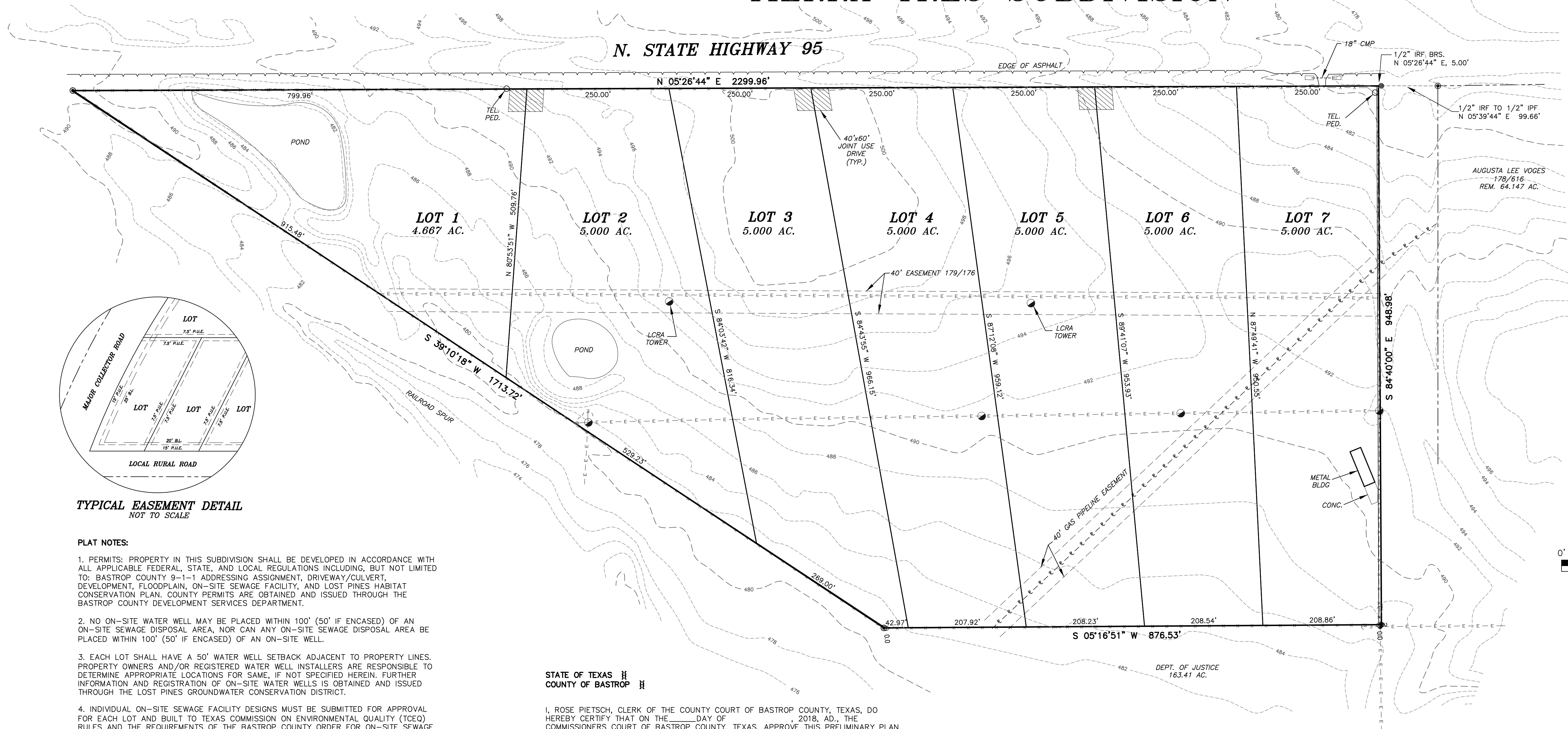


*PRELIMINARY PLAT*  
*TIERRA TRES SUBDIVISION*



**TYPICAL EASEMENT DETAIL**  
NOT TO SCALE

**PLAT NOTES:**

1. 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. UTILITY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
2. 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.
3. EACH LOT SHALL HAVE A 5" 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.
4. 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.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
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 SPECIFICATION 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. UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT FOR 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.
8. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ON THE 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, UNDER BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, TO ACCEPT OR REJECT THAT WHICH HAS BEEN DEDICATED IN A PLAT. SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
9. ANY INTERFERENCE IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
10. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.

STATE OF TEXAS    }}  
COUNTY OF BASTROP    }}

I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO  
HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AD., THE  
COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, APPROVE THIS PRELIMINARY PLAN.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF BASTROP COUNTY,  
TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AD.,

ROSE PIETSCH DEPUTY  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

DEPUTY

THE COMMISSIONERS COURT APPROVAL OF THE PRELIMINARY PLAN SHALL EXPIRE ONE YEAR AFTER THE DATE OF APPROVAL UNLESS A FINAL PLAT IS SUBMITTED FOR ALL OR PART OF THE AREA COVERED BY THE PRELIMINARY PLAN. THE COMMISSIONERS COURT MAY GRANT A SIX-MONTH EXTENSION OF TIME TO SUBMIT A FINAL PLAT, PROVIDED THE SUB-DIVIDER REQUEST SUCH EXTENSION IN WRITING SHOWING GOOD CAUSE PRIOR TO THE ONE YEAR EXPIRATION DATE.

**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

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. 48021C0225E, 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 WILL INCREASE DUE TO 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 THEREIN FOR ANY FLOOD DAMAGE 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.

APPROVAL OF THIS PLAT BY 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.

STATE OF TEXAS        }}  
COUNTY OF BASTROP    }}

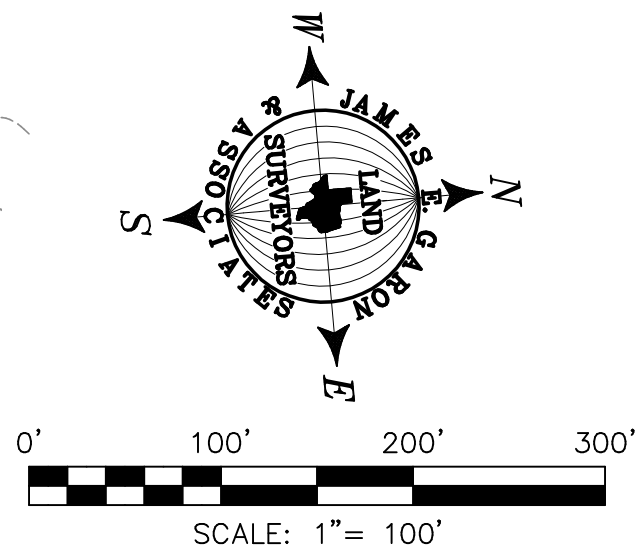
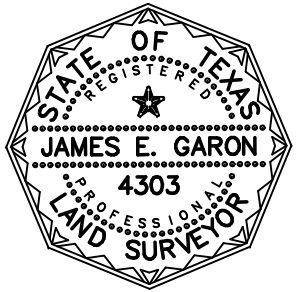
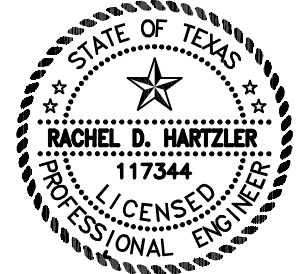
I, RACHEL D. HARTZLER, DO HEREBY CERTIFY THAT THIS SUBDIVISION SATISFIES THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.

RACHEL D. HARTZLER, P.E.  
PROFESSIONAL ENGINEER NO. 117344  
P.O. BOX 1917  
BASTROP, TEXAS 78602 512-303-4185


















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



### LEGEND

-  CALCULATED POINT  
 1/2" REBAR FOUND (UNLESS NOTED)  
 1/2" REBAR SET W/CAP  
 STAMPED I.E. GARDN RPLS 4303  
 1/2" PIPE FOUND (UNLESS NOTED)  
 IRON ROD W/CAP FOUND  
 CONCRETE HIGHWAY MONUMENT FOUND  
 COTTON SPINDLE FOUND  
 60d NAIL FOUND  
 60d NAIL SET  
 FENCE POST FOUND  
 TREE (SIZE & TYPE NOTED)  
 WIRE FENCE  
 CHAIN LINK FENCE  
 POWER POLE  
 RECORD ELECTRICAL LINE  
 DOWN GUY  
 (R.C.)  
 (BRG-DIST.)

OWNER:

TIERRA TRES, LLC  
2206 Tower Drive  
Austin, TX 78703  
512-992-4232

ENGINEER:

VanGard Engineering, Inc.  
Rachel D. Hartzler, P.E.  
185 McAllister Road  
Bastrop, TX~ 78602  
Phone: (512) 303-4185  
Fax: (512) 321-2107

SURVEYOR:

James E. Garon & Associates, Inc.  
James E. Garon, R.P.L.S.  
Firm Reg. #10058400  
185 McAllister Rd.  
P.O. Box 1917  
Bastrop, Texas 78602  
512-303-4185

**PRELIMINARY PLAT  
TIERRA TRES SUBDIVISION**

REFERENCE: TIERRA TRES, LLC G.F. NO.  
ADDRESS: SH 95 (R36847)  
LEGAL DESCRIPTION 34.667 ACRES, ISAAC HARRIS LEAGUE, A-38 IN  
BASTROP COUNTY, TEXAS

FILE: Co\bastrop\sur\isaac harris A38\47418-prelim FLD. BK.:

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

SUBMITTAL: DEC. 18, 2018  
SUBMITTAL: SEPT. 25, 2018