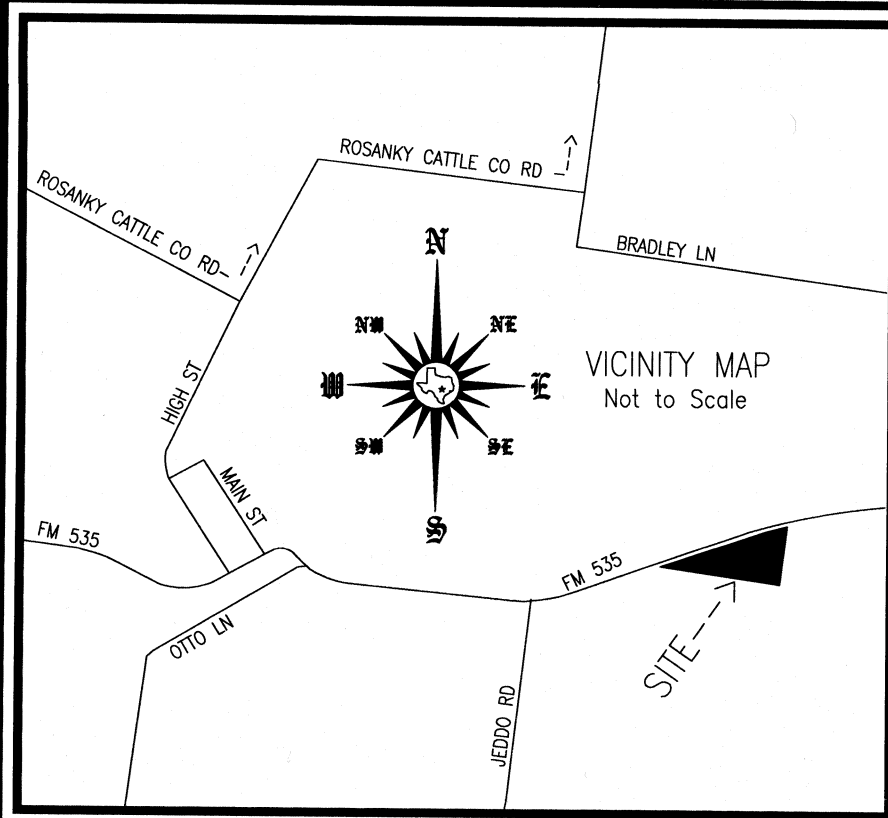


# BRM ROSANKY SUBDIVISION

7/127-B



## 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'S. 48021C0500E, EFFECTIVE JANUARY 19, 2005 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 OF 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 MAY RESULT FROM THE RELIANCE ON THE INFORMATION CONTAIN WITH IN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

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

WATER SERVICE PROVIDED BY: AQUA WATER SUPPLY CORP.  
SEWER SERVICE PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES  
ELECTRIC SERVICE PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

## PLAT NOTES:

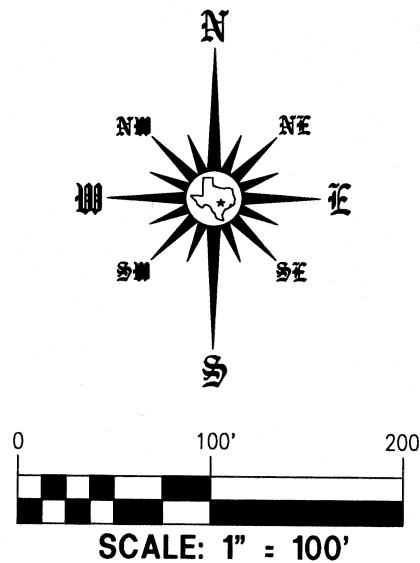
1. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF-WAY. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. 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.
2. 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. COUNTY PERMITS ARE TO OBTAINED AND ISSUED THROUGH 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. FURTHER INFORMATION AND REGISTRATION OF ON-SITE WATER WELLS IS OBTAINED AND ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
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. 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 SPECIFICATIONS, 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.
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. ONLY 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. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
9. 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.
10. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT THE UTILITY COMPANY DISCRETION.
11. THIS SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION (ETJ) OF ANY MUNICIPALITY.
12. ANY OBSTRUCTION IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
13. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS

STATE OF TEXAS }}  
COUNTY OF BASTROP }}

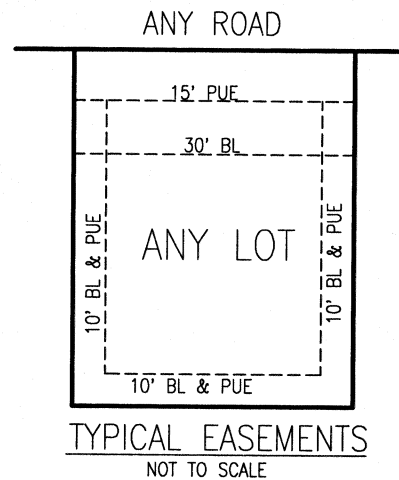
I, MICHAEL D. OLSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY TEXAS.

*Michael D. Olson*  
MICHAEL D. OLSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 5386  
711 WATER STREET  
BASTROP, TEXAS 78602  
512-321-5476

DATE: 9-17-21

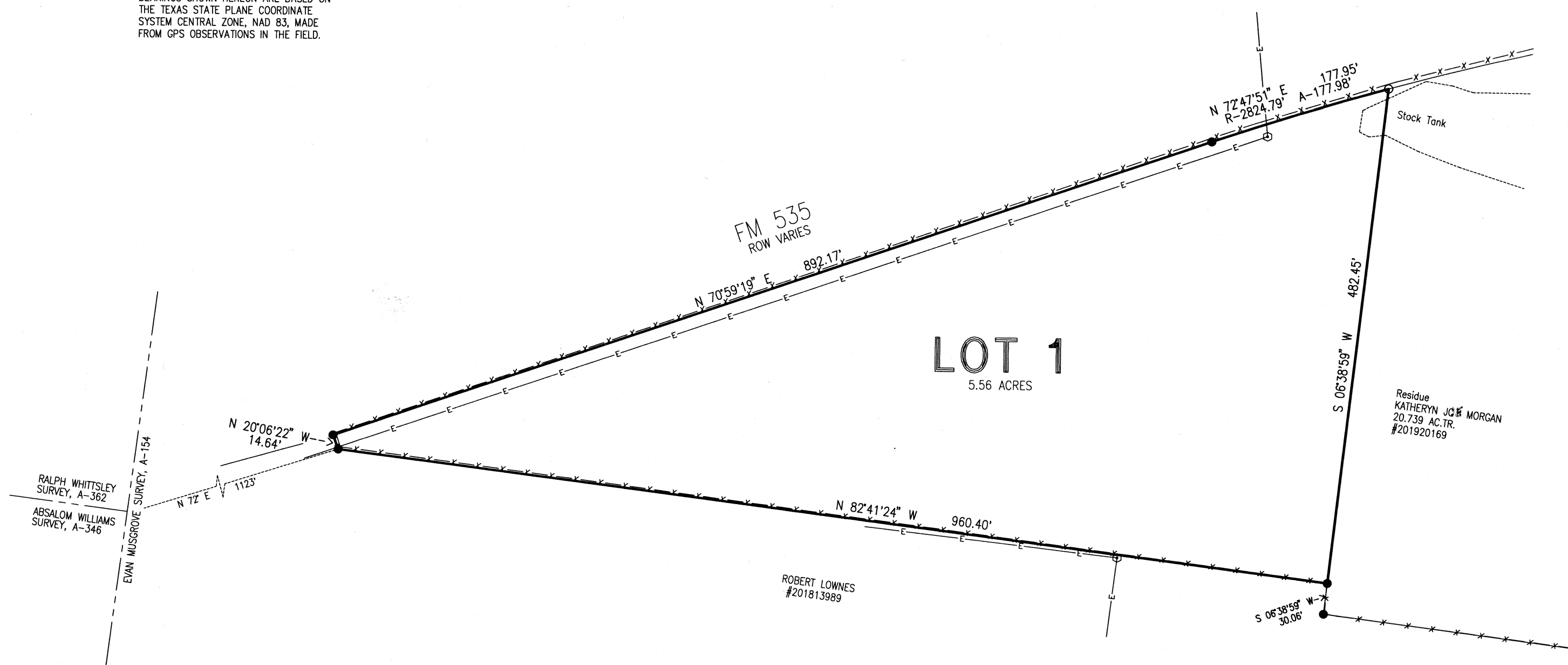


BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83, MADE FROM GPS OBSERVATIONS IN THE FIELD.



## LEGEND

- IRON ROD FOUND
  - 5/8 IRON ROD SET
  - x- FENCE LINE
  - e- ELECTRIC LINE
  - ⊙ UTILITY POLE
  - BOUNDARY LINE
- EASEMENT ABBREVIATIONS  
BL BUILDING LINE  
PUE PUBLIC UTILITY EASEMENT
- THE FOLLOWING EASEMENTS MAY AFFECT THIS TRACT.  
AQUA WATER SUPPLY CORP.  
722/868 & 869



STATE OF TEXAS }}  
COUNTY OF BASTROP }}

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KATHRYN JOE MORGAN, THE OWNER OF 20.739 ACRES IN THE EVAN MUSGROVE SURVEY, A-154, RECORDED IN DOCUMENT #200209667 AND #201920169 BASTROP COUNTY OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS DO HEREBY SUBDIVIDE A 5.56 ACRE PORTION OF SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOW AS:

## BRM ROSANKY SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 14<sup>th</sup> DAY OF Sept., 2021.

*Kathryn Jo Morgan*  
KATHRYN JOE MORGAN  
1869 FM 535  
SMITHVILLE, TEXAS 78957

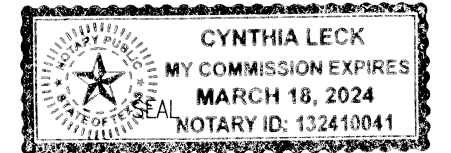
STATE OF TEXAS }}  
COUNTY OF BASTROP }}

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14<sup>th</sup> DAY OF Sept., 2021, A.D.

*Cynthia Leck*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

*Cynthia Leck*  
PRINTED NAME OF NOTARY / EXPIRES



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 OF 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*  
ALAN DAVID McMURRY  
GENERAL MANAGER  
AQUA WATER SUPPLY CORPORATION

DATE: 9/16/2021

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 OF

THE 28<sup>th</sup> DAY OF Sept., 2021, A.D., AT 3:00 O'CLOCK P.M., IN THE

PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET 7, PAGE 127-B

FILED FOR RECORD ON THE 28<sup>th</sup> DAY OF Sept., 2021, A.D.

*Rose Pietsch*  
ROSE PIETSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

*Sue Yunka*  
BY: DEPUTY

STATE OF TEXAS }}  
COUNTY OF BASTROP COUNTY }}

I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON

THE 27<sup>th</sup> DAY OF Sept., 2021, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS

THIS 28<sup>th</sup> DAY OF Sept., 2021, A.D.

*Rose Pietsch*  
ROSE PIETSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

*Sue Yunka*  
BY: DEPUTY

FILED 9-28-21  
3:00 P.M.  
Rose Pietsch  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

