

REPLAT OF BARTLETT ESTATES Called 44.5091 Acres - 9 Tracts VOL. 1, PG. 89, P.R.A.C.T. INTO BARTLETT ESTATES REPLAT 44.5188 Acres ONE BLOCK - 14 Tracts STEPHEN F. AUSTIN LEAGUE, A-7 AUSTIN COUNTY, TEXAS

OWNER'S:

WE, RAMONA VALENTI AND BRIAN E. BRO, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE MAP OF THE BARTLETT ESTATES REPLAT, MAKE REPLAT OF THE PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS AS SHOWN, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN, FOREVER, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS INDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

THERE IS HEREBY DEDICATED A TWENTY FOOT (20 FT.) UTILITY EASEMENT ALONG AND ADJACENT TO ALL INTERIOR PROPERTY LINES OR LOT LINES IN THE SUBDIVISION BEING TEN FEET (10 FT.) ON EACH SIDE OF THE INTERIOR PROPERTY LINES OR LOT LINES FOR A TOTAL WIDTH OF TWENTY FEET (20 FT.)

THERE IS HEREBY DEDICATED A FIFTEEN FOOT (15 FT.) UTILITY EASEMENT ALONG AND ADJACENT TO ALL ROADS AND STREETS IN THE SUBDIVISION.

THERE IS HEREBY DEDICATED TO THE UTILITY COMPANIES THE RIGHT TO BUILD AND MAINTAIN BURIED OR AERIAL UTILITY LINES ACROSS ALL ROADS AND STREETS IN ORDER TO PROVIDE SERVICE TO ALL LOTS AND TRACTS WITHIN THE SUBDIVISION.

WITNESS OUR HAND IN BELLVILLE, AUSTIN COUNTY, TEXAS THIS DAY OF 2019.

Ramona Valenti, RAMONA VALENTI

Brian E. Bro, BRIAN E. BRO

STATE OF TEXAS COUNTY OF AUSTIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAMONA VALENTI, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED IT FOR THE PURPOSES AND CONSIDERATION SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF August, 2019.

Sarah Justine Bryant, NOTARY PUBLIC IN AND FOR AUSTIN COUNTY, TEXAS

STATE OF TEXAS COUNTY OF AUSTIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN E. BRO, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT FOR THE PURPOSES AND CONSIDERATION SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF August, 2019.

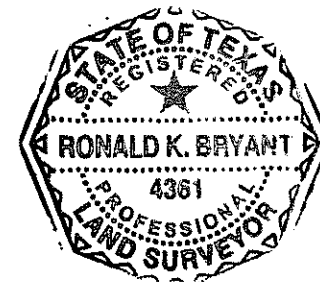
Sarah Justine Bryant, NOTARY PUBLIC IN AND FOR AUSTIN COUNTY, TEXAS

CERTIFICATE OF SURVEYOR:

THIS IS TO CERTIFY THAT I, RONALD K. BRYANT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Ronald K. Bryant, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4361

8-17-2019 DATE



FLOOD PLAIN CERTIFICATION:

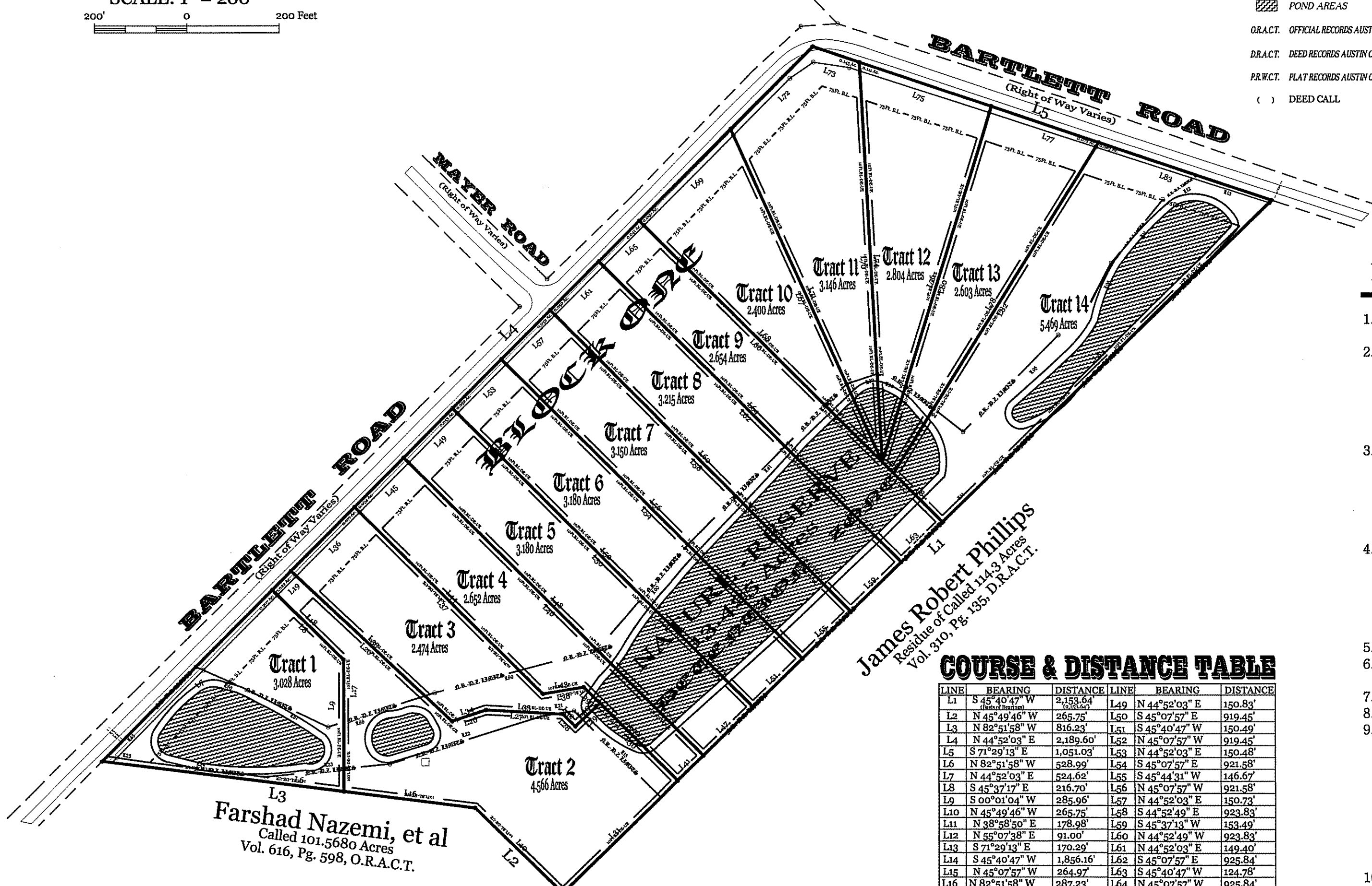
IT HAS BEEN DETERMINED THAT THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD BOUNDARY AS INDICATED BY THE FLOOD INSURANCE RATE MAP COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY NO. 48015C0350E, EFFECTIVE SEPTEMBER 3, 2010.

REPLAT PREPARED BY:

A-SURVEY, INC. THE MASTERS OF MEASUREMENT 19 NORTH MILLER BELLVILLE, TEXAS 77418 979-865-8111 1-800-4-A-SURVEY 4ASURVEY@GMAIL.COM T.B.P.L.S. FIRM REG. LIC. NO. 10076700 PROJECT NO.: 19111A

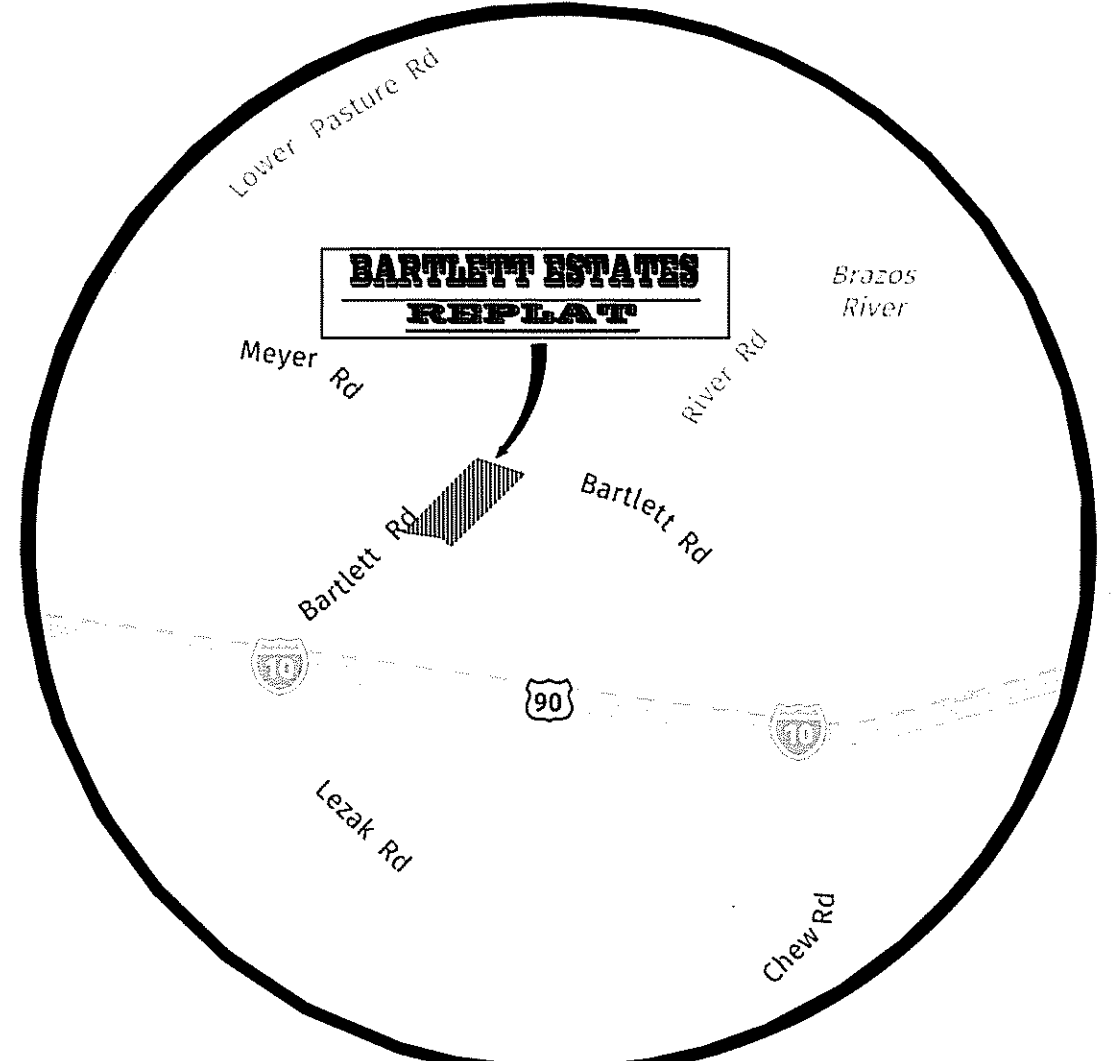
LEGEND

- REFERENCE SPIKE SET, 5/8" IRON ROD SET, 1/2" IRON ROD FOUND, 5/8" IRON ROD FOUND, 1 1/2" IRON PIPE FOUND, BUILDING LINE, UTILITY EASEMENT, BUILDING LINE - DRAINAGE EASEMENT UTILITY EASEMENT, NATURE RESERVE - DETENTION BASIN LIMITS, POWER POLE, OVERHEAD POWER LINE, GUY WIRE, BARBED OR WIRE FENCE, 60" CAMP, 1/2" ON BARTLETT ROAD, POND AREAS, GRACIT. OFFICIAL RECORDS AUSTIN COUNTY TEXAS, DRACIT. DEED RECORDS AUSTIN COUNTY TEXAS, PARACIT. PLAT RECORDS AUSTIN COUNTY TEXAS, DEED CALL



COURSE & DISTANCE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists 148 lines with bearings and distances.



Vicinity Map Scale: 1" = 1 Mile

CERTIFICATE OF COMMISSIONER'S

APPROVED BY THE COMMISSIONERS COURT OF AUSTIN COUNTY, TEXAS, THIS THE 17 DAY OF August, 2019.

Signatures of Commissioners: Carrie Gregor, Brian E. Bro, Ramona Valenti, and another Commissioner.

NOTES:

- 1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY. 2. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID, ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR. 3. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY. 4. SUBJECT TO THAT CERTAIN BARTLETT ESTATES SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 89 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS, AND THOSE CERTAIN BARTLETT ESTATES RESTRICTIONS AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 472, PAGE 516 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. 5. FENCES MEANDER BOUNDARY. 6. ALL LOTS SHOWN HEREON ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE ONLY. 7. ALL BUILDING SETBACK LINES ARE AS NOTED ON PLAT 8. CONTOURS SHOWN HEREON ARE BASED ON U.S.G.S. DATUM 9. THE COUNTY HAS NO RESPONSIBILITY OR OBLIGATION TO CONSTRUCT, MAINTAIN, OR OPERATE THE DETENTION BASINS OR ANY ASSOCIATED STRUCTURES CONTAINED WITHIN ANY DETENTION, ACCESS, DRAINAGE AND UTILITY EASEMENT LOCATED WITHIN THE SUBDIVISION. HOWEVER, THE COUNTY MAY EXERCISE THE RIGHT TO ENTER UPON SAID EASEMENTS AND PERFORM SAID CONSTRUCTION, MAINTENANCE, OR OPERATION OF THE DETENTION BASINS AND ASSOCIATED STRUCTURE AT THE COUNTY SOLE DISCRETION. 10. NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT. 11. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION. 12. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR REPRESENTATION BY OTHER PARTIES IN THIS REPLAT. FLOOD PLAIN DATA IN PARTICULAR MAY CHANGE. 13. RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LAND-OWNER UNTIL A STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.

CERTIFICATE OF COUNTY CLERK

I, CARRIE GREGOR, COUNTY CLERK OF AUSTIN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 8/17/2019 AT 10:16 CLOCK, AND IN VOLUME 2, PAGE 16 OF THE MAP RECORDS OF AUSTIN COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT AUSTIN COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Carrie Gregor, COUNTY CLERK AUSTIN COUNTY, TEXAS

ON-SITE SANITARY WASTE CERTIFICATION

THIS PLAT IS GENERALLY IN COMPLIANCE WITH THE AUSTIN COUNTY PRIVATE SEWAGE REGULATIONS AND CURRENT T.C.E.Q. REGULATIONS.

Maura Jimenez, AUSTIN COUNTY ENVIRONMENTAL OFFICE

CERTIFICATE OF COUNTY ENGINEER:

I, COUNTY ENGINEER OF AUSTIN COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.

DATE COUNTY ENGINEER

PROPERTY OWNERS:

RAMONA VALENTI & BRIAN E. BRO 3911 WOOD PARK SUGAR LAND, TEXAS 77479-0000 TEL: 1-281-772-3064

FILED 2019 SEP -9 AM 9:36

Carrie Gregor, COUNTY CLERK AUSTIN COUNTY, TEXAS

STATE OF TEXAS COUNTY OF AUSTIN I certify that this instrument was filed on the date and time stamped by me and was duly recorded in the official PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.

BARTLETT ESTATES REPLAT 44.5188 Acres ONE BLOCK - 14 Tracts STEPHEN F. AUSTIN LEAGUE, A-7 AUSTIN COUNTY, TEXAS

Proj. No. 19111A 7-11-2019 Scale: 1" = 200Ft. Pg. 1 of 1