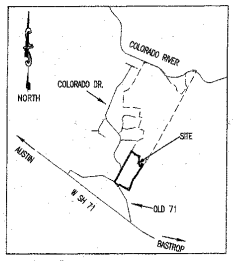
THE FINAL PLAT OF

DOUBLE EAGLE RANCH, SECTION 1

6/102-A



LOCATION MAP
NTS

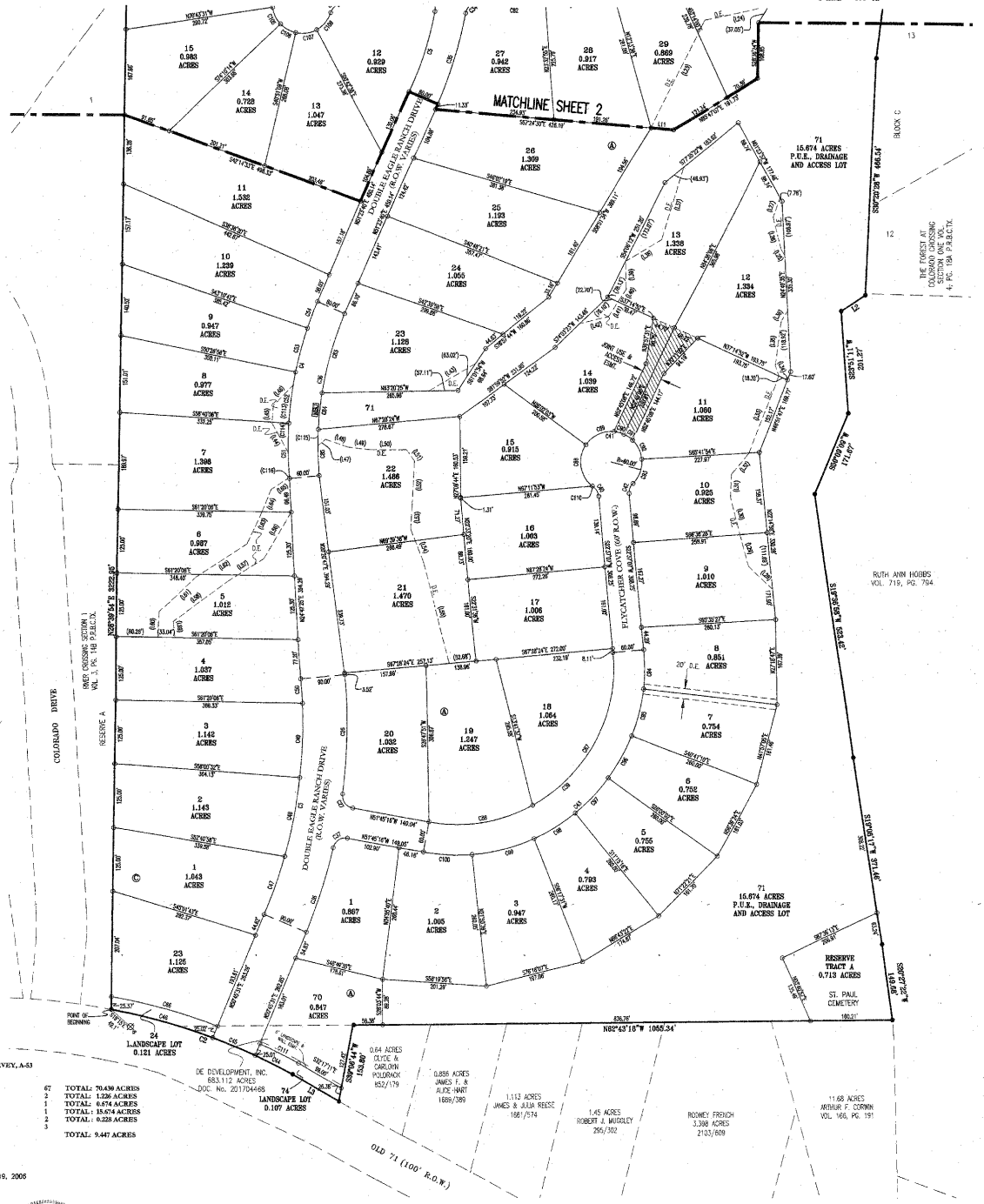
LEGEND

Δ	CALCULATED POINT
○	1/2" CAPPED IRON ROD SET
●	5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E	WASTEWATER EASEMENT
L.S.E.	LANDSCAPED EASEMENT
E.E.	ELECTRIC EASEMENT
M.B.U.	MAILBOX UNIT

SCALE: 1" = 100'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



TOTAL ACREAGE: 97.679 ACRES
SURVEY: JOSE ANTONIO NAVARRO SURVEY, A-53

RESIDENTIAL LOTS:	67	TOTAL: 70.439 ACRES
RESERVE TRACT CEMETERY LOTS:	2	TOTAL: 1.226 ACRES
DRAINAGE LOTS:	1	TOTAL: 6.674 ACRES
P.U.E., DRAINAGE AND ACCESS LOTS:	1	TOTAL: 15.674 ACRES
LANDSCAPE LOTS:	2	TOTAL: 0.228 ACRES
NO. OF BLOCKS:	3	
R.O.W.:		TOTAL: 9.447 ACRES

F.E.M.A. MAP NO. 48021 C 0190F
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2005

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

DATE: APRIL 4, 2018
OWNER: DE DEVELOPMENT, INC.
4720-A ROCKCLIFF ROAD
AUSTIN, TEXAS 78746
PHONE: (512) 579-3672

COUNTY COURT OF BASTROP COUNTY, TEXAS

FILED May 15, 2018 4:00 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

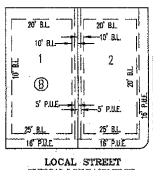
LINEAR FOOTAGE OF RIGHT-OF-WAY

DOUBLE EAGLE RANCH DRIVE	R.O.W. VARIES	3357'	COLLECTOR
FLYCATCHER COVE	60' R.O.W.	1217'	LOCAL
VERED COVE	60' R.O.W.	305'	LOCAL
HARRIS HAWK COVE	60' R.O.W.	419'	LOCAL
PECOS STREET	60' R.O.W.	699'	LOCAL
TOTAL		5998'	

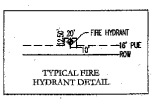
REVISION	DATE	COMMENT
1	MAY 2, 2018	REVISED AS PER COUNTY COMMENTS
2	MAY 2, 2018	ADDED REQUIRED DRAINAGE EASEMENTS

DRIVEWAY CULVERTS

BLOCK	LOT#	PIPE SIZE	BLOCK	LOT#	PIPE SIZE
A	1	24"	C	3	24"
A	2	2X24"	C	4	2X24"
A	3	2X24"	C	5	2X24"
A	4	2X24"	C	6	2X24"
A	5	2X24"	C	7	2X24"
A	6	2X24"	C	8	18"
A	7	2X24"	C	9	18"
A	27	18"	C	10	18"
A	28	18"	C	11	18"
A	29	18"	C	12	18"
A	30	18"	C	13	18"
C	1	18"	C	14	18"
C	2	18"	C	15	18"
			D	3	24"



LOCAL STREET
TYPICAL LOT EASEMENTS
SCALE 1"=100'



TYPICAL FIRE HYDRANT DETAIL

SHEET NO. 1 OF 3 (AP)

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH–J:\4784\SURVEY\FINAL PLAT – DOUBLE EAGLE SECTION 1.DWG

THE FINAL PLAT OF

DOUBLE EAGLE RANCH, SECTION 1

6/102-B

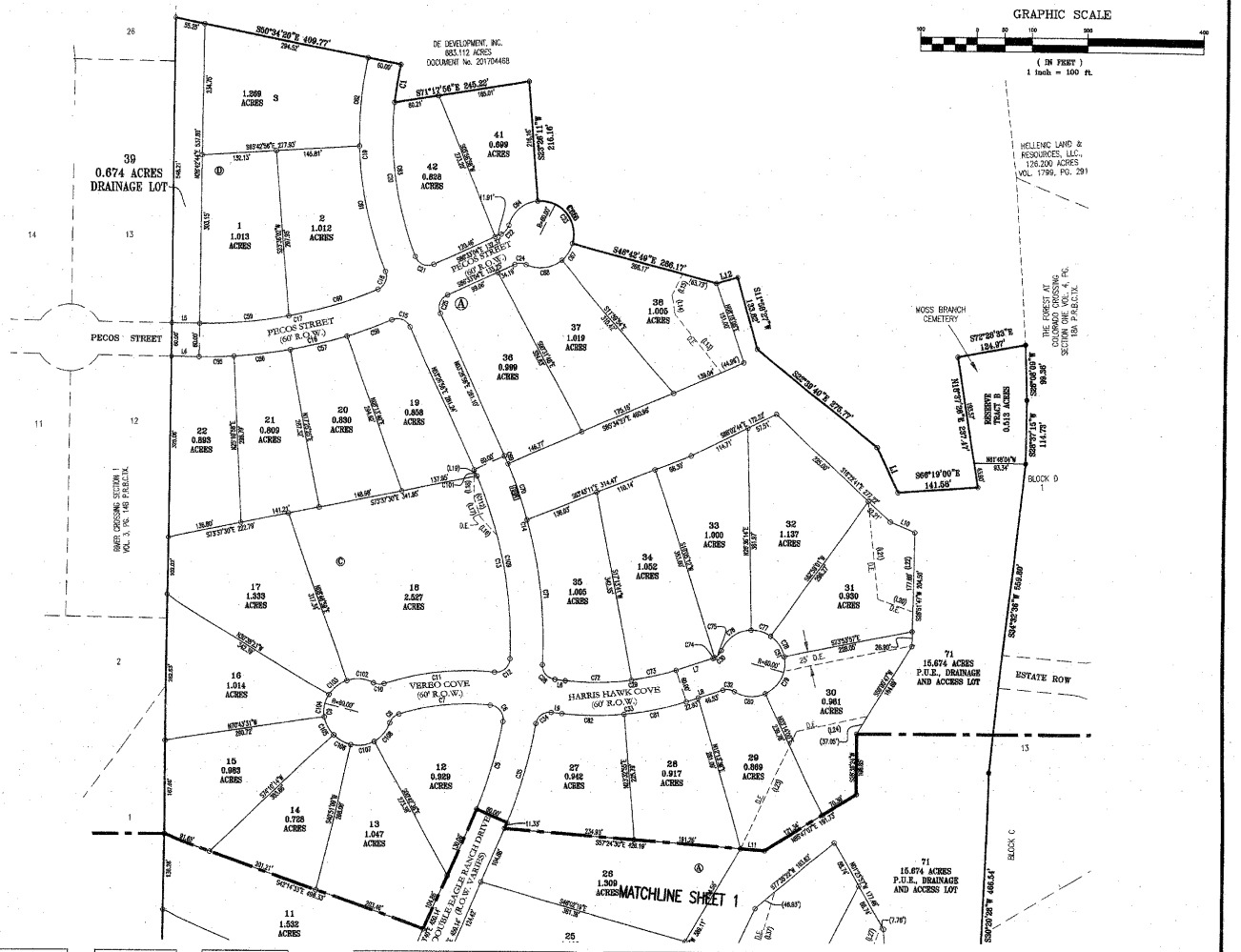
LEGEND

- CALCULATED POINT
- 1/2" CAPPED IRON ROD SET
- 5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
- LOT NUMBER
- BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E WASTEWATER EASEMENT
- E.E. ELECTRIC EASEMENT

SCALE: 1" = 100'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



Line Table		
Line #	Length	Direction
L13	134.33	N09°56'39"W
L14	34.57	N19°25'17"E
L15	42.48	N57°42'07"E
L16	49.22	N51°49'27"W
L17	24.97	N09°28'27"E
L18	30.00	N08°14'29"E
L19	12.24	N08°14'29"E
L20	64.17	S41°42'02"E
L21	176.58	S22°08'36"W
L22	142.91	S28°51'47"W
L23	224.20	S53°36'08"W
L24	127.75	S70°41'48"E
L25	14.54	N02°56'57"W
L26	64.70	N13°38'23"E
L27	40.83	N67°45'37"E
L28	64.53	N10°46'46"W
L29	65.13	N11°46'47"E
L30	75.73	N13°47'47"E
L31	45.16	N09°32'22"E
L32	54.15	N67°45'23"E

Line Table		
Line #	Length	Direction
L33	162.28	N69°27'22"E
L34	21.31	N09°09'02"E
L35	89.26	N35°25'21"E
L36	22.51	N60°35'42"E
L37	146.67	S44°12'34"W
L38	82.52	S89°31'06"W
L39	55.34	S28°03'07"W
L40	26.83	S80°37'43"W
L41	34.46	S80°37'43"W
L42	95.60	N70°03'36"W
L43	105.39	N57°21'32"E
L44	65.75	N11°01'31"W
L45	34.31	N32°31'26"E
L46	55.77	N71°04'23"E
L47	19.40	N78°33'00"E
L48	48.43	S43°25'56"E
L49	42.00	S55°31'33"E
L50	71.36	S82°11'56"E
L51	28.37	S86°09'30"E
L52	90.26	S33°20'44"W

Line Table		
Line #	Length	Direction
L53	43.27	S31°17'15"W
L54	68.55	S38°56'42"W
L55	204.79	S12°48'31"W
L56	106.02	N59°02'33"E
L57	62.62	S89°05'29"W
L58	135.75	S81°43'24"W
L59	21.78	S21°57'53"W
L60	99.77	N31°06'43"E
L61	98.12	N74°41'48"E
L62	121.59	N84°57'10"E
L63	70.76	S52°48'25"W
L64	46.32	S40°29'58"W
L65	43.03	N84°22'47"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	68.91	600.00	S36°48'54"W	68.87	34.49	6°34'48"
C2	377.31	1785.98	N42°27'24"W	376.74	190.03	12°06'32"
C3	473.03	985.00	N36°36'35"E	468.28	241.42	28°31'55"
C4	355.10	705.00	S39°57'38"W	351.46	181.46	28°51'04"
C5	165.30	750.00	N46°05'02"E	164.96	82.83	12°37'12"
C6	41.60	25.00	N08°53'40"W	36.96	27.44	95°20'14"
C7	166.83	420.00	N67°29'31"W	165.73	84.53	22°45'25"
C8	23.86	25.00	S73°33'47"W	22.79	12.80	54°41'53"
C9	292.28	60.00	S08°59'00"W	77.85	51.15	279°06'18"
C10	20.03	25.00	S53°23'42"E	19.49	10.58	45°54'41"
C11	201.01	450.00	N88°39'42"W	199.54	102.00	25°35'37"
C12	40.83	25.00	N76°51'42"E	36.44	26.01	93°34'46"
C13	536.25	750.00	N17°13'44"E	333.42	170.69	25°41'08"
C14	394.43	610.00	N17°02'44"E	380.84	185.91	37°11'35"
C15	39.62	25.00	N41°02'11"W	35.04	24.55	89°58'15"
C16	350.37	630.00	S73°25'42"E	347.78	177.84	24°11'12"
C17	353.77	770.00	S73°25'52"E	321.39	164.32	24°55'31"
C18	38.59	25.00	N00°20'50"E	34.87	24.53	88°26'04"
C19	390.52	660.00	N22°50'25"E	385.24	201.26	33°56'13"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	350.84	600.00	N22°22'14"E	345.66	180.58	33°30'09"
C21	40.65	25.00	S39°57'51"E	36.22	26.42	93°10'13"
C22	21.68	25.00	N88°36'33"E	21.00	11.57	49°40'47"
C23	292.54	60.00	N03°28'06"E	77.65	50.82	279°21'34"
C24	21.68	25.00	N61°42'40"W	21.00	11.57	49°40'47"
C25	20.27	25.00	S48°28'56"W	19.36	25.00	93°00'00"
C26	234.46	1060.00	N08°35'26"E	233.97	117.72	12°40'36"
C27	37.69	25.00	S08°11'01"E	34.44	23.26	87°04'35"
C28	37.62	25.00	S12°28'10"E	34.17	23.40	86°13'24"
C29	199.60	470.00	S67°44'26"E	198.10	101.33	24°19'56"
C30	21.68	25.00	N70°17'46"E	21.00	11.57	49°40'47"
C31	292.54	60.00	N10°05'12"E	77.65	50.82	279°21'34"
C32	21.68	25.00	N55°02'25"W	21.00	11.57	49°40'47"
C33	223.08	530.00	S67°44'26"E	223.39	114.28	24°19'56"
C34	37.62	25.00	S81°19'28"W	34.17	23.40	86°13'24"
C35	186.59	810.00	N44°47'42"E	186.18	93.71	13°11'55"
C36	324.97	645.00	S38°57'38"W	321.55	166.01	28°52'04"
C37	37.99	25.00	S84°45'56"W	34.44	23.75	87°03'34"
C38	175.43	1050.00	N48°38'20"E	175.23	87.92	9°34'22"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	571.39	310.00	N09°25'50"E	493.94	408.81	105°37'37"
C40	21.86	25.00	N02°15'17"W	21.09	11.57	49°40'47"
C41	292.54	60.00	N87°22'55"W	77.65	50.82	279°21'34"
C42	21.68	25.00	S47°27'36"W	21.00	11.57	49°40'47"
C43	680.11	370.00	N75°25'55"E	586.54	467.69	105°20'20"
C44	84.89	1105.98	N30°22'49"W	81.87	40.96	3°56'52"
C45	90.82	1105.98	N34°29'53"W	90.80	45.43	4°42'46"
C46	203.40	1105.98	N46°34'28"W	205.15	102.05	9°26'34"
C47	120.87	960.00	N47°08'35"E	120.69	60.57	7°13'12"
C48	157.61	960.00	N38°50'07"E	157.43	78.98	9°24'34"
C49	146.30	960.00	N29°45'36"E	146.15	73.29	8°43'53"
C50	46.15	960.00	N22°57'49"E	46.15	24.06	2°45'26"
C51	108.24	705.00	S28°02'46"W	108.23	54.26	8°48'18"
C52	101.14	705.00	S39°26'20"W	101.05	50.66	8°13'11"
C53	89.46	705.00	S43°11'11"W	89.40	44.79	7°16'12"
C54	56.27	705.00	S46°08'20"W	56.25	28.15	4°34'22"
C55	61.74	630.00	S03°27'58"E	61.73	30.89	5°36'44"
C56	101.19	630.00	S09°05'12"E	101.04	50.81	9°12'05"
C57	101.82	630.00	S17°05'27"E	101.78	50.98	7°01'44"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C58	85.71	630.00	S82°33'46"E	85.67	42.89	5°54'39"
C59	159.43	770.00	S67°16'20"E	159.15	80.00	11°51'48"
C60	164.34	770.00	S78°18'46"E	164.03	82.46	12°13'44"
C61	231.53	885.00	N18°10'16"E	230.85	116.57	30°00'59"
C62	159.39	885.00	N33°08'24"E	159.00	80.09	10°19'13"
C63	281.83	600.00	N30°04'30"E	279.34	143.62	26°55'21"
C64	72.98	60.00	S17°36'14"W	68.54	41.35	69°40'02"
C65	113.03	60.00	S11°36'15"E	96.21	85.45	108°59'00"
C66	215.08	1250.98	N66°39'59"W	214.80	107.82	10°00'34"
C67	36.35	60.00	N69°36'36"E	35.80	18.75	34°42'55"
C68	68.29	60.00	S89°26'05"E	64.59	38.32	65°10'36"
C69	15.45	610.00	N03°09'43"E	15.45	7.72	1°05'04"
C70	106.38	810.00	N06°16'15"E	106.31	53.27	7°31'36"
C71	282.60	810.00	N21°21'16"E	281.45	142.46	19°34'31"
C72	119.43	470.00	S82°52'22"E	119.10	60.14	14°33'56"
C73	79.67	470.00	S70°02'20"E	79.58	40.02	9°42'57"
C74	5.12	25.00	S82°28'00"E	5.11	1.56	7°08'33"
C75	18.58	25.00	N71°40'36"E	18.14	9.73	42°33'24"
C76	69.38	60.00	S83°31'25"E	65.69	38.14	66°14'52"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C77	36.11	60.00	N42°09'09"W	37.47	18.75	34°29'29"
C78	45.14	60.00	N09°24'52"W	44.08	23.70	43°06'28"
C79	80.71	60.00	N54°46'33"E	74.76	47.79	77°04'26"
C80	58.22	60.00	S39°33'38"E	56.05	32.26	55°35'14"
C81	112.54	530.00	S72°46'48"E	112.33	56.46	12°09'58"
C82	112.54	530.00	S84°56'51"E	112.33	56.46	12°09'58"
C83	182.48	645.00	S64°16'39"W	182.00	91.66	16°12'32"
C84	71.87	645.00	S53°48'38"W	71.83	35.97	6°21'58"
C85	90.82	645.00	S39°33'38"W	90.75	45.49	8°04'04"
C86	211.76	310.00	S71°16'26"E	207.67	110.20	39°08'18"
C87	358.74	310.00	N55°51'46"E	338.89	203.20	66°18'18"
C88	90.42	60.00	S18°44'36"W	82.11	56.28	86°20'56"
C89	64.28	60.00	N85°24'09"W	61.33	35.00	61°21'53"
C90	20.39	60.00	N46°39'07"W	20.29	10.29	19°28'16"
C91	20.39	60.00	N27°30'44"W	20.29	10.29	19°28'16"
C92	42.23	60.00	N02°23'13"E	41.36	22.03	40°19'27"
C93	52.10	60.00	N47°25'23"E	50.48	27.82	49°44'53"
C94	77.30	370.00	N28°36'44"E	77.16	38.79	11°58'14"
C95	95.09	370.00	N41°57'05"E	94.83	47.81	14°43'28"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C96	94.83	370.00	N56°39'21"E	94.57	47.68	14°41'07"
C97	95.23	370.00	N71°22'21"E	94.96	47.86	14°44'46"
C98	95.80	370.00	N86°06'48"E	95.54	48.17	14°50'08"
C99	127.31	370.00	S39°33'44"E	126.68	64.28	19°42'46"
C100	96.55	370.00	S59°13'48"E	96.27	48.55	14°57'03"
C101	12.28	750.00	N03°55'07"E	12.28	6.13	0°56'15"
C102	48.98	60.00	N57°46'28"W	47.63	25.85	46°46'11"
C103	41.28	60.00	S78°04'18"W	40.47	21.50	39°25'22"
C104	41.98	60.00	S39°19'53"W	41.13	21.89	40°05'08"
C105	36.76	60.00	S01°43'21"W	36.19	18.98	35°06'15"
C106	34.69	60.00	S32°32'19"E	34.40	17.85	33°08'05"
C107	43.92	60.00	S69°56'43"E	42.98	22.77	41°57'45"
C108	44.86	60.00	N67°52'08"E	43.83	23.54	42°50'33"
C109	348.46	750.00	N14°45'37"E	345.38	177.46	26°37'22"
C110	2.75	60.00	S25°44'52"E	2.75	1.38	2°37'41"
C111	84.87	1220.98	N33°22'38"W	84.85	42.45	3°58'26"
C112	115.03	60.00	S1°38'19"E	88.21	65.45	109°51'00"

Line Table		
Line #	Length	Direction
L1	66.34	S00°43'56"W
L2	56.47	S83°58'55"W
L3	107.17	N32°17'11"W
L4	53.63	S61°20'08"E
L5	53.63	S61°20'08"E
L6	18.76	S55°34'52"E
L7	69.76	S79°54'48"E
L8	68.76	S79°54'48"E
L9	18.76	S55°34'52"E
L10	48.47	S37°56'42"E
L11	43.67	S57°24'30"E
L12	39.67	S76°01'33"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C113)	112.59	750.00	N28°41'12"E	112.49	56.40	8°36'05"
(C113)	75.11	705.00	S34°23'01"W	75.07	37.59	6°06'15"
(C114)	57.41	705.00	S28°59'57"W	57.39	28.72	4°39'56"
(C115)	32.05	645.00	S28°10'23"W	31.99	16.00	2°50'32"
(C116)	1.74	705.00	S22°35'31"W	1.74	0.87	0°08'30"

FILED May 15, 2018 4:06 P.M.
Rose Pilarcik
COUNTY CLERK
HARRIS COUNTY, TEXAS

COUNTY COURT OF BASTROP COUNTY, TEXAS

SHEET NO. 2 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID 695791 ◆ REG. # 10004900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\4784\SURVEY\FINAL PLAT - DOUBLE EAGLE SECTION 1.DWG

6/103-A

THE FINAL PLAT OF
DOUBLE EAGLE RANCH, SECTION 1

FIELD NOTES

BEING A PART OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 53, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION THAT CERTAIN 683.112 ACRE TRACT OF LAND CONVEYED TO DE DEVELOPMENT, INC., IN DOCUMENT NUMBER 201704468, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 97.676 ACRE TRACT OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A POINT IN THE CURVING NORTH BOUNDARY LINE OF OLD STATE HIGHWAY NO. 71, A 100'-FOOT WIDE PUBLIC RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF RIVER CROSSING, SECTION 1, A SUBDIVISION RECORDED IN CABINET 3, PAGES 148-149 OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, (P.R.B.C.TX.), FOR THE WESTERNMOST SOUTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WESTERN BOUNDARY LINE OF SAID 683.112 ACRE TRACT AND THE EASTERN BOUNDARY LINE OF SAID RIVER CROSSING, SECTION 1, N28°39'54"E, A DISTANCE OF 3222.95 FEET TO A ½" CAPPED IRON ROD SET,

THENCE, CROSSING SAID 683.112 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

1. S59°24'32"E, A DISTANCE OF 409.77 FEET TO A ½" CAPPED IRON ROD SET, AT A POINT OF CURVATURE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 69.91 FEET AND WHOSE CHORD BEARS S36°49'54"W A DISTANCE OF 69.87 FEET TO A ½" CAPPED IRON ROD SET,
3. S71°13'58"E, A DISTANCE OF 345.22 FEET TO A ½" CAPPED IRON ROD SET,
4. S32°26'11"W, A DISTANCE OF 216.16 FEET TO A ½" CAPPED IRON ROD SET, AT A POINT OF CURVATURE TO THE RIGHT,
5. WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, HAVING AN ARC LENGTH OF 115.03 FEET, WHOSE CHORD BEARS S11°36'19"E, A DISTANCE OF 98.21 FEET TO A ½" CAPPED IRON ROD SET,
6. S48°42'49"E, A DISTANCE OF 266.17 FEET TO A ½" CAPPED IRON ROD SET,
7. S78°01'33"E, A DISTANCE OF 39.87 FEET TO A ½" CAPPED IRON ROD SET,
8. S11°58'37"W, A DISTANCE OF 153.82 FEET TO A ½" CAPPED IRON ROD SET,
9. S22°33'40"E, A DISTANCE OF 275.77 FEET TO A ½" CAPPED IRON ROD SET,
10. S19°06'56"W, A DISTANCE OF 69.34 FEET TO A ½" CAPPED IRON ROD SET,
11. N78°53'36"E, A DISTANCE OF 337.47 FEET TO A ½" CAPPED IRON ROD SET, AND
12. S72°28'35"E, A DISTANCE OF 124.97 FEET TO A CAPPED IRON ROD FOUND, FOR THE NORTHWESTERN CORNER OF MOSS BRANCH CEMETERY, ALSO BEING IN THE NORTHWESTERN LINE OF LOT 1, BLOCK D, THE FOREST AT COLORADO CROSSING SECTION ONE, A SUBDIVISION RECORDED IN VOL. 4, PG. 139, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

THENCE, WITH THE WESTERN BOUNDARY LINE OF SAID THE FOREST AT COLORADO CROSSING, SECTION ONE, AND THE EASTERN BOUNDARY LINE OF SAID 683.112 ACRE TRACT, AND THE EASTERN BOUNDARY LINE OF MOSS BRANCH CEMETERY, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. S20°08'09"W, A DISTANCE OF 99.36 FEET TO AN IRON ROD FOUND ON THE EASTERN BOUNDARY LINE OF SAID MOSS BRANCH CEMETERY,
2. S28°31'15"W, A DISTANCE OF 114.73 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHEASTERN CORNER OF SAID MOSS BRANCH CEMETERY,
3. S34°32'39"W, A DISTANCE OF 259.80 FEET TO AN IRON ROD FOUND AND
4. S37°20'28"W, A DISTANCE OF 468.54 FEET TO A CAPPED ½" IRON ROD FOUND, ALSO BEING THE SOUTHWESTERN CORNER OF LOT 12 OF SAID THE FOREST AT COLORADO CROSSING, SECTION ONE, ALSO BEING THE NORTHWESTERN CORNER OF AN 18.00 ACRE TRACT OF LAND CONVEYED TO RUTH ANN HOBBS IN VOLUME 776, PAGE 794 OF THE

A.R.B.C.TX., ALSO BEING AN EXTERIOR ANGLE POINT OF SAID REMAINDER OF 723.330 ACRE DOUBLE EAGLE ESTATES, LTD. TRACT, FOR AN EXTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE EASTERN BOUNDARY LINE OF SAID 683.112 ACRE TRACT, AND THE WESTERN BOUNDARY LINE OF SAID HOBBS TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. S33°58'55"W, A DISTANCE OF 58.47 FEET TO A CAPPED ½" IRON ROD FOUND,
2. S23°51'11"W, A DISTANCE OF 201.27 FEET TO A CAPPED ½" IRON ROD FOUND,
3. S59°09'09"W, A DISTANCE OF 171.67 FEET TO A CAPPED ½" IRON ROD FOUND,
4. S19°36'50"W, A DISTANCE OF 523.40 FEET TO A CAPPED ½" IRON ROD FOUND,
5. S19°08'17"W, A DISTANCE OF 371.46 FEET TO A CAPPED ½" IRON ROD SET, AND
6. S26°27'22"W, A DISTANCE OF 149.68 FEET TO A CAPPED IRON ROD FOUND AT THE NORTHWESTERN CORNER OF A 11.68 ACRE TRACT OF LAND CONVEYED TO ARTHUR F. CORWIN IN VOLUME 2103, PAGE 191 OF THE O.R.B.C.TX., FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHEASTERN CORNER OF ST. PAUL CEMETERY,

THENCE, WITH THE SOUTHERN BOUNDARY LINE OF SAID 683.112 ACRE TRACT, AND THE NORTHERN BOUNDARY LINES OF SAID CORWIN TRACT, A 3.396 ACRE TRACT OF LAND CONVEYED TO RODNEY FRENCH IN VOLUME 2103, PAGE 608, A 1.45 ACRE TRACT OF LAND CONVEYED TO ROBERT J. MUDGLEY IN VOLUME 295, PAGE 302, A 1.133 ACRE TRACT OF LAND CONVEYED TO JAMES AND ALICE REESE IN VOLUME 1661, PAGE 574, A 0.986 ACRE TRACT OF LAND CONVEYED TO JAMES F. AND ALICE HART IN VOLUME 1688, PAGE 389, AND A 0.64 ACRE TRACT OF LAND CONVEYED TO CLYDE AND CAROLYN POLLOCK IN VOLUME 802, PAGE 179, N82°45'19"W, A DISTANCE OF 1035.34 FEET TO A CAPPED ½" IRON ROD SET FOR THE EASTERNMOST CORNER OF A 0.591 ACRE TRACT CONVEYED TO DOUBLE EAGLE ESTATES IN VOL. 1951, PG. 764, DEED RECORDS OF BASTROP COUNTY, TEXAS, ALSO BEING THE NORTHWESTERN CORNER OF SAID 0.64 ACRE TRACT,

THENCE, WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID 683.112 ACRE TRACT, AND THE NORTHWESTERN BOUNDARY LINE OF SAID 0.64 ACRE TRACT, S29°06'44"W, A DISTANCE OF 153.80 FEET TO A 5/8" IRON ROD FOUND, FOR THE SOUTHERNMOST CORNER OF SAID 683.112 ACRE TRACT, ALSO BEING THE WESTERNMOST CORNER OF SAID 0.64 ACRE TRACT AND ALSO BEING IN THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID OLD STATE HIGHWAY NO. 71, FOR A SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE SOUTHWESTERN BOUNDARY LINE OF SAID 683.112 ACRE TRACT, AND THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID OLD STATE HIGHWAY NO. 71, N32°27'11"W, A DISTANCE OF 107.17 FEET TO A CAPPED ½" IRON ROD SET, AT A POINT OF CURVATURE TO THE LEFT,

THENCE, WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 1195.92 FEET, AN ARC LENGTH OF 377.21 FEET AND WHOSE CHORD BEARS N42°27'24"W A DISTANCE OF 375.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 97.676 ACRES OF LAND.

GENERAL NOTES:

1. FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0195E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 16, 2008. COMMUNITY NUMBER 481193.
2. 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 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 RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
3. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
4. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO; BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
5. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
6. THE DRIVEWAY CULVERT SIZE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DRIVEWAY CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY CULVERT CAN BE INSTALLED. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
7. "TYPICAL LOT & EASEMENT" DETAIL IS DEPICTED ON THIS PLAT.
8. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.
9. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, AND ON-SITE SEWAGE FACILITY. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
10. NO ON-SITE WATER WELL MAY BE PLACED WITHIN 150' (150' IF ENCASED) OF ANY ON-SITE SEWAGE DISPOSAL AREA OR WITHIN 150' (150' IF ENCASED) OF AN ON-SITE WELL. EACH LOT SHALL HAVE A 75' (25' IF ENCASED) 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.
11. INDIVIDUAL ON-SITE SEWAGE FACILITIES MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSIONER ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.
13. APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE PLAT HAS BEEN REVIEWED FOR COMPLIANCE OF REGULATIONS BY BASTROP COUNTY ENGINEER AND/OR PLATS REVIEW STAFF.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS AND CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE REGULATION AND REQUIREMENTS OF BASTROP COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH REGULATIONS AND REQUIREMENTS.
15. IT IS UNDERSTOOD THAT OR 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 CONVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT BRIDGES, CULVERTS, STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
16. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IN A CONFORMING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNEES UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
17. 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.
18. 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 DESIGNATION 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.
19. THIS SUBDIVISION LIES WITHIN THE THE CITY OF BASTROP'S VOLUNTARY ETJ, AREA B.
20. NO OBSTRUCTIONS SHALL BE PLACED UPON OR ACROSS ANY DRAINAGE EASEMENTS HEREIN DEDICATED WITH THIS PLAT.
21. ALL UTILITIES WILL BE PLACED UNDERGROUND.
22. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY BASTROP COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
23. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO BASTROP COUNTY, SHALL BE PROVIDED PRIOR TO RECORDING OF THE FINAL PLAT IN THE COUNTY RECORDS.
24. BY APPROVING THIS PLAT, THE COUNTY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
25. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED ON-SITE SEWAGE FACILITY.
26. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
27. PROPERTY OWNER SHALL PROVIDE FOR ACCESS FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
28. FOR STREETS THAT END IN A CUL-DE-SAC, THE MINIMUM RADIUS FOR THE CUL-DE-SAC IS 80'.
29. THE MINIMUM WIDTH OF DRIVEWAYS SHALL BE 24 FEET AS MEASURED AT THE PROPERTY LINE.
30. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS.
31. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION
32. THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE COUNTY OF BASTROP REGARDING FIRE FLOW.
33. A SEVEN FOOT (14') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY HEREIN AND A FIVE FOOT (5') PUBLIC UTILITY EASEMENT IS DEDICATED HEREBY ADJACENT TO ALL SIDE LOT LINES.
34. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY GOVERNMENTAL AUTHORITIES.
35. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
36. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
37. NO PERSON MAY DIVERT, BLOCK, OR IMPOUND THE NATURAL FLOW OF SURFACE WATERS FROM UPDRIVER/UPHILL/UPGRADIENT PROPERTIES IN A MANNER THAT DAMAGES THE PROPERTY OF ANOTHER AS A RESULT OF THE DIVERTING, BLOCKING OR IMPOUNDING OF THE NATURAL FLOW. SHEET FLOW OF SURFACE WATER SHALL NOT BE CONCENTRATED AND DISCHARGED ONTO ANOTHER PROPERTY UNLESS THE DISCHARGE IS INTO A DEDICATED DRAINAGE EASEMENT SPECIFICALLY DESIGNATED FOR THAT PURPOSE.
38. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM AND ADJACENT TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
39. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREIN ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING ACCESS TO THE DRAINAGE AREAS; INCLUDING BUT NOT LIMITED TO: SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL DRAINAGE WAYS.
40. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE DOUBLE EAGLE RANCH, SECTION 1, RECORDED IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
41. LOTS 128/13, BLOCK A, SHALL SHARE VEHICULAR ACCESS VIA A SINGLE SHARED DRIVEWAY LOCATED WITHIN A PRIVATE SHARED ACCESS EASEMENT, AS SHOWN ON THE FINAL PLAT. THIS SHARED DRIVEWAY IS FOR INGRESS, EGRESS AND REGRESS.
42. THE OWNERS OF LOT 128/13, BLOCK A, SHALL TOGETHER MAINTAIN THE SHARED DRIVEWAY IN A MANNER CONSISTENT WITH SAFE VEHICULAR USE, TO INCLUDE RESURFACING, REPAIR, AND/OR OTHER IMPROVEMENTS OR REPAIRS AS NECESSARY. NO VEHICLES SHALL AT ANY TIME BE PLACED OR PARKED ON OR WITHIN THE SHARED PRIVATE ACCESS DRIVE SERVING LOTS 128/13, BLOCK A. FENCES, WALLS, OR ANY OTHER OBSTRUCTION ARE PROHIBITED ALONG THE SHARED PROPERTY LINE BETWEEN LOTS 128/13, BLOCK A, WITHIN THE SHARED ACCESS EASEMENT AREA.

UTILITY SERVICE PROVIDERS:

1. WATER SERVICE IS PROVIDED BY: AQUA WATER SUPPLY CORPORATION
2. WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
3. ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE, INC.
4. GAS SERVICE IS PROVIDED BY: CENTERPOINT ENERGY

- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO; BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.

- DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.

- THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	37,778	C	1	45,453
A	2	43,802	C	2	49,780
A	3	41,254	C	3	49,755
A	4	34,550	C	4	45,197
A	5	32,886	C	5	44,091
A	6	32,764	C	6	43,010
A	7	32,851	C	7	60,881
A	8	37,070	C	8	42,581
A	9	43,994	C	9	41,264
A	10	40,301	C	10	53,978
A	11	47,034	C	11	66,749
A	12	56,533	C	12	40,493
A	13	58,273	C	13	45,620
A	14	45,253	C	14	31,720
A	15	39,858	C	15	42,828
A	16	43,683	C	16	44,177
A	17	43,813	C	17	58,077
A	18	46,363	C	18	110,088
A	19	54,331	C	19	37,383
A	20	44,940	C	20	38,166
A	21	64,046	C	21	35,233
A	22	64,748	C	22	38,886
A	23	49,150	C	23	48,990
A	24	45,954	C	24	5,256
A	25	51,985			
A	26	57,009	D	1	44,111
A	27	41,024	D	2	44,077
A	28	39,934	D	3	55,290
A	29	37,832	D	39	29,357
A	30	42,754			
A	31	40,504			
A	32	49,511			
A	33	43,562			
A	34	45,816			
A	35	43,790			
A	36	43,538			
A	37	44,394			
A	38	43,786			
A	41	30,449			
A	42	36,065			
A	70	36,898			
A	71	696,143			
A	74	4,859			
A	RESERVE TRACT A	31,041			
A	RESERVE TRACT B	22,329			

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT, DE DEVELOPMENT, INC., BEING OWNER OF THAT CERTAIN 683.112 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 53, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO DE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NUMBER 201704468, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE 97.676 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"DOUBLE EAGLE, SECTION 1."

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREIN, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 20th DAY OF February, 2018 A.D.

DE DEVELOPMENT, INC.
4709-A ROCKDALE RD
AUSTIN, TX 78749

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Lloyd KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, AND SEAL OF OFFICE, THIS THE 20th DAY OF February, 2018 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ERIN R. WELCH
Notary Public, State of Texas
Commission Expires: 09-12-2019

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

I, ROSE PIETSCH, JUDGE OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 15th DAY OF May, 2018 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 15th DAY OF May, 2018 A.D.

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: Ellie Hunka
DEPUTY

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

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 ON THE 15th DAY OF May, 2018 A.D., AT 4:00 o'clock P.M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET 3C PAGES 103-105-B, 103-B-A

FILED FOR RECORD ON THE 15th DAY OF May, 2018 A.D.

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: Ellie Hunka
DEPUTY

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

AS OF THE DATE INDICATED BELOW, THIS SUBDIVISION QUALIFIES FOR WATER SERVICE PROVIDED BY AQUA WATER SUPPLY CORPORATION PURSUANT TO THE PROVISIONS OF AQUA'S TARIFF. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION, NO

PLATS
201806920
2 PGS

PLAT RECORDING INFORMATION

PLAT NAME: Double Eagle Ranch, Section 1

CABINET/PAGE NUMBER: 6/102-A - 6/102-B 6/103-A

DATE PLAT FILED: May 15, 2018

ACREAGE: 683.112

LEAGUE: Jose Navarro Survey

ABSTRACT NUMBER: No A53

OWNERS: DE Development Inc.

Rose Pietsch, County Clerk, Bastrop County, Texas

By: Sue Hurka
Deputy Clerk

Issue Date : 2/16/2018

TAX CERTIFICATE

Office of Linda Harmon Tax Assessor-Collector
Bastrop County Tax Office
PO Box 579
Bastrop, TX 78602
Ph: (512) 581-7161 Fax: (512) 581-7167

This certificate includes tax years up to 2017

Entities to which this certificate applies:

G01 - Bastrop County
S04 - Bastrop Isd
ESD1 - Emergency Svc Dst 1
RD1 - County Road

Property Information

Property ID : R110710
Quick-Ref ID : R110710

255 OLD 71 CEDAR CREEK
78612

ABS A53 Navarro, Jose A.,683.112 ACRES

Value Information

Land HS	:	$0.00
Land NHS	:	$5,339.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$6,270,855.00
Ag Use	:	$59,873.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$65,212.00

Owner Information

Owner ID : O0157261

DE DEVELOPMENT INC
4720-4 ROCKCLIFF RD
AUSTIN, TX 78746

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
ESD1	2017	58.69	0.00	0.00	0.00	0 00
G01	2017	314 07	0.00	0.00	0.00	0.00
RD1	2017	70.49	0.00	0.00	0.00	0.00
S04	2017	939.70	0.00	0.00	0.00	0.00

Total for current bills if paid by 2/28/2018 : $0.00
Total due on all bills 2/28/2018 : $0.00

2017 taxes paid for entity ESD1 $58.69
2017 taxes paid for entity G01 $314.07
2017 taxes paid for entity RD1 $70.49
2017 taxes paid for entity S04 $939.70

2017 Total Taxes Paid : $1,382.95
Date of Last Payment : 12/07/17

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

May 15, 2018 04:56:15 PM
LUCINDAMOSLEY FEE: $0.00
ROSE PIETSCH, County Clerk
Bastrop, Texas
PLATS 201806920

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document
This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.

Cindy Burton
Signature of Authorized Officer of the Tax Office

Date of Issue	:	02/16/2018
Requestor	:	DE DEVELOPMENT INC
Receipt	:	2018-847342-BAST
Fee Paid	:	$10.00
Payer	:	Carlson,Brigance &

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