This allows the city to ensure the quality of development and future sustainability.

Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

Through the Development Agreement, the Valverde development includes follows the intent of the B³ Code forms for residential and commercial lot standards. The development agreement allows for a mix of residential house forms, including ranch house, villa, house, duplex, triplex, fourplex, courtyard house, courtyard apartments, row house and apartments.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on August 23, 2023.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 27, 2023.

- Section 1.3.004 Plat Requirements

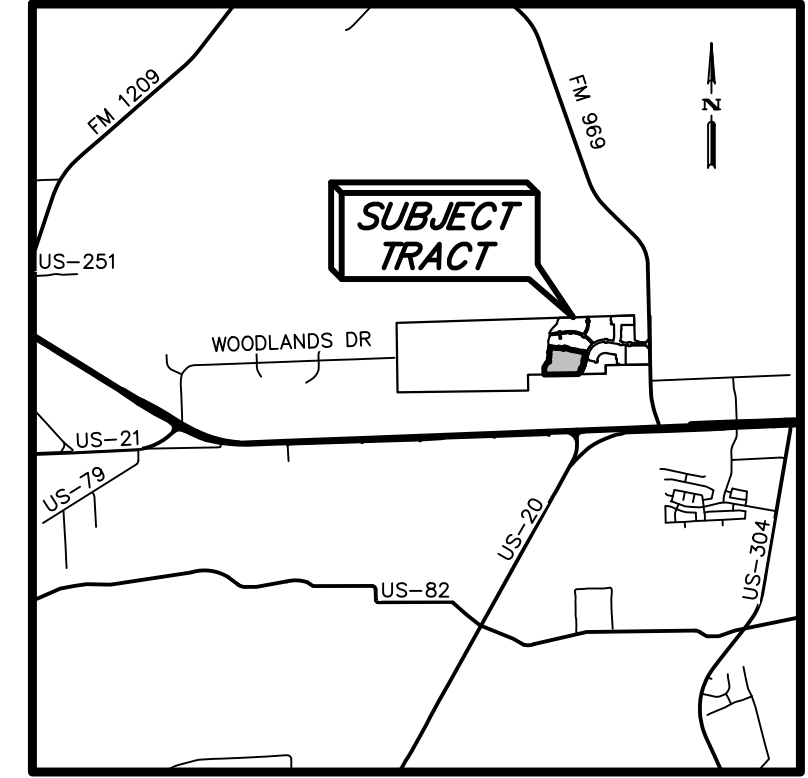
The Development Review Committee reviewed the Final Plat for Valverde Section 2, Phase 4 for compliance with subdivision and development agreement standards on March 27, 2026, and deemed the plat administratively complete. Staff recommends approval.

RECOMMENDATION:

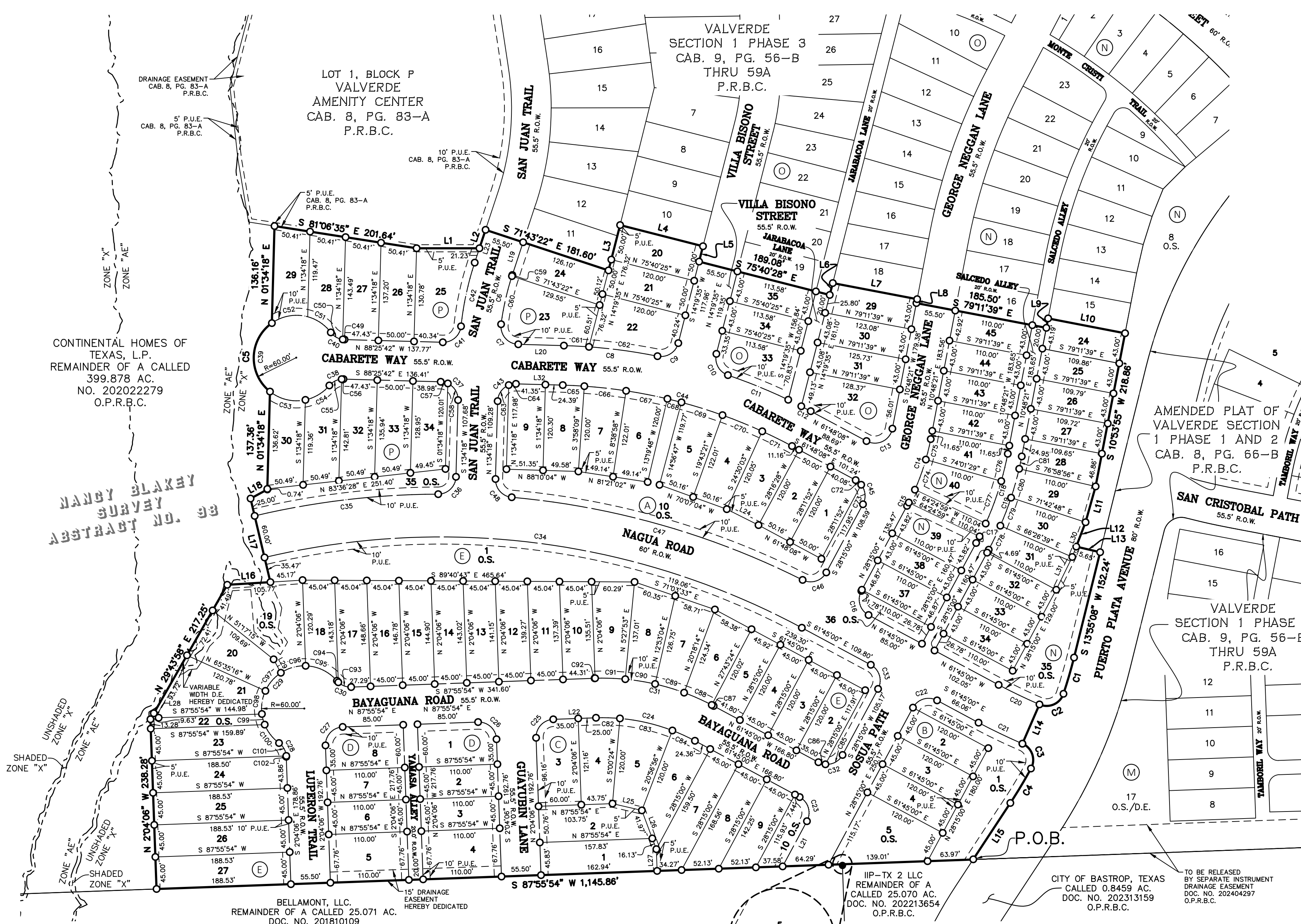
Consider action to approve Valverde Section 2, Phase 4 Final Plat, being 23.262 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

ATTACHMENTS:

- Attachment 1: Valverde Section 2, Phase 4 Final Plat
- Attachment 2: Valverde Section 2, Phase 4 Final Plat Location Map



VICINITY MAP NOT TO SCALE



CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED
399.878 AC.
NO. 202022279
O.P.R.B.C.

NANCY BLAKEY
SURVEY
ABSTRACT NO. 98

AMENDED PLAT OF
VALVERDE SECTION 1 AND 2
CAB. 8, PG. 66-B
P.R.B.C.

SAN CRISTOBAL PATH
55.5' R.O.W.

VALVERDE
SECTION 1 PHASE 3
CAB. 9, PG. 56-B
THRU 59A
P.R.B.C.

BELLAMONT, LLC.
REMAINDER OF A CALLED 25.071 AC.
DOC. NO. 201810109
O.P.R.B.C.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX, 78750
PHONE: _____ FAX: _____

ACREAGE: 23.262 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98

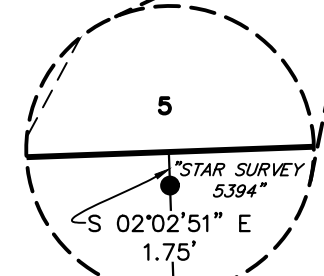
NUMBER AND ACREAGE BY LOT TYPE: (SEE LAND USE TABLE ON SHEET 4)

PLAT SUBMITTED: _____
PLAT REVISED: _____

SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)
PHONE: 210-581-3600 FAX: _____
ENGINEER: MAHONEY ENGINEERING (JUAN P. MARTINEZ, PE)
PHONE: 512-434-0512 FAX: _____

FINAL PLAT VALVERDE SECTION 2 PHASE 4

A SUBDIVISION OF 23.262 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS



BEARING BASIS:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.

LEGEND

- A.E. ACCESS EASEMENT
- CAB. CABINET
- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- ESMT. EASEMENT
- NO. NUMBER
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- O.S. OPEN SPACE
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- BLOCK INDICATOR
- BLOCK INDICATOR
- FEMA FLOODPLAIN - FLOOD INSURANCE RATE MAP
PANEL #48021C0335F & #48021C0355F



BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	95	13.585 AC.
RIGHT-OF-WAY	-	6.516 AC.
OPEN SPACE	10	3.161 AC.
TOTAL	105	23.262 AC.

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
SAN JUAN TRAIL	55.5 FT.	398 FT.	LOCAL
VILLA BISONO STREET	55.5 FT.	170 FT.	LOCAL
GEORGE NEGGAN LANE	55.5 FT.	465 FT.	LOCAL
NAGUA ROAD	60.0 FT.	1,146 FT.	LOCAL
SALCEDO ALLEY	20.0 FT.	510 FT.	LOCAL
JARABACOA LANE	20.0 FT.	187 FT.	LOCAL
CABARETE WAY	55.5 FT.	876 FT.	LOCAL
SOSUA PATH	55.5 FT.	321 FT.	LOCAL
BAYAGUANA ROAD	55.5 FT.	787 FT.	LOCAL
GUAYUBIN LANE	55.5 FT.	246 FT.	LOCAL
LUPERON TRAIL	55.5 FT.	246 FT.	LOCAL
YAMASA ALLEY	20.0 FT.	245 FT.	LOCAL
TOTAL LINEAR FEET		5,597 FT.	

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N90°00'00"E	88.16'
L2	N18°16'38"E	27.25'
L3	N14°19'35"E	65.69'
L4	S75°40'25"E	120.00'
L5	S14°19'35"W	22.28'
L6	N14°14'48"E	17.28'
L7	S79°11'39"E	120.46'
L8	S10°48'21"W	5.63'
L9	N10°48'21"E	13.49'
L10	S79°05'37"E	109.93'
L11	S15°39'08"W	52.19'
L12	S20°55'17"W	36.54'
L13	S76°44'36"E	34.40'
L14	S23°28'59"W	60.00'
L15	S33°20'50"W	94.93'
L16	N86°26'13"E	60.60'
L17	N13°20'45"W	120.47'
L18	N61°28'52"E	26.73'
L19	N18°16'38"E	48.48'
L20	N88°25'42"W	63.96'
L21	S28°15'00"W	71.96'
L22	N87°55'54"E	60.00'
L23	S18°16'38"W	48.48'
L24	N63°18'12"W	49.85'
L25	N77°01'20"W	42.23'
L26	S20°32'52"E	58.09'
L27	N2°04'06"W	30.54'
L28	N47°07'13"W	9.15'
L29	S28°24'18"E	21.41'
L30	N20°55'17"E	52.19'
L31	S26°07'05"W	51.19'
L32	S88°25'42"E	65.74'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	660.00'	4°35'43"	52.93'	S 16°13'00" W	52.92'
C2	25.00'	94°58'08"	41.44'	S 65°59'55" W	36.85'
C3	25.00'	94°58'08"	41.44'	S 19°01'57" E	36.85'
C4	660.00'	4°53'43"	56.39'	S 30°53'58" W	56.37'
C5	60.00'	106°27'17"	111.48'	N 1°34'18" E	96.12'
C6	372.25'	10°54'21"	70.85'	S 12°49'27" W	70.75'
C7	25.00'	95°47'59"	41.80'	S 40°31'42" E	37.10'
C8	777.75'	9°44'44"	132.29'	N 83°33'20" W	132.13'
C9	25.00'	86°59'26"	37.96'	N 57°49'19" E	34.41'
C10	25.00'	85°28'24"	37.29'	S 28°24'36" E	33.93'
C11	777.75'	6°44'20"	91.48'	N 67°46'38" W	91.42'
C12	777.75'	1°05'57"	14.92'	N 62°21'06" W	14.92'
C13	25.00'	107°23'31"	46.86'	N 64°30'07" E	40.29'
C14	327.75'	13°01'45"	74.53'	N 17°19'14" E	74.37'
C15	327.75'	0°55'05"	5.25'	N 27°47'28" E	5.25'
C16	25.00'	90°00'00"	39.27'	S 16°45'00" E	35.36'
C17	437.74'	1°21'26"	10.37'	N 27°34'17" E	10.37'
C18	437.74'	13°28'08"	102.90'	N 17°32'25" E	102.66'
C19	457.74'	17°26'39"	139.36'	N 19°31'41" E	138.82'
C20	865.29'	4°12'20"	63.51'	S 64°24'51" E	63.50'
C21	925.29'	4°13'26"	68.21'	S 64°24'18" E	68.20'
C22	25.00'	90°00'00"	39.27'	S 73°15'00" W	35.36'
C23	25.00'	90°00'00"	39.27'	N 16°45'00" W	35.36'
C24	272.25'	30°19'07"	144.06'	N 76°54'33" W	142.39'
C25	25.00'	90°00'00"	39.27'	S 42°55'54" W	35.36'
C26	25.00'	90°00'00"	39.27'	N 47°04'06" W	35.36'
C27	25.00'	90°00'00"	39.27'	S 42°55'54" W	35.36'
C28	25.00'	51°38'27"	22.53'	N 27°53'20" W	21.78'
C29	60.00'	193°16'54"	202.40'	S 42°55'54" W	119.19'
C30	25.00'	51°38'27"	22.53'	S 66°14'53" E	21.78'
C31	327.75'	30°19'07"	173.43'	N 76°54'33" W	171.42'
C32	25.00'	90°00'00"	39.27'	N 73°15'00" E	35.36'
C33	25.00'	90°00'00"	39.27'	N 16°45'00" W	35.36'
C34	1070.00'	41°35'45"	776.81'	N 82°32'53" W	759.86'
C35	1130.00'	13°10'11"	259.74'	S 83°14'20" W	259.17'
C36	25.00'	88°15'08"	38.51'	N 45°41'52" E	34.81'
C37	25.00'	90°00'00"	39.27'	N 43°25'42" W	35.36'
C38	25.00'	51°38'25"	22.53'	S 65°45'06" W	21.78'
C39	60.00'	283°16'55"	296.65'	S 1°34'18" W	74.47'
C40	25.00'	51°38'27"	22.53'	S 62°36'28" E	21.78'
C41	25.00'	85°33'18"	37.33'	N 48°47'39" E	33.96'
C42	427.75'	12°15'37"	91.53'	S 12°08'49" W	91.36'
C43	25.00'	90°00'00"	39.27'	S 46°34'18" W	35.36'
C44	722.25'	26°37'34"	335.64'	N 75°06'55" W	332.63'
C45	25.00'	90°03'08"	39.29'	N 16°46'34" W	35.37'
C46	25.00'	88°26'16"	38.59'	N 72°28'08" E	34.87'
C47	1130.00'	21°37'41"	426.55'	N 74°07'34" W	424.02'
C48	25.00'	86°30'43"	37.75'	S 41°41'03" E	34.26'
C49	25.00'	5°54'02"	2.57'	S 85°28'41" E	2.57'
C50	25.00'	45°44'25"	19.96'	S 59°39'27" E	19.43'
C51	60.00'	38°04'03"	39.86'	N 55°49'16" W	39.13'
C52	60.00'	50°20'46"	52.72'	S 79°58'20" W	51.04'
C53	60.00'	50°20'46"	52.72'	S 76°49'43" E	51.04'
C54	60.00'	38°04'03"	39.86'	N 58°57'52" E	39.13'
C55	25.00'	45°44'25"	19.96'	S 62°48'03" W	19.43'
C56	25.00'	5°54'02"	2.57'	S 88°37'17" W	2.57'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C57	25.00'	23°34'41"	10.29'	N 76°38'21" W	10.22'
C58	25.00'	66°25'19"	28.98'	N 31°38'21" W	27.39'
C59	372.25'	0°14'04"	1.52'	S 18°09'36" W	1.52'
C60	372.25'	10°40'17"	69.33'	S 12°42'25" W	69.23'
C61	777.75'	2°35'55"	35.27'	N 87°07'45" W	35.27'
C62	777.75'	7°08'49"	97.01'	N 82°15'23" W	96.95'
C63	25.00'	66°25'19"	28.98'	S 34°46'57" W	27.39'
C64	25.00'	23°34'41"	10.29'	S 79°46'57" W	10.22'
C65	722.25'	2°23'51"	30.22'	N 87°13'47" W	30.22'
C66	722.25'	4°40'50"	59.00'	N 83°41'26" W	58.98'
C67	722.25'	4°40'50"	59.00'	N 79°00'37" W	58.98'
C68	722.25'	1°37'00"	20.38'	N 75°51'42" W	20.38'
C69	722.25'	4°46'34"	60.20'	N 72°39'56" W	60.19'
C70	722.25'	4°46'42"	60.23'	N 67°53'18" W	60.22'
C71	722.25'	3°41'50"	46.60'	N 63°39'02" W	46.60'
C72	25.00'	23°23'06"	10.20'	N 50°06'35" W	10.13'
C73	25.00'	66°40'02"	29.09'	N 5°05'01" W	27.48'
C74	327.75'	7°51'36"	44.96'	N 19°54'19" E	44.93'
C75	327.75'	5°10'09"	29.57'	N 13°23'26" E	29.56'
C76	437.74'	5°10'09"	39.49'	N 13°23'26" E	39.48'
C77	437.74'	8°17'59"	63.41'	N 20°07'29" E	63.35'
C78	457.74'	4°41'39"	37.50'	N 25°54'10" E	37.49'
C79	457.74'	5°16'09"	42.10'	N 20°55'17" E	42.08'
C80	457.74'	5°16'09"	42.10'	N 15°39'08" E	42.08'
C81	457.74'	2°12'42"	17.67'	N 11°54'43" E	17.67'
C82	272.25'	7°04'30"	33.62'	N 88°31'51" W	33.60'
C83	272.25'	15°56'32"	75.75'	N 77°01'20" W	75.51'
C84	272.25'	7°18'04"	34.69'	N 65°24'02" W	34.67'
C85	25.00'	66°25'19"	28.98'	N 61°27'39" E	27.39'
C86	25.00'	23°34'41"	10.29'	S 73°32'21" E	10.22'
C87	327.75'	0°31'37"	3.01'	N 62°00'48" W	3.01'
C88	327.75'	7°25'10"	42.44'	N 65°59'11" W	42.41'
C89	327.75'	7°25'10"	42.44'	N 73°24'21" W	42.41'
C90	327.75'	7°25'10"	42.44'	N 80°49'32" W	42.41'
C91	327.75'	7°24'45"	42.40'	N 88°14'29" W	42.37'
C92	327.75'	0°07'15"	0.69'	S 87°59'31" W	0.69'
C93	25.00'	45°06'37"	19.68'	S 69°30'48" E	19.18'
C94	25.00'	6°31'50"	2.85'	S 43°41'34" E	2.85'
C95	60.00'	47°52'33"	50.14'	N 64°21'56" W	48.69'
C96	60.00'	34°59'01"	36.63'	S 74°12'18" W	36.07'
C97	60.00'	32°18'03"	33.83'	S 40°33'46" W	33.38'
C98	60.00'	31°44'50"	33.25'	S 8°32'19" W	32.82'
C99	60.00'	14°43'10"	15.41'	S 14°41'41" E	15.37'
C100	60.00'	31°39'18"	33.15'	S 37°52'55" E	32.73'
C101	25.00'	49°01'03"	21.39'	N 29°12'02" W	20.74'
C102	25.00'	2°37'24"	1.14'	N 3°22'49" W	1.14'



BGE, Inc.
 7330 San Pedro Ave., Suite 301
 San Antonio, TX 78216
 Tel: 210-581-3600 • www.bgeinc.com
 TBPELS Registration No. F-1046
 TBPELS Licensed Surveying Firm No. 10106500

FINAL PLAT VALVERDE SECTION 2 PHASE 4

A SUBDIVISION OF 23.262 ACRES OF LAND
 LOCATED IN THE
 NANCY BLAKEY SURVEY ABSTRACT NO. 98
 BASTROP COUNTY, TEXAS

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LEGAL DESCRIPTION

FIELD NOTES FOR A 23.262 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 399.878 ACRE TRACT OF LAND AS CONVEYED UNTO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 23.262 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common line of the above described remainder of the 399.878 acre tract, at the southwest corner of Puerto Plata Avenue (80' R.O.W.) of the Amended Plat of Valverde Section 1 Phase 1 and 2, as recorded in Cabinet 8, Pages 66-B through 69-B of the Plat Records of Bastrop County, Texas, the northwest corner of a called 0.8459 of one acre tract of land as conveyed unto the City of Bastrop, Texas, in Document Number 202313159 and a northeast corner of a remainder of a called 25.070 acre tract of land as conveyed unto IIP-TX 2, LLC in Document Number 202213654 both recorded in the Official Public Records of Bastrop County, Texas, for the southwest corner and the POINT OF BEGINNING of the herein described tract;

THENCE, coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract, the north line of said IIP-TX 2, LLC 25.070-acre remainder tract and the north line of a remainder of a called 25.071-acre tract of land as conveyed unto Bellamont, LLC in Document Number 201810109 of the Official Public Records of Bastrop County, Texas, S 87°55'54" W a distance of 1,145.86 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, over and across said Continental Homes of Texas, L.P. 399.878-acre remainder tract, N 2°04'06" W, a distance of 238.28 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing over and across said Continental Homes of Texas, L.P. 399.878-acre remainder tract, N 29°43'58" E, a distance of 217.25 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing over and across said Continental Homes of Texas, L.P. 399.878-acre remainder tract N 86°26'13" E, a distance of 60.60 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a westerly interior corner of the herein described tract;

THENCE, continuing over and across said Continental Homes of Texas, L.P. 399.878-acre remainder tract N 13°20'45" W, a distance of 120.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing over and across said Continental Homes of Texas, L.P. 399.878-acre remainder tract, N 61°28'52" E, a distance of 26.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a westerly interior corner of the herein described tract;

THENCE, continuing over and across said Continental Homes of Texas, L.P. 399.878-acre remainder tract, N 01°34'18" E, a distance of 137.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

THENCE, continuing over and across said Continental Homes of Texas, L.P. 399.878-acre remainder tract, along said curve to the right, with a radius of 60.00 feet, an arc length of 111.48 feet, a central angle of 106°27'17", a chord bearing of N 01°34'18" E, and a chord distance of 96.12 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the end of this curve of the herein described tract;

THENCE, continuing over and across said Continental Homes of Texas, L.P. 399.878-acre remainder tract, N 01°34'18" E, a distance of 136.16 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the south line of Lot 1, Block "P", Valverde Amenity Center, a subdivision as recorded in Cabinet 8, Page 83-A of the Plat Records of Bastrop County, Texas, for the most northwesterly corner of the herein described tract;

THENCE, coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Lot 1, Block "P" Valverde Amenity Center, S 81°06'35" E, a distance of 201.64 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Lot 1, Block "P" Valverde Amenity Center, N 90°00'00" E, a distance of 88.16 feet to a 1/2-inch iron rod with camp stamped "BGE INC" set for a northerly interior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Lot 1, Block "P" Valverde Amenity Center, N 18°16'38" E, a distance of 27.25 feet to a 1/2-inch iron rod with camp stamped "BGE INC" set at the southwest corner of San Juan Trail (55.5' R.O.W.) of Valverde Section 1 Phase 3, a subdivision recorded in Cabinet 9, Page 56-B through 59A of the Plat Records of Bastrop County, Texas, for a northerly exterior corner of the herein described tract;

THENCE, coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 71°43'22" E, a distance of 181.60 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly interior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, N 14°19'35" E, a distance of 65.69 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly exterior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 75°40'25" E, a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly exterior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 14°19'35" W, a distance of 22.28 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly interior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 75°40'28" E, a distance of 189.08 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly interior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, N 14°14'48" E, a distance of 17.28 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly exterior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 79°11'39" E, a distance of 120.46 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly exterior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 10°48'21" W, a distance of 5.63 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly interior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 79°11'39" E, a distance of 185.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly interior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, N 10°48'21" E, a distance of 13.30 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly exterior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 79°11'39" E, a distance of 109.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most northeasterly corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 10°53'55" W, a distance of 218.86 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 15°39'08" W, a distance of 52.19 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 20°55'17" W, a distance of 36.54 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly interior corner of the herein described tract;

THENCE, continuing coincident with the common line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and said Valverde Section 1 Phase 3, S 76°44'36" E, a distance of 34.40 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west right-of-way line of the aforementioned Puerto Plata Avenue, for an easterly exterior corner of the herein described tract;

THENCE, coincident with the easterly line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and the west right-of-way line of said Puerto Plata Avenue, S 13°55'08" W, a distance of 152.24 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of the herein described tract;

THENCE, continuing coincident with the easterly line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and the west right-of-way line of said Puerto Plata Avenue, along said curve to the right, with a radius of 660.00 feet, an arc length of 52.93 feet, a central angle of 04°35'43", a chord bearing of S 16°13'00" W, and a chord distance of 52.92 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of compound curvature of the herein described tract;

THENCE, continuing coincident with the easterly line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and the west right-of-way line of said Puerto Plata Avenue, along said curve to the right, with a radius of 25.00 feet, an arc length of 41.44 feet, a central angle of 94°58'08", a chord bearing of S 65°59'55" W, and a chord distance of 36.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for an easterly interior corner of the herein described tract;

THENCE, continuing coincident with the easterly line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and the west right-of-way line of said Puerto Plata Avenue, S 23°28'59" W, a distance of 60.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the beginning of a non-tangent curve for an easterly interior corner of the herein described tract;

THENCE, continuing coincident with the easterly line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and the west right-of-way line of said Puerto Plata Avenue, along said curve to the right, with a radius of 25.00 feet, an arc length of 41.44 feet, a central angle of 94°58'08", a chord bearing of S 19°01'57" E, and a chord distance of 36.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;

THENCE, continuing coincident with the easterly line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and the west right-of-way line of said Puerto Plata Avenue, along said curve to the right, with a radius of 660.00 feet, an arc length of 56.39 feet, a central angle of 04°53'43", a chord bearing of S 30°53'58" W, and a chord distance of 56.37 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

THENCE, continuing coincident with the easterly line of said Continental Homes of Texas, L.P. 399.878-acre remainder tract and the west right-of-way line of said Puerto Plata Avenue, S 33°20'50" W, a distance of 94.93 feet to the POINT OF BEGINNING and containing 23.262 acres of land, more or less.

FINAL PLAT VALVERDE SECTION 2 PHASE 4

A SUBDIVISION OF 23.262 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF THE REMAINDER OF A CALLED 399.878 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, AS CONVEYED TO IT BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 23.262 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

VALVERDE SECTION 2 PHASE 4

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JOEL WIXSON, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOEL WIXSON, ASSISTANT SECRETARY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JUAN P. MARTINEZ P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS.

PRELIMINARY PENDING FINAL REVIEW

JUAN P. MARTINEZ, P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 106158
MAHONEY ENGINEERING
TBPELS REGISTRATION NO F-21222
9501 MENCHACA ROAD, SUITE B200
AUSTIN, TEXAS 78748

STATE OF TEXAS §
COUNTY OF BEXAR §

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY EMPLOYEES OF BGE, INC. FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S. _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 301
SAN ANTONIO, TEXAS 78216

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.
2. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
3. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON MAY 26, 2022.
6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, DEVELOPMENT AGREEMENT BEING RESOLUTION NUMBER R-2021-65 AS AMENDED, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. 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 CODES AND REQUIREMENTS.
9. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
13. ALL NEW UTILITIES WILL BE UNDERGROUND.
14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BEING RESOLUTION NUMBER R-2021-65.
15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48021C0335F & #48021C0355F STATE NUMBER FOR BASTROP COUNTY, EFFECTIVE MAY 9, 2023, COMMUNITY NUMBER 481193, AND IS ON ZONE AE.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
18. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH REAR LOT LINE.
19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
20. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
22. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
25. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP AND THE DEVELOPMENT AGREEMENT BEING RESOLUTION NUMBER R-2021-65.
26. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
27. BUILD TO-LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP AND THE DEVELOPMENT AGREEMENT RESOLUTION NUMBER R-2021-65.
28. THE PROPERTY LIES IN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN ZONE "AE" (DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48021C0355F, REVISED MAY 9, 2023. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
29. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BASTROP'S FULL PURPOSE JURISDICTION.
30. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
31. SOME LOTS WILL HAVE AS SMALL AS 3 FT. SIDE SETBACKS IN ACCORDANCE TO THE DEVELOPMENT AGREEMENT BEING RESOLUTION NUMBER R-2021-65.
32. CONSTRUCTION WITHIN THE 100-YEAR FLOODPLAIN IS PROHIBITED EXCEPT FOR PUBLIC STREETS OR ROADS OR UTILITIES UNLESS A FLOODPLAIN PERMIT IS OBTAINED.

FLOOD WARNING:

THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP 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 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 CITY OF BASTROP 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.

APPROVED THIS _____ OF _____, 20____, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BASTROP §

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 _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE _____ DAY OF _____, 20____, A.D.

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: _____
DEPUTY

**FINAL PLAT
VALVERDE
SECTION 2
PHASE 4**

A SUBDIVISION OF 23.262 ACRES OF LAND
LOCATED IN THE
NANCY BLAKEY SURVEY ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

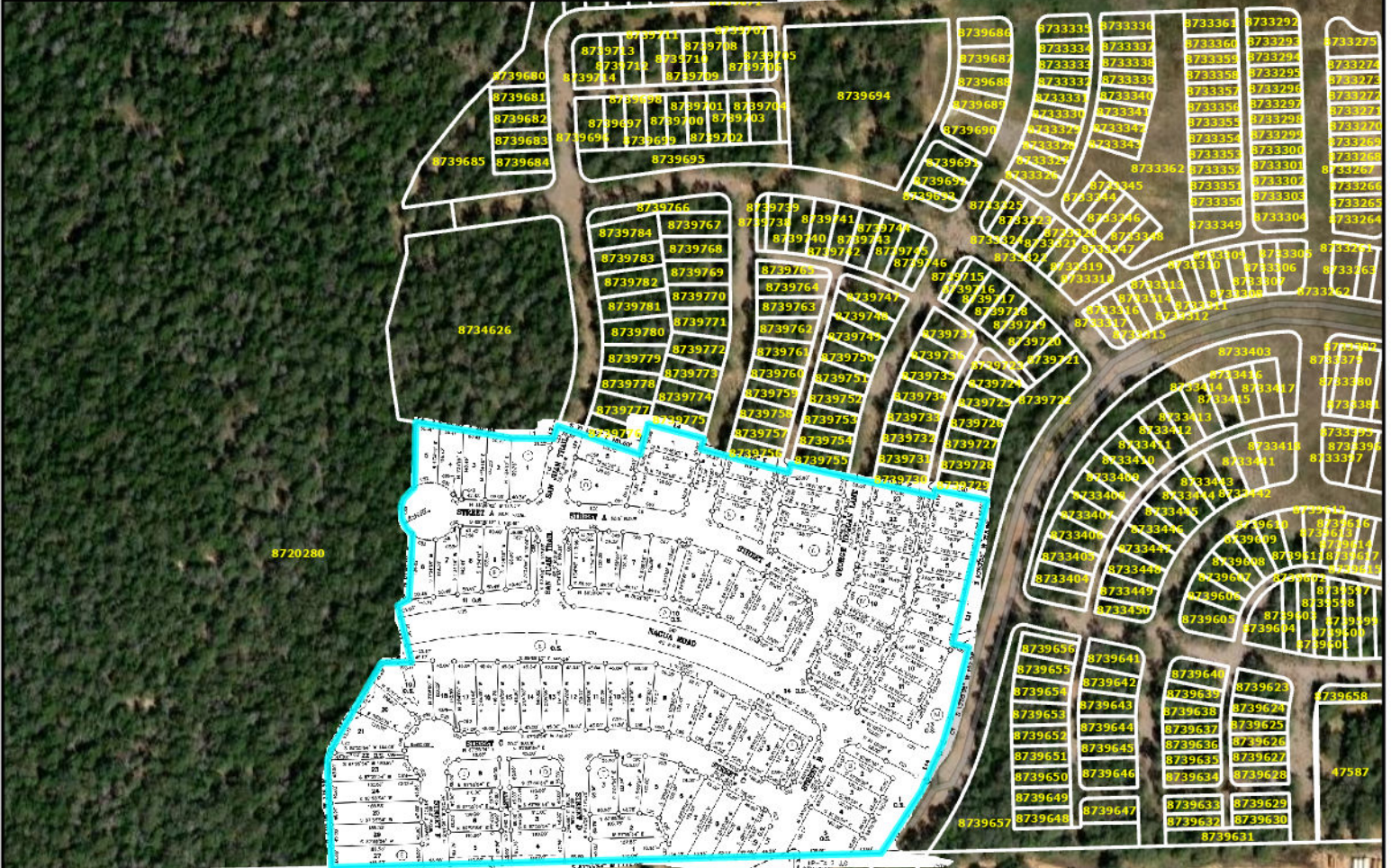
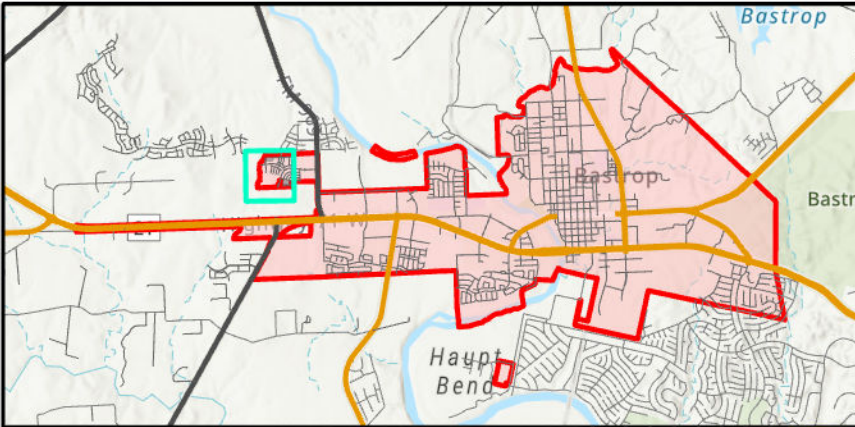


BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

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Attachment 1 Notification Map #26-000012 - Valverde Section 2 Phase 4 Final Plat



0 230 460 690 920 US Feet

Scale: 1:4,325

2/24/2026

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict boundaries between private and public property. This map is general in nature and is not for navigational purposes.