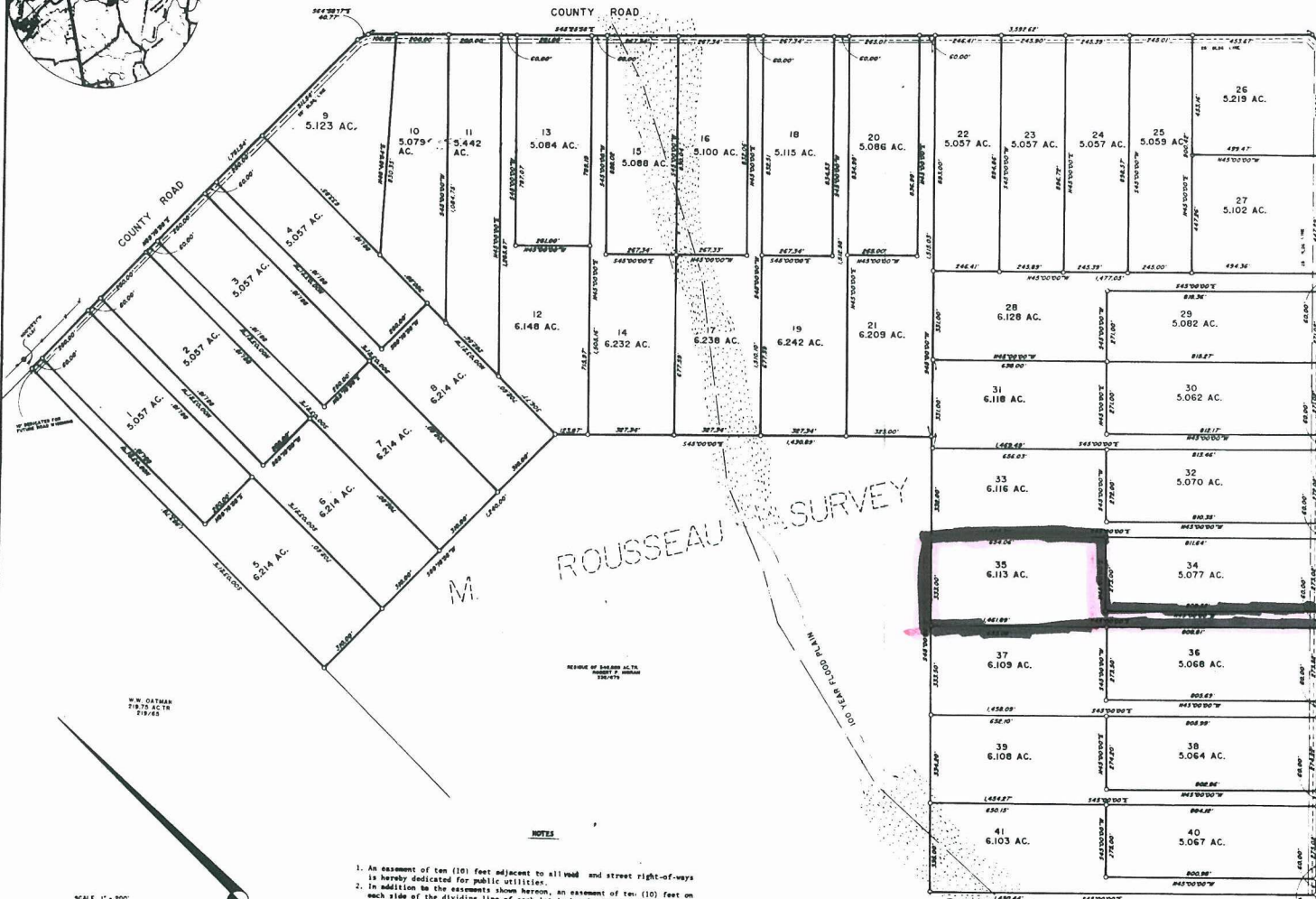




# CEDAR CREEK FARMS



- NOTES
1. An easement of ten (10) feet adjacent to all road and street right-of-ways is hereby dedicated for public utilities.
  2. In addition to the easements shown hereon, an easement of ten (10) feet on each side of the dividing line of each lot is hereby dedicated for public utilities, plus easements for guy lines and guy poles where necessary.
  3. The 100 year Flood Plain shown hereon was determined from the Federal Insurance Administration Flood Hazard Boundary Map for Bastrop County, Community No. 48193, dated August 9, 1977, shown on Panel 4 of 12.
  4. Driveway culverts to be placed in the right-of-way of the County Roads shown on this Plat shall be in accordance with the existing Bastrop County Subdivision standards and prior approval must be obtained from the County Commissioner in whose precinct this subdivision lies.

STATE OF TEXAS  
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

That, Robert F. Ingram, owner of 542.689 acres of land in the M. ROUSSEAU SURVEY, more, in Bastrop County, Texas, conveyed to him by deed dated April 28, 1944, recorded in Vol. 157, Page 678, Bastrop County Deed Records, do hereby subdivide 226.104 acres out of said tract in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted, to be known as CEDAR CREEK FARMS, and do hereby dedicate to the Public the use of the streets and easements as shown hereon.

Witness my hand this 28th day of September, 1987 A.D.

*Robert F. Ingram*  
Robert F. Ingram

STATE OF TEXAS  
COUNTY OF BASTROP

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert F. Ingram, 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, and in the capacity therein stated.

Given under my hand and seal of office, this 29th day of September, 1987.

*Ann Cautcher*  
Notary Public in and for the State of Texas.

My term expires 03-05-89  
Printed Name: Ann Cautcher

STATE OF TEXAS  
COUNTY OF BASTROP

I, Shirley Wilhelm, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that on the 29th day of September, 1987, the filing for record of this plat, and that said order has been entered into the minutes of said Court in Book \_\_\_\_\_ Page \_\_\_\_\_.

Witness my hand and seal of said Court this 29th day of September, 1987.

*Shirley Wilhelm*  
Shirley Wilhelm, Clerk of County Court, Bastrop County, Texas

STATE OF TEXAS  
COUNTY OF BASTROP

That I, Shirley Wilhelm, County Clerk within and for the County and State aforesaid, do hereby certify that the above and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 29th day of September, 1987, A.D. at 4:00 O'Clock P.M. and duly recorded on the Plat Records of said County, in Plat Cabinet \_\_\_\_\_ Page 344-A.

It is understood that on approval of this plat by the Commissioners' Court of Bastrop County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith, shall remain the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners' Court of Bastrop County, Texas. The Court assumes no obligation to build the streets, roads, other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith.

The authorization of this plat by the Commissioners' Court for filling or subsequent acceptance for maintenance by Bastrop County, Texas, of roads and streets in rural estate subdivisions does not obligate the County to install street name signs, as this is considered to be a part of the developer's construction; erecting signs for traffic control, such as speed limits and stop and yield signs, shall also be the responsibility of the developer under the direction of the Commissioners' Court.

No lot in this subdivision shall be occupied until connected to a private individual sewage disposal system. Under section 21.084 (C) of the Texas Water Code, the Commissioners' Court of Bastrop County has established private sewage facility regulations. All sewage facilities built in the subdivision must be licensed and inspected by the Department of Health and Sanitation, County Courthouse, Bastrop, Texas.

9-28-87

*Heather M. Sanitation*  
County Health and Sanitation Dept.

STATE OF TEXAS  
COUNTY OF BASTROP

That I, Dale L. Olson, do hereby certify that I prepared this plat from an actual and accurate survey of the ground surveyed and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of Bastrop County.

*Dale L. Olson*  
Dale L. Olson, Registered Public Surveyor  
Reg. No. 1795

