SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-00038.0A **COMMISSION DATE:** July 21, 2020

SUBDIVISION NAME: Charro Estates, Resubdivision of Lot 15

ADDRESS: 694 Mesa Drive

OWNER/APPLICANT: Jocelyn Fuentes

AGENT: ATX Permit & Consulting, LLC (Lila Nelson)

EXISTING ZONING: None **JURISDICTION:** 5-Mile ETJ

GRIDS: S-9 **COUNTY:** Bastrop

AREA: 5.418 acres **LOT(S)**: 5

WATERSHED: Cedar Creek **DISTRICT:** N/A

PROPOSED LAND USE: Single Family

SIDEWALKS: Sidewalks along Mesa Drive are required to be constructed after the abutting roadway is improved and concrete curbs are in place.

DEPARTMENT COMMENTS:

The request is for the approval of Charro Estates, Resubdivision of Lot 15, comprised of 5 lots on 5.418 acres.

The plat complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

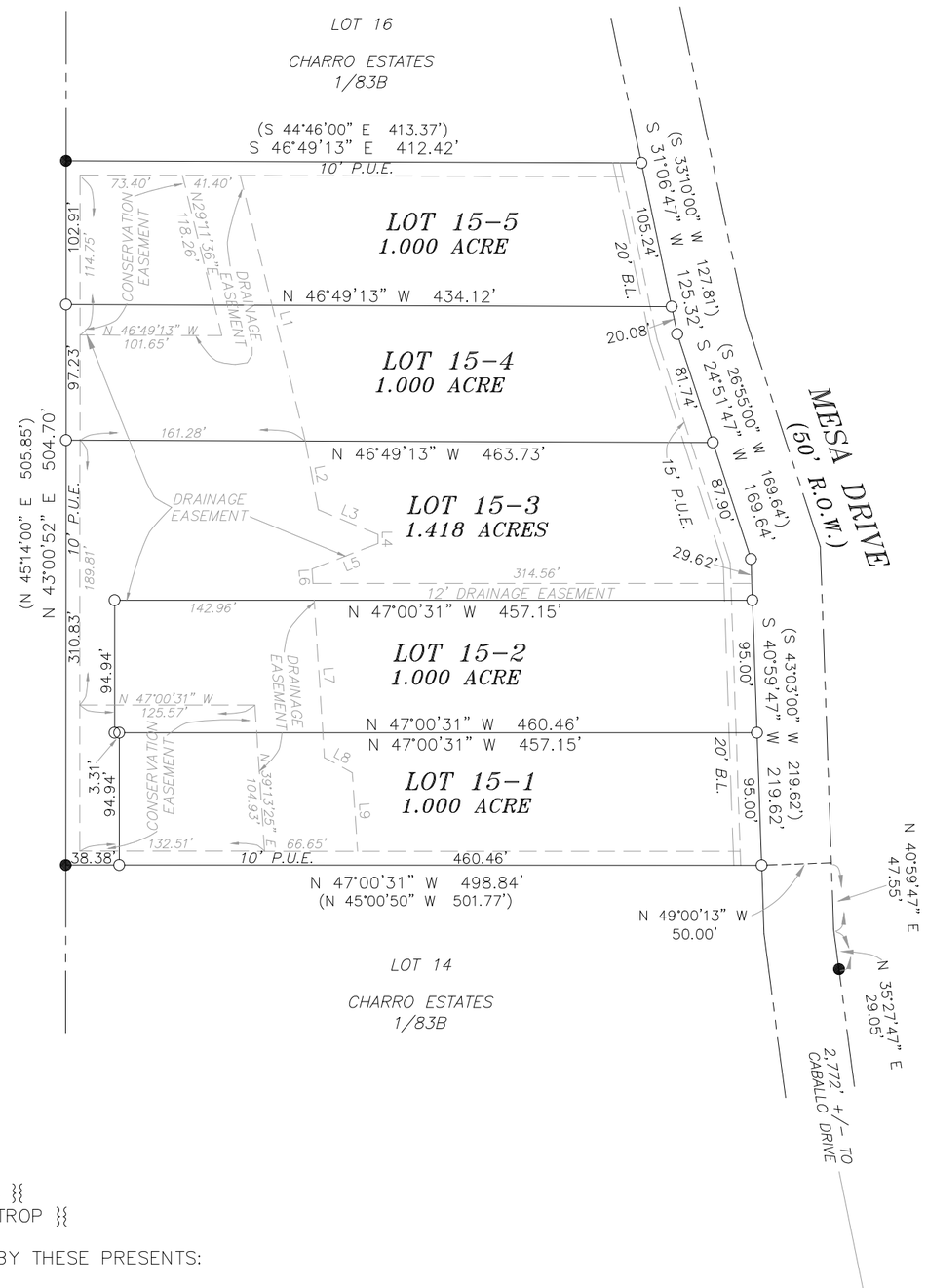
STAFF RECOMMENDATION:

Staff recommends approval of the plat for the reasons listed in the comment report dated July 14, 2020, and attached as third attachment.

CASE MANAGER: Sylvia Limon **PHONE:** 512-974-2767
E-mail: Sylvia.Limon@austintexas.gov

ATTACHMENTS
First Attachment: Vicinity map
Second Attachment: Proposed plat
Third Attachment: Comment report dated July 14, 2020

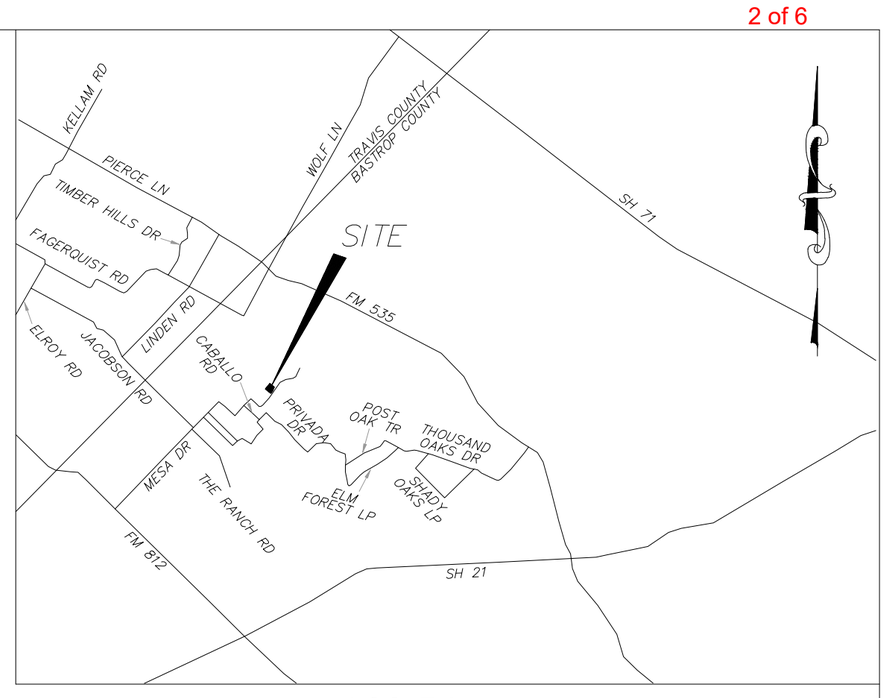
CHARRO ESTATES
RESUDVISION PLAT OF LOT 15



DRAINAGE ESMT. LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°11'36" W	195.95'
L2	S 32°20'32" W	50.07'
L3	S 24°26'55" E	46.43'
L4	S 43°00'22" W	6.32'
L5	N 68°15'53" W	50.74'
L6	S 39°13'25" W	10.38'
L7	S 39°13'25" W	113.01'
L8	S 18°37'22" E	22.72'
L9	S 39°13'25" W	56.44'

GRAHAM CALF & COW LLC
2117/884
583.070 ACRES
(TRACT TWO)



LOCATION MAP
NOT TO SCALE

BEARING BASIS: NAD83 STATE PLANE
TEXAS CENTRAL ZONE.

LOT SUMMARY

LOT 15-1	1.000 ACRE
LOT 15-2	1.000 ACRE
LOT 15-3	1.418 ACRES
LOT 15-4	1.000 ACRE
LOT 15-5	1.000 ACRE
TOTAL	5.418 ACRES

JAMES E. GARON & ASSOCIATES LAND SURVEYORS

0 100 200 300

SCALE: 1"= 100'

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
- 60d NAIL FOUND
- WIRE FENCE
- POWER POLE
- E — OVERHEAD ELECTRIC LINE
- (BRG.–DIST.) RECORD CALL

STATE OF TEXAS }{
COUNTY OF BASTROP }{

KNOW ALL MEN BY THESE PRESENTS:

THAT JOCELYN FUENTES, BEING OWNER OF LOT 15, CHARRO ESTATES, A SUBDIVISION OF RECORD IN PLAT CABINET NO. 1, PAGE 83B OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, CONVEYED BY DEED OF RECORD INSTRUMENT NO. 201711080 OF THE REAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 15, CHARRO ESTATES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

CHARRO ESTATES, RESUBDIVISION PLAT OF LOT 15

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

WITNESS MY HAND THIS THE_____DAY OF_____, 20__, A.D.

_____
JOCELYN FUENTES
694 MESA DRIVE
DEL VALLE, TEXAS 78617

STATE OF TEXAS }{
COUNTY OF BASTROP }{

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE_____DAY OF_____ 20___, A.D.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

_____
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS }{
COUNTY OF BASTROP }{

I, RICHARD M. GALLEGOS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

07/01/2020
RICHARD M. GALLEGOS, P.E. DATE
PROFESSIONAL ENGINEER NO. 86916
P.O. BOX 690067
SAN ANTONIO, TEXAS 78269
210–641–0812

STATE OF TEXAS
RICHARD M. GALLEGOS
86916
LICENSED
PROFESSIONAL ENGINEER

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE_____OF THE CITY OF AUSTIN ON THIS THE_____DAY OF_____, 20___.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE_____DAY OF _____, 20___.

_____
SYLVIA LIMON, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LANDUSE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE___ DAY OF_____, 20___.

_____, CHAIR

_____, SECRETARY

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_____DAY OF_____, 20___, A.D., AT_____O'CLOCK_____M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET_____, PAGE _____.

FILED FOR RECORD ON THE_____DAY OF _____, 20___, A.D.

_____
DEPUTY

_____
ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY,TEXAS

SUBDIVISION CASE NO.:

C8-2020-0038.0A

PLAT PREPARATION DATE: FEBRUARY 22, 2020
PLAT SUBMITTAL DATE: JUNE 21, 2020
CASE NO. C8–2020–0038.0A

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CHARRO ESTATES
RESUBDIVISION PLAT OF LOT 15

FIELD BOOK: B–555/54
FILE: Server\Co\Bastrop\Subd\Charro Estates\83217.dwg

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
Firm Reg. #10058400
185 McAllister Road
Bastrop, Texas 78602
(512) 303–4185
jgaron@austin.rr.com
www.jamesegaron.com

CHARRO ESTATES
RESUBDIVISION PLAT OF LOT 15

FLOOD PLAIN NOTE:

NO 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. 48021C0325E, 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.

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.

_____

JAMES E. GARON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4303
FIRM REG. #10058400
185 MCALLISTER ROAD
BASTROP, TEXAS 78602
PH. 512–303–4185 FAX 512–321–2107
JAMESEGARON.COM

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 DATE
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

ON–SITE SEWAGE

AN INDIVIDUAL ON–SITE SEWAGE FACILITY CURRENTLY EXISTS ON LOT 15–3. INDIVIDUAL ON–SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH VACANT 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. THIS SUBDIVISION PLAT RECOMMENDED FOR APPROVAL ON THIS THE_____DAY OF_____, 20___.

_____ _____

TROY WALTERS, D.R. #0S34100 DATE
DESIGNATED REPRESENTATIVE

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE AQUA WATER SUPPLY CORPORATION WATER UTILITY SYSTEM AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES APPROVED BY BASTROP COUNTY.

2. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

3. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

4. ALL STREETS, DRAINAGE, SIDEWALKS AND EROSION CONTROLS ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO BASTROP COUNTY STANDARDS.

5. BY APPROVING THIS PLAT, NEITHER BASTROP COUNTY NOR THE CITY OF AUSTIN ASSUMES ANY 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 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 CERTIFICATES OF OCCUPANCY.

6. THE LAND OWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS.

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

8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

9. SIDEWALKS ALONG MESA DRIVE ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

10. A FEE–IN–LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 4 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

BASTROP COUNTY PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISION, CHARRO ESTATES AS RECORDED IN CABINET NO. 1, PAGE 83B, PLAT RECORDS BASTROP COUNTY, TEXAS.

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

3. NO ON–SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON–SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON–SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON–SITE WELL.

4. EACH LOT SHALL HAVE A 50' 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.

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

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

7. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.

8. 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.

SUBDIVISION CASE NO.:

C8-2020-0038.0A

JAMES E. GARON & ASSOC.
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JUNE 21, 2020
CASE NO. C8–2020–0038.0A

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: **C8-2020-0038.0A**
REVISION #: **00** UPDATE: **U2**
CASE MANAGER: Sylvia Limon PHONE #: 512-974-2767

PROJECT NAME: **Charro Estates** (W/R C8-2019-0031.0A)
LOCATION: 694 MESA DR

SUBMITTAL DATE: July 6, 2020
REPORT DUE DATE: July 20, 2020
FINAL REPORT DATE: July 14, 2020

STAFF REPORT:
This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report. Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

All reviewers have approved your review. Please contact your case manager at the number listed above to make arrangements for final signoff and permit issuance.

Subdivision Review - Sylvia Limon - 512-974-2767

SR 1 – 2 Cleared.

SR 3. If the drainage easement is being created with the plat, be sure show survey boundary information for the boundary of the easement. It appears there are not corresponding measurements for all of the boundary lines of the easement. [LDC 25-1-83]
UPDATE #2: Cleared. Acknowledged that measurements are now noted on plat. Will defer to drainage engineer reviewer on addressing easements.

SR 4. UPDATE #1: Cleared.

SR 5. FYI: Submit any legal documents to the reviewer requiring them as soon as possible. The legal review may take an extended time and could delay your project. [LDC 25-1-83] **UPDATE #2:** INFORMATIONAL - Any related documents will need to be recorded and noted on the plat prior to the plat being recorded.

SR 6. **UPDATE #2:** Cleared.

SR 7. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. These items must be complete on the original mylar prior to approval. [LDC 25-1-83]
UPDATE #2: Informational (Get these done).

SR 8. All other signatures/seals will be needed on the final plat mylar prior to the Land Use Commission hearing. These include the surveyor, engineer, Aqua Water Supply, On-Site Sewage. [LDC 25-1-83]
UPDATE #2: Informational Get these done).

SR 9. (FYI) Original (crimped) tax certificates showing all taxes having been paid for the past year must be provided at the time the plat is cleared for approval. Bastrop County will NOT record the plat without them. [LDC 25-1-83]
UPDATE #2: Informational.

SR 10. Recording fees will be calculated after the plat is approved. [LDC 25-1-83]
UPDATE #2: Informational.

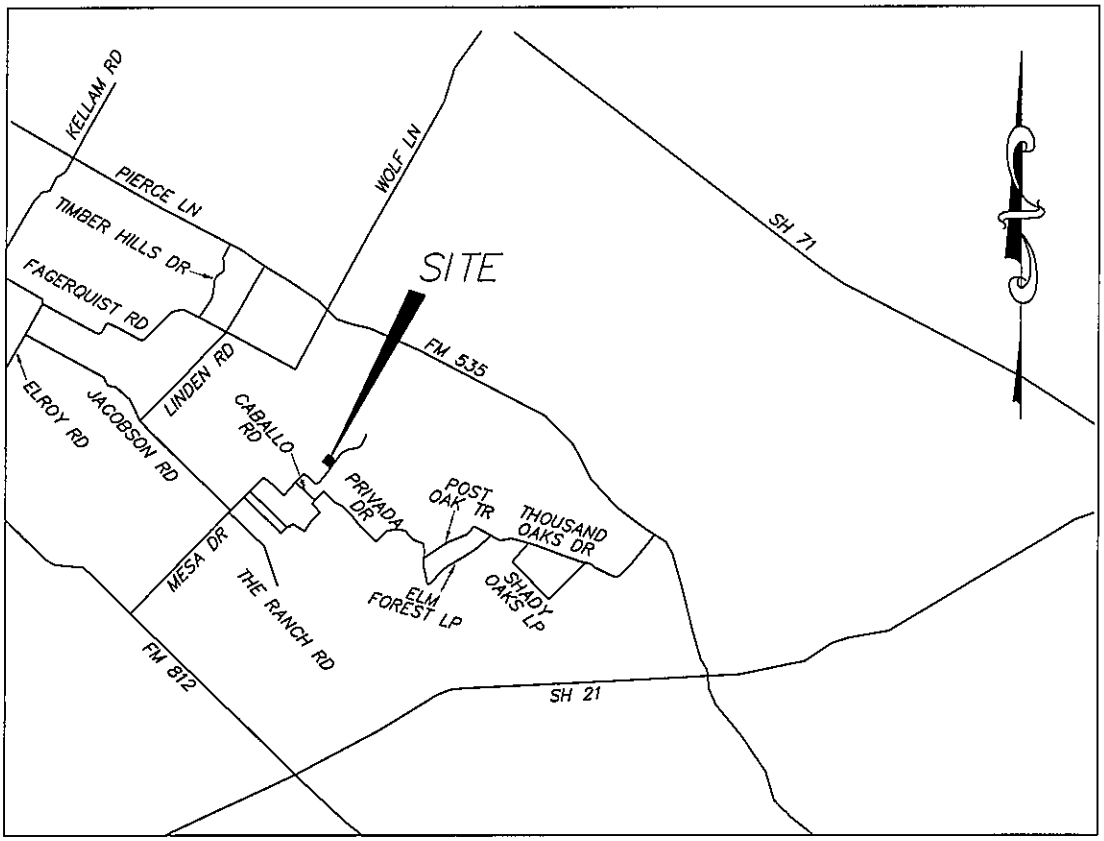
SR 11. Two mylar copies of the plat will be needed after the plat has been cleared for approval and prior to the Land Use Commission hearing. [LDC 25-1-83]
UPDATE #2: Informational.

SR 12. This plat is required to have action no later than 30 days after the application is accepted. If the plat is determined to not meet all applicable subdivision regulations – the plat will be presented to Land Use Commission for disapproval with reasons. The application will be required to file an update to clear any remaining issues and then represented to Land Use Commission for approval. [LDC 25-4-32]
UPDATE #2: Was for information only.

SR 13. The following items will be needed to record the plat [LDC 25-1-83]:
- Plat containing original signatures, with appropriate seals and dates. The seals must be legible.
- Original tax certificate(s) showing all taxes paid for the previous year.
- Check for the plat recordation fee and any document to be recorded with the plat.

UPDATE #2: Informational.

END OF REPORT



LOCATION MAP
NOT TO SCALE

FIRM REGISTRATION # F-003084

GALLEGOS ENGINEERING, INC.

SAN ANTONIO, TEXAS www.gallegoseng.com PH: 210.641.0812