

1. The property shall only be used for single family residential dwellings and complimentary offices, barns, garages, and other service buildings for livestock, agricultural, and related purposes.
2. No mobile homes manufactured in years earlier than 2020 shall be permitted.
3. No temporary structure, including but not limited to an RV, horse trailer, camper, tent, shack, or other temporary dwelling, shall be used on any part of the property as a permanent residence. If used temporarily for camping, the period used cannot exceed two weeks. An owner may occupy a temporary dwelling during the construction of their permanent residence for no more than twelve months or until the home being built is completed and occupied, whichever comes first. The temporary structure must be located on the side of the residence being built that is opposite the public road fronting the property.
4. No commercial swine or poultry operations shall be allowed.
5. The property or any part thereof shall not be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junk cars, junk tractors or other such vehicles are permitted on the property or any part thereof.
6. No part of the property may be used as a dump or landfill or for the storage of garbage, refuse, trash, or hazardous waste.
7. No structures can be located within 10 feet of any property line. In the event of one owner with multiple adjacent properties, the 10-foot setback requirement shall only apply to the exterior property boundary.
8. The property may not be further subdivided into smaller tracts of land.
9. Enforcement of all deed restrictions is the sole responsibility of the subdivision's property owners.
10. These restrictions are to run with the land for a period of Five years from the date these restrictions are recorded.

If you decide to add additional structures to your property, please contact the Bastrop County Development Services Office 512-581-7176, separate structures require separate address assignments.

Water: No Water Provider. Water Well is Needed.

Tract 6: 2 Existing Water Wells

Tract 11: 1 Existing Water Well

Sewer: Septic Needed

Electric: Bluebonnet Electric 800-842-7708

Local Contacts:

Jimmy's Well Service: 512-303-4473

Richter Water Well: 979-884-0125

Jackson Water Well: 512-581-1176

County Septic Inspector: 512-581-7176

Iselt's Water Well: 979-884-0125

Ext. 121

Residents can sign up for reverse emergency notification and weather alerts by signing up at

https://www.cityofbastrop.org/page/city.emergency_notification