

STATE OF TEXAS ||
COUNTY OF BASTROP ||

KNOW ALL MEN BY THESE PRESENTS THAT I, HELEN G. WEISHUHN, A/K/A HELEN GRACE WEISHUHN, BEING THE OWNER OF 5.21 ACRES OF LAND PURPORTED TO BE IN THE LEWIS LOMAS SURVEY, ABSTRACT 46, IN BASTROP COUNTY, TEXAS, THE SAME BEING ALL THAT CALLED 2.928 AS DESCRIBED TO HELEN GRACE WEISHUHN, A FEME SOLE IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 530, PAGE 530, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, AND ALL OF THAT CALLED 2.278 ACRES OF LAND DESCRIBED TO HELEN G. WEISHUHN IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 565, PAGE 191, BOTH BEING OFFICIAL RECORDS BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

POCKET PRAIRIE

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.
WITNESS MY HAND ON THIS THE ____ DAY OF _____, 2024, A.D.

HELEN G. WEISHUHN, A/K/A HELEN GRACE WEISHUHN,
401 COLORADO STREET
SMITHVILLE, TEXAS 78957

STATE OF TEXAS ||
COUNTY OF BASTROP ||

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HELEN G. WEISHUHN, A/K/A HELEN GRACE WEISHUHN, 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 ____ DAY OF _____, 2024, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME OF NOTARY / EXPIRES

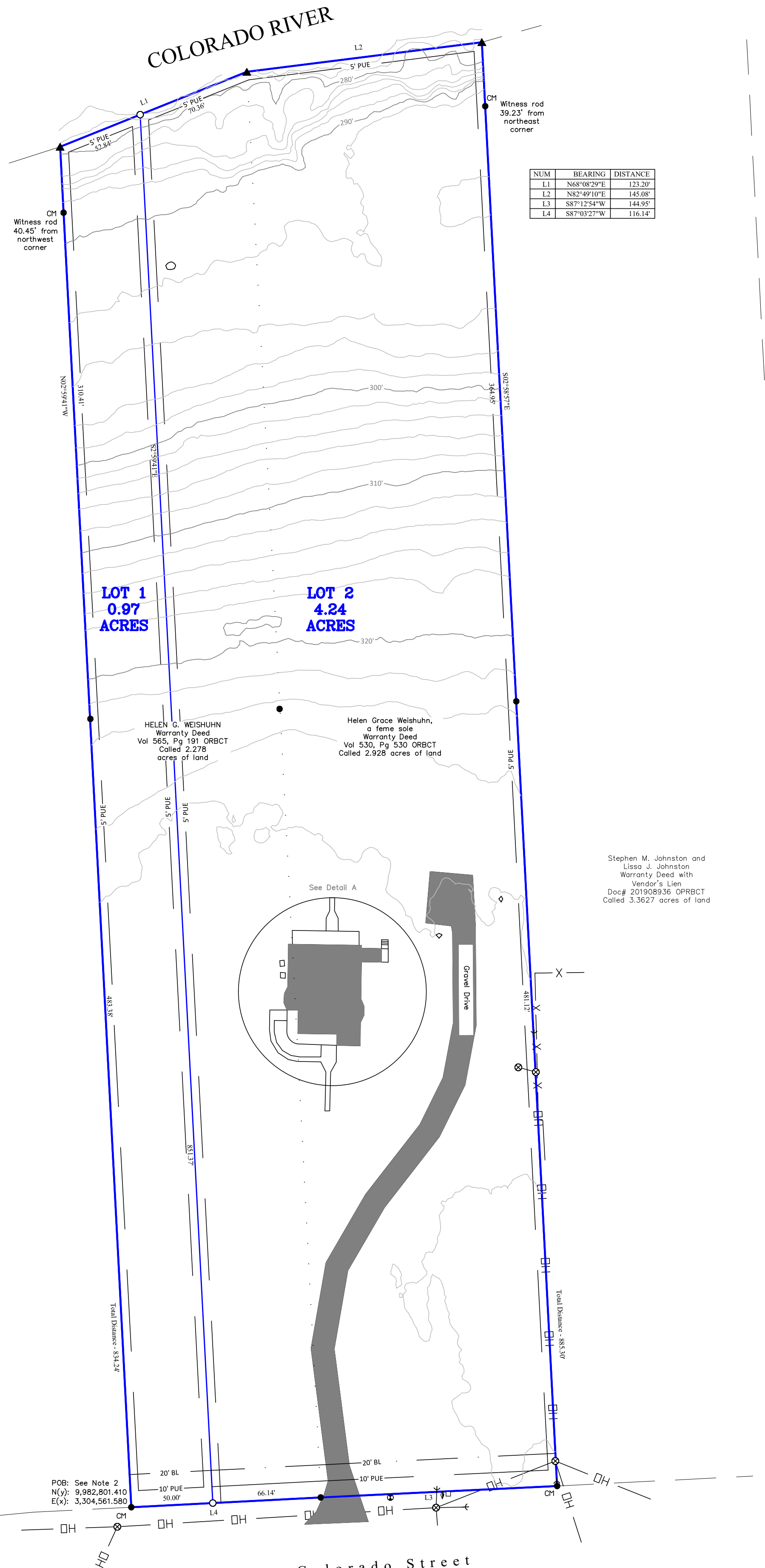
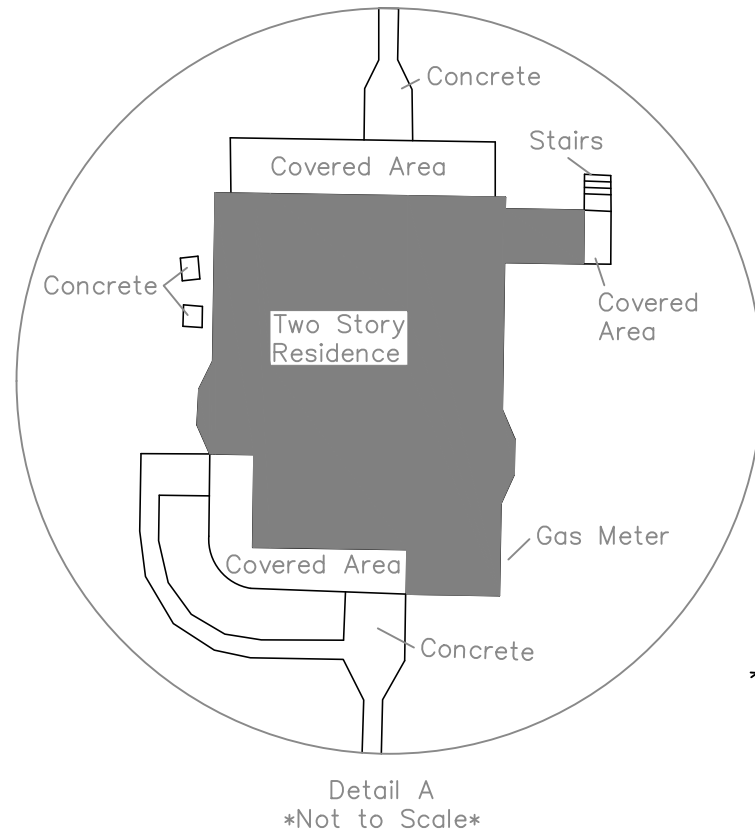


Table with 3 columns: NUM, BEARING, DISTANCE. Contains survey data for points L1, L2, L3, L4.

LEGAL DESCRIPTION: SURVEY OF 5.21 ACRES OF LAND IN THE LEWIS LOMAS SURVEY, ABSTRACT NUMBER 46, IN BASTROP COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 530, PAGE 530, AND ALL OF THAT CALLED 2.278 ACRES OF LAND DESCRIBED TO HELEN G. WEISHUHN, DVM IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 565, PAGE 191, BOTH OFFICIAL RECORDS BASTROP COUNTY, TEXAS, THE HEREIN DESCRIBED 5.21 ACRES OF LAND BEING SHOWN ON A SKETCH HEREWITH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (VAL1472024)

BEGINNING AT A ONE-HALF INCH IRON ROD FOUND HAVING GRID COORDINATES IN THE UNITED STATES SURVEY FEET OF NORTH (Y: 9,982,801.410, EAST (X: 3,304,561.580), A PART OF THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM 1983, FOR THE SOUTHWEST CORNER HEREOF AND SAID WEISHUHN 2.278 ACRES OF LAND, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 4.426 ACRES OF LAND DESCRIBED TO ANN M. FULCHER IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 1851, PAGE 131, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS IN VOLUME 1502, PAGE 148, BOTH OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, SAME BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF COLORADO DRIVE, A PUBLIC ROAD IN SAID COUNTY AND STATE:

THENCE NORTH 02°59'41" WEST, ALONG THE COMMON DIVIDING LINE OF SAID WEISHUHN 2.278 ACRES OF LAND AND SAID FULCHER 4.426 ACRES OF LAND AND PASSING AT 483.38 FEET A ONE-HALF INCH IRON ROD FOUND FOR A WITNESS POINT AND CONTINUING ON SAME COURSE FOR AN ADDITIONAL 310.41 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR A WITNESS POINT AND CONTINUING ON SAME COURSE FOR A TOTAL DISTANCE OF 854.24 FEET TO A POINT NOT SET ON THE LOW BANK OF THE COLORADO RIVER FOR THE NORTHWEST CORNER HEREOF AND SAID WEISHUHN 2.278 ACRES OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID FULCHER 4.426 ACRES OF LAND.

THENCE WITH THE MEANDERS OF SAID LOW BANK OF THE COLORADO RIVER THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 68°08'29" EAST, 123.20 FEET TO A POINT NOT SET FOR AN EXTERIOR ANGLE CORNER HEREOF, SAME BEING THE NORTHEAST CORNER OF SAID WEISHUHN 2.278 ACRES OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID WEISHUHN 2.928 ACRES OF LAND.
2) NORTH 82°49'10" EAST, 145.08 FEET TO A POINT NOT SET FOR THE NORTHEAST CORNER HEREOF AND SAID WEISHUHN 2.928 ACRES OF LAND, SAME BEING THE NORTHWEST CORNER OF THAT CALLED 3.3627 ACRES OF LAND DESCRIBED TO STEPHEN M. JOHNSTON AND LISSA J. JOHNSTON IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201908986, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS.

THENCE SOUTH 42°38'57" EAST, ALONG THE COMMON DIVIDING LINE OF SAID WEISHUHN 2.928 ACRES OF LAND AND SAID JOHNSTON 3.3627 ACRES OF LAND AND PASSING AT A DISTANCE OF 39.21 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR A WITNESS POINT AND CONTINUING ON THE SAME COURSE FOR AN ADDITIONAL DISTANCE OF 364.95 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR A WITNESS POINT AND CONTINUING ON THE SAME COURSE FOR A TOTAL DISTANCE OF 855.30 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF AND SAID WEISHUHN 2.278 ACRES OF LAND, SAME BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID COLORADO DRIVE AND THE SOUTHWEST CORNER OF SAID JOHNSTON 3.3627 ACRES OF LAND.

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID COLORADO DRIVE AND THE SOUTH LINE OF SAID WEISHUHN 2.928 ACRES OF LAND AND THEN SAID WEISHUHN 2.278 ACRES OF LAND THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 87°12'54" WEST, 144.95 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID WEISHUHN 2.928 ACRES OF LAND AND SAID WEISHUHN 2.278 ACRES OF LAND.
2) SOUTH 87°03'27" WEST, 116.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.21 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

BEARING BASIS: Grid Coordinates in U.S. survey apart of the State Plane Coordinate System, Texas Central Zone 4203, NAD83. Grid distances and area recited herein.

TOTAL ACREAGE FOUND: 5.21 AC.
LOT 1 = (0.97 AC.)
LOT 2 = (4.24 AC.)

FLOOD PLAIN NOTE: A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR (1% ANNUAL CHANCE) FLOOD HAZARD AREA, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL # 48021C0395F, FOR BASTROP COUNTY COMMUNITY #480022 (City of Smithville), EFFECTIVE MAY 8TH, 2023.

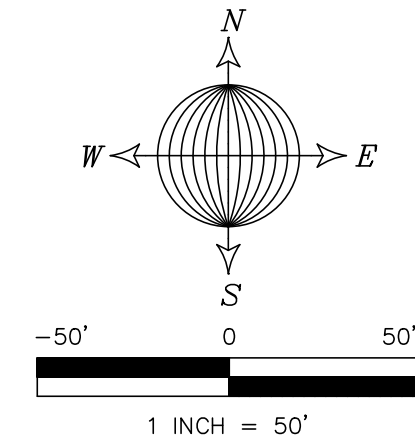
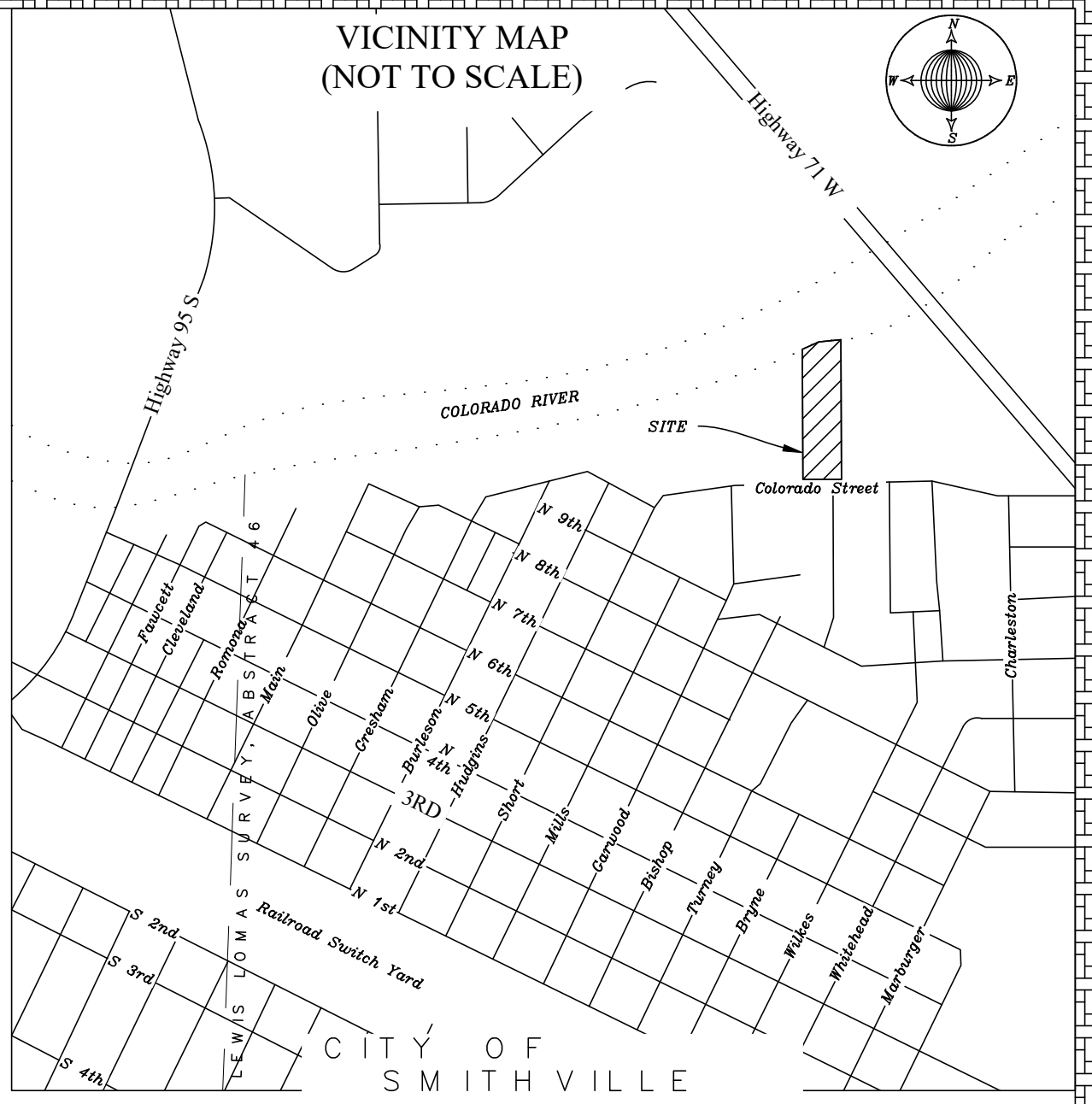
FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF SMITHVILLE AND/OR FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY OF SMITHVILLE DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL 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 THE CITY OF SMITHVILLE 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 HEREAFTER.

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

FLOODPLAIN ADMINISTRATOR NOTE: BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR THE CITY OF SMITHVILLE.

- SURVEYOR NOTES:
1. NO RESEARCH WAS PERFORMED BY THE UNDERSIGNED REGARDING EASEMENTS, BUILDING LINES OR CONDITIONS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
2. BEARING BASIS: LAMBERT CONFORMAL PROJECTION, GRID NORTH, COORDINATE BASIS: GRID COORDINATES, U.S. SURVEY FEET, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.
3. ERROR OF CLOSURE: TOTAL 5.21 AC - - 1:1056976.0
4. AN ON THE GROUND TOPOGRAPHICAL SURVEY WAS NOT PERFORMED BY STEUBING LLC. CONTOUR DATA SHOWN HEREON WAS OBTAINED FROM LIDAR DATA ORIGINALLY PROVIDED BY THE UNITED STATES GEOLOGICAL SURVEY DATED JAN 27, 2017 - MAR 21, 2017, AND CURATED BY EQUATOR STUDIOS (HTTPS://MAPS.EQUATORSTUDIOS.COM/).

- STANDARD PLAT NOTES:
1. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
2. AS SHOWN HEREON, 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 SIDE AND REAR LOT LINE.
3. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
5. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF SMITHVILLE DOCUMENTATION OR SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
6. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF SMITHVILLE ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
7. 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.
8. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SMITHVILLE.
9. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF SMITHVILLE.



LEGEND table listing symbols for various survey features: 1/2" IRON ROD FOUND (OFF), ELSE MONUMENT "AS NOTED", CAPPED IRON ROD FOUND (CORP), "AS NOTED", POINT (NOT SET), SEWER CLEAN OUT, UTILITY POLE, GUY WIRE ANCHOR, WATER METER, UNDERGROUND CABLE SIGN, BOUNDARY - DEED LINE, ADJOINER BOUNDARY LINE, OVERHEAD UTILITY LINE, FENCE LINE, DEED RECORDS BASTROP COUNTY TEXAS, PLAT RECORDS BASTROP COUNTY TEXAS, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, CONTROLLING MONUMENT, POINT OF BEGINNING, RECORD DATA, PUBLIC UTILITY EASEMENT, BUILDING SETBACK LINE.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "POCKET PRAIRIE" WAS APPROVED BY THE CITY COUNCIL ON THE CITY OF SMITHVILLE THIS ____ DAY OF _____, 2024. THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BASTROP COUNTY, TEXAS, WITHIN THIRTY (30) DAYS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF SMITHVILLE.

APPROVED: CITY MANAGER
ATTEST: CITY SECRETARY

STATE OF TEXAS ||
COUNTY OF BASTROP ||

I, KRISTA BARTSCH, COUNTY CLERK OF THE COUNTY COURT 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 _____, 2024, 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 _____, 2024, A.D.

UTILITY SERVICE PROVIDERS
WATER SERVICE IS PROVIDED BY: CITY OF SMITHVILLE
WASTEWATER SERVICE IS PROVIDED BY: CITY OF SMITHVILLE
ELECTRIC SERVICE IS PROVIDED BY: CITY OF SMITHVILLE

JURISDICTION AND ZONING
SUBDIVISION AND ZONING JURISDICTION: CITY OF SMITHVILLE
CHARACTER DISTRICT: N/A

DEPUTY: KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS ||
COUNTY OF BASTROP ||

KNOW ALL MEN BY THESE PRESENTS I, ROBERT STEUBING, R.P.L.S., 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 HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SMITHVILLE, TEXAS.



PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
ROBERT C. STEUBING
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548

REVISION DATE:
PROPERTY ADDRESS: 807 COLORADO STREET, SMITHVILLE, TEXAS 78957
STEUBING LLC, P.O. BOX 1019488, BASTROP, TEXAS 78602
DRAWN BY: C.R. REV 1: 9/9/2024
WA 4271-2024 WEISHUHN.dwg/WHITE HEN HAVEN