



PLAT RECORDING INFORMATION

PLAT NAME: Ohana Subdivision

CABINET/PAGE NUMBER: 7/138-B

DATE PLAT FILED: October 25, 2021

ACREAGE: .0957

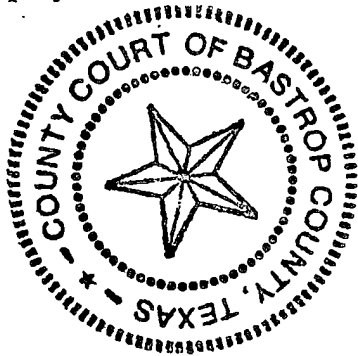
LEAGUE: Garretson Survey

ABSTRACT NUMBER: NO 178

OWNERS: Edgar Lopez

Rose Pietsch, County Clerk, Bastrop County, Texas

By: *Rose Pietsch*
Deputy Clerk



BASTROP COUNTY

Ellen Owens
Tax Assessor –Collector




Po Box 579 Bastrop, TX 78602
Phone (512) 581-7161
taxoffice@co.bastrop.tx.us

Texas Property Code 12.002(e) Statement

Re: Tax Certificate on tax account R13051 & R133127

Pursuant to Texas Property Code Section 12.002(e), the taxes to be imposed for the current tax year 2021 have not been calculated by the taxing units listed below:

Bastrop County
Bastrop County Road District #1
Elgin ISD
City of Elgin
Bastrop/Travis Counties ESD #1
Austin Community College


Signature of Authorized Officer of the Tax Office



Issue Date : 10/22/2021

TAX CERTIFICATE

Office of Ellen Owens 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 2020

Entities to which this certificate applies:

G01 - Bastrop County
 S01 - Elgin Isd
 ACC - Austin Community College

C01 - City Of Elgin
 RD1 - County Road
 TCESD - Bastrop-Travis ESD1

Property Information

Property ID : R13051
 Quick-Ref ID : R133127

Value Information

120 WASHINGTON ST ELGIN 78621	Land HS	:	\$32,670.00
	Land NHS	:	\$0.00
	Imp HS	:	\$110,906.00
	Imp NHS	:	\$0.00
A178 GARRETSON, THOMAS, ACRES 1.0000	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$3,413.00
	Assessed	:	\$140,163.00

Owner Information

Owner ID : O0161484

BANKS, ELAINE
 120 WASHINGTON ST
 ELGIN, TX 78621

Ownership: 50.00%

Suit Information: 12738

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
C01	2020	843.29	0.00	14.05	0.00	0.00
G01	2020	593.78	0.00	9.89	0.00	0.00
RD1	2020	130.04	0.00	2.17	0.00	0.00
S01	2020	1,629.21	0.00	27.15	0.00	0.00
TCES	2020	140.16	0.00	2.34	0.00	0.00
ACC	2020	58.89	0.00	0.99	0.00	0.00

Total for current bills if paid by 10/31/2021 : \$0.00


Total due on all bills 10/31/2021 : \$0.00

2020 taxes paid for entity C01 \$857.34
 2020 taxes paid for entity G01 \$603.67
 2020 taxes paid for entity RD1 \$132.21
 2020 taxes paid for entity S01 \$1,656.36
 2020 taxes paid for entity TCESD \$142.50
 2020 taxes paid for entity ACC \$59.88

2020 Total Taxes Paid : \$3,451.96

Date of Last Payment : 05/07/21

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]

 Signature of Authorized Officer of the Tax Office	Date of Issue : 10/22/2021 Requestor : BANKS, ELAINE Receipt : 2021-1082788-BAST Fee Paid : \$10.00 Payer : RACHEL CLAMPFFER
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Issue Date : 10/22/2021

TAX CERTIFICATE

Office of Ellen Owens 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 2020

Entities to which this certificate applies:

G01 - Bastrop County
S01 - Elgin Isd
ACC - Austin Community College

C01 - City Of Elgin
RD1 - County Road
TCESD - Bastrop-Travis ESD1

Property Information

Property ID : R13051
Quick-Ref ID : R13051

Value Information

120 WASHINGTON ST ELGIN 78621	Land HS	:	\$32,670.00
	Land NHS	:	\$0.00
	Imp HS	:	\$110,906.00
	Imp NHS	:	\$0.00
A178 GARRETSON, THOMAS, ACRES 1.0000	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$3,413.00
	Assessed	:	\$140,163.00

Owner Information

Owner ID : O0211955

OHANA HOMES LLC
222 HOUSTON ST
ELGIN, TX 78621

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
C01	2020	843.29	0.00	0.00	0.00	0.00
G01	2020	85.15	0.00	0.00	0.00	0.00
RD1	2020	15.54	0.00	0.00	0.00	0.00
S01	2020	0.00	0.00	0.00	0.00	0.00
TCES	2020	140.16	0.00	0.00	0.00	0.00
ACC	2020	58.89	0.00	0.00	0.00	0.00

Total for current bills if paid by 10/31/2021 : \$0.00

Total due on all bills 10/31/2021 : \$0.00

2020 taxes paid for entity C01 \$843.29

2020 taxes paid for entity G01 \$85.15

2020 taxes paid for entity RD1 \$15.54

2020 taxes paid for entity S01 \$0.00

2020 taxes paid for entity TCESD \$140.16

2020 taxes paid for entity ACC \$58.89

2020 Total Taxes Paid : \$1,143.03

Date of Last Payment : 12/14/20

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



SUEGURKA

Rose Pietsch

ROSE PIETSCH County Clerk

Bastrop Texas

October 25, 2021 04:43:58 PM

FEE: \$0.00

PLATS

202123124

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]

[Signature]
Signature of Authorized Officer of the Tax Office

Date of Issue : 10/22/2021
Requestor : JOINER, BOBBY J
Receipt : 2021-1082787-BAST
Fee Paid : \$10.00
Payer : RACHEL CLAMPFFER

OWNERS STATEMENT
CITY OF ELGIN
COUNTY OF BASTROP
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Edgar Lopez, acting as Representative and Agent for OHANA HOMES, L.L.C., 0.957 of acres in the Thomas Garretson Survey, Abstract No. 178, as recorded in Document No. 2202109127, of the Bastrop County Official Public Records do hereby survey and hand (or acres of said land) in accordance with the plat shown hereon, subject to any easements or restrictions hereunto granted, to be known as the OHANA SUBDIVISION

And do hereby dedicate to the Public the use of the streets and easements as shown hereon.

Witness my hand this day of October 22, 2021, A.D.

(Owner / Representative) EDGAR LOPEZ, DIRECTOR

(Address) CO OHANA HOMES, LLC
2210 OLIVISON STREET,
ELGIN, TEXAS 78021

STATE OF TEXAS
COUNTY OF BASTROP

Before me, the undersigned authority, on this day personally appeared, 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.

Given under my hand and seal of office this day of October 22, 2021, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)



Printed Name of Notary / Expires Rachel Clumppfer 6-25-2023

NOTES:

1) 10 foot P.U.E. along all street frontages per Sec. 36-258, City of Elgin Code Ordinances.

CONSISTING OF 1 BLOCK AND 4 LOTS, TOTAL 0.957 ACRES
LOT 1, 0.276 AC
LOT 2, 0.233 AC
LOT 3, 0.208 AC
LOT 4, 0.240 AC

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP

That I, James W. Starcher, 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 the City of Elgin, Texas.

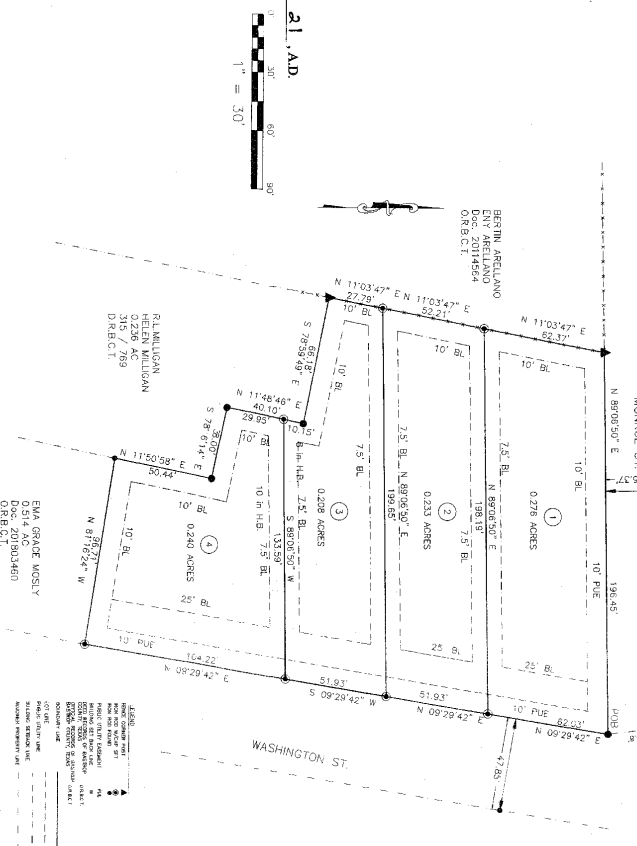
James W. Starcher

JAMES W. STARCHER
Texas Registered Professional Land Surveyor Reg. No. 5394

101 Laguna
Smithville, Texas 78957
(ph) 512-332-0396



SHORT FORM PLAT
OHANA SUBDIVISION
CITY OF ELGIN
BASTROP COUNTY, TEXAS



I, MIGUEL GONZALEZ, Jr., do hereby certify that the information contained on this plat comply with the subdivision ordinances and stormwater drainage policy adopted by the City of Elgin, Texas.

Miguel Gonzalez, Jr.
Signature and Seal of Registered Professional Engineer

MIGUEL GONZALEZ, JR. PE, F.P.E. No. 95461

Signature and Seal of Registered Professional Engineer

Signature and Seal of Registered Professional Engineer

Signature and Seal of Registered Professional Engineer

Signature and Seal of Registered Professional Engineer

DESCRIPTION
0.957 ACRES WITHIN THE GARRETSON SURVEY, ABSTRACT NO. 178, AS CONVEYED TO OHANA HOMES, L.L.C., IN DOCUMENT NO. 202109127, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:
BEGINNING at a called and found iron rod at the intersection of the south line Maconroe Street and the west line of Washington Street.

THENCE, S 09°29'42" W, 270.10 feet, with the said west line of Washington Street, to a iron rod, set at a call for a fence post, for the northeast corner of 0.514 acres conveyed to Emma Grace Mobley in Volume 477, Page 594, Deed Records of Bastrop County, Texas, and beginning at the said iron rod, to a 1/2-inch iron rod and cap (marked "RPLS 5394"), set at a called and found fence post, at the northwest corner of the said 0.514 acres conveyed to Emma Grace Mobley, being on the east line of 0.236 acres conveyed to R.L. Milligan and Helen Milligan, in Volume 315, Page 769, Deed Records of Bastrop County, Texas.

THENCE, N 81°16'24" W, 96.71 feet, with the north line of the said 0.514 acres conveyed to Emma Grace Mobley, to a 1/2-inch iron rod and cap (marked "RPLS 5394"), set at a called and found fence post, at the northwest corner of the said 0.514 acres conveyed to Emma Grace Mobley, being on the east line of 0.236 acres conveyed to R.L. Milligan and Helen Milligan, in Volume 315, Page 769, Deed Records of Bastrop County, Texas.

THENCE, N 11°03'47" E, 142.36 feet, with the said east line of 0.603 acres conveyed to Berna Archiano and Day Archiano, to a called and found fence corner for the northeast corner of the said east line of 0.603 acres conveyed to Berna Archiano and Day Archiano, on the said south line of Maconroe Street.

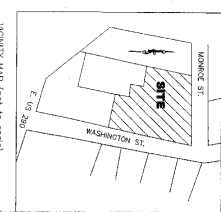
THENCE, N 89°06'09" E, 196.65 feet, with the said south line of Maconroe Street, to the point of beginning, CONTAINING 0.957 acres, more or less, on the City of Elgin, Texas.

THENCE, N 11°03'47" E, 142.36 feet, with the said east line of 0.603 acres conveyed to Berna Archiano and Day Archiano, to a called and found fence corner for the northeast corner of the said east line of 0.603 acres conveyed to Berna Archiano and Day Archiano, on the said south line of Maconroe Street.

THENCE, N 89°06'09" E, 196.65 feet, with the said south line of Maconroe Street, to the point of beginning, CONTAINING 0.957 acres, more or less, on the City of Elgin, Texas.

THENCE, N 11°03'47" E, 142.36 feet, with the said east line of 0.603 acres conveyed to Berna Archiano and Day Archiano, to a called and found fence corner for the northeast corner of the said east line of 0.603 acres conveyed to Berna Archiano and Day Archiano, on the said south line of Maconroe Street.

THENCE, N 89°06'09" E, 196.65 feet, with the said south line of Maconroe Street, to the point of beginning, CONTAINING 0.957 acres, more or less, on the City of Elgin, Texas.



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 ON THE 25th DAY OF October, 2021, A.D., AT 4:00 O'CLOCK P.M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET 7 PAGE 138-B

FILED FOR RECORD ON THE 25th DAY OF October, 2021, A.D.

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: Shirley Stucke
DEPUTY

MAILED 01/25/2021
CITY OF ELGIN
101 LAGUNA
SMITHVILLE, TX 78957
PH (512) 332-0396

REVISION	DATE
1st	07/22/2021
2nd	09/06/2021
3rd	09/13/2021
4th	10/08/2021
5th	10/19/2021