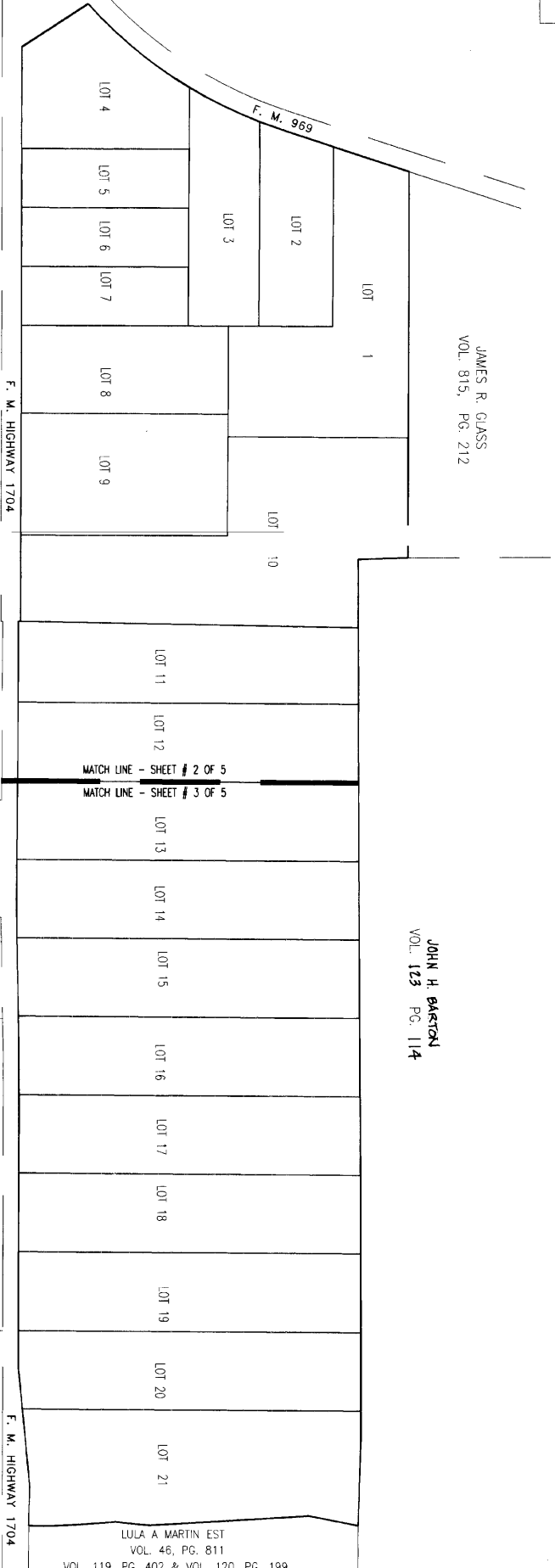
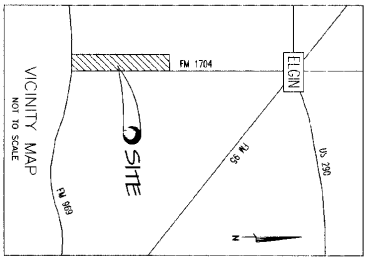


TOWERING OAKS ESTATES TWO

FINAL PLAT KEY MAP



JAMES R. GLASS
VOL. 815, PG. 212

JOHN H. BARKSTON
VOL. 123 PG. 114

TOWERING OAKS ESTATES
CABINET 3 PAGES 137A-141A

WINONA ALTMILLER & JOE DAMON ALLEN
VOL. 357, PG. 540

WINONA ALTMILLER & JOE DAMON ALLEN
VOL. 837, PG. 182

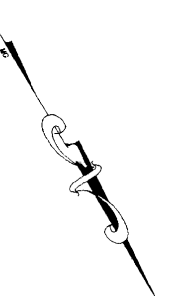
LULA A. MARTIN EST
VOL. 46, PG. 811
VOL. 119, PG. 402 & VOL. 120, PG. 199



Custom, Briggance & Doering, Inc.
Civil Engineering & Surveying
3001 Slaughter Lane West • Austin, Texas 78746
Phone No. (512) 283-5100 Fax No. (512) 283-1455

TOWERING OAKS ESTATES TWO

SCALE: 1" = 200'



LEGEND

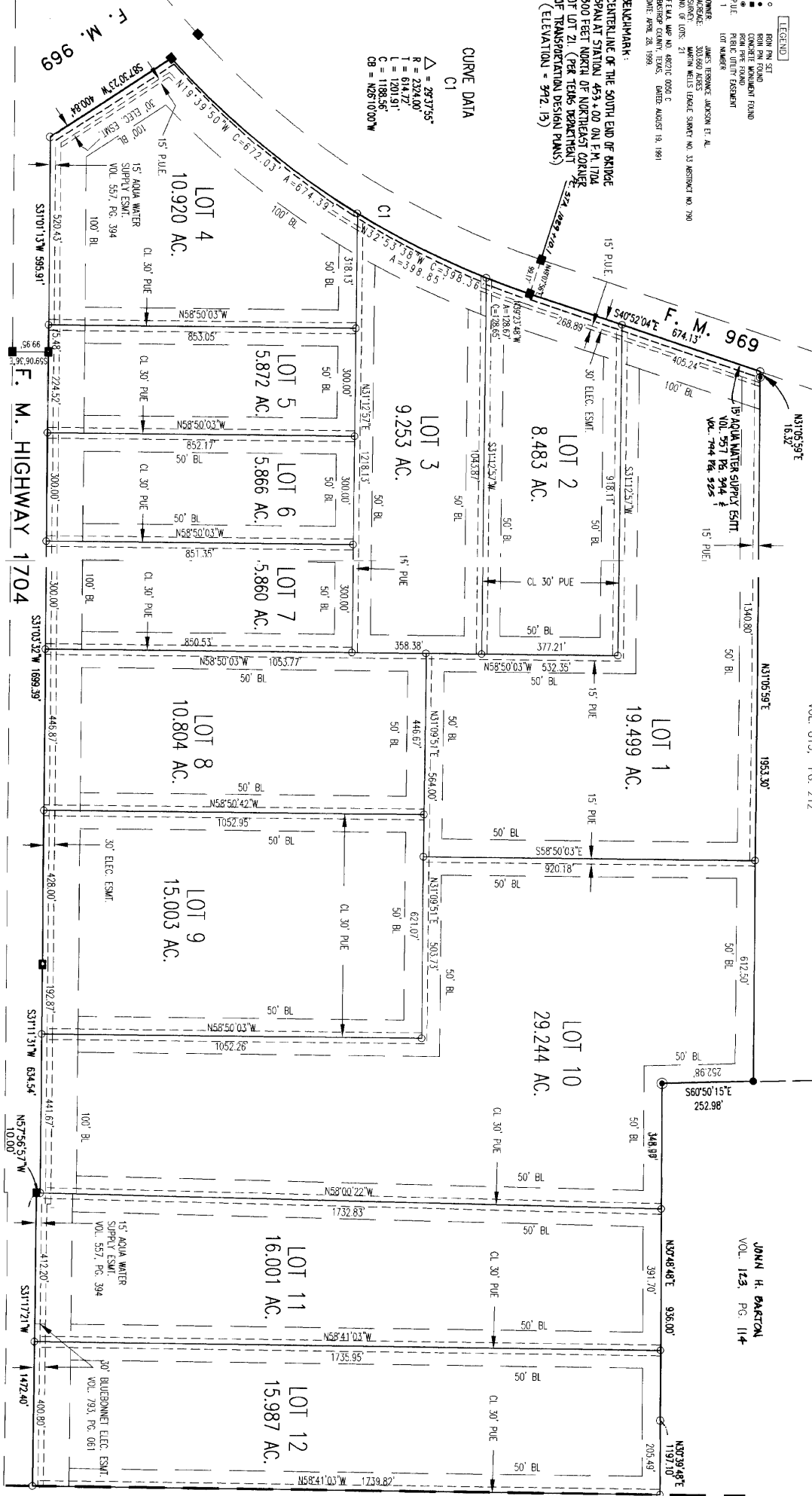
- BORN PIN SET
- BORN PIN FOUND
- CENTER POINT FOUND
- CENTER POINT FOUND
- FROM PREP FOUND
- FROM PREP FOUND
- PUBLIC UTILITY ESTIMATE
- PUBLIC UTILITY ESTIMATE
- LOT NUMBER
- LOT NUMBER

OWNER: JAMES TERRANCE JACKSON ET AL.
 ADDRESS: 303.600 ACRES
 NO. OF LOTS: 21
 FLEA MAP NO. 4821C 0255 C
 FLEA MAP NO. 4821C 0255 C
 BAKER COUNTY, TEXAS
 DATE: APRIL 28, 1998

BENCHMARK:
 CENTERLINE OF THE SOUTH END OF BRIDGE
 SPAN AT STATION 453+00 ON I.P.M. 1704
 300 FEET NORTH OF NORTHEAST CORNER
 OF LOT 21. (PER TERMS OF DEPARTMENT
 OF TRANSPORTATION DESIGN PLANS)
 (ELEVATION = 972.15)

CURVE DATA

C1
 $\Delta = 293.735^\circ$
 $R = 2324.00'$
 $T = 614.72'$
 $L = 1201.91'$
 $C = 1188.56'$
 $CB = 12810.00''W$



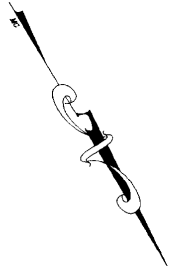
JAMES R. GLASS
 VOL. 815, PG. 212

JOHN H. BARTON
 VOL. 123, PG. 114

MATCH-LINE

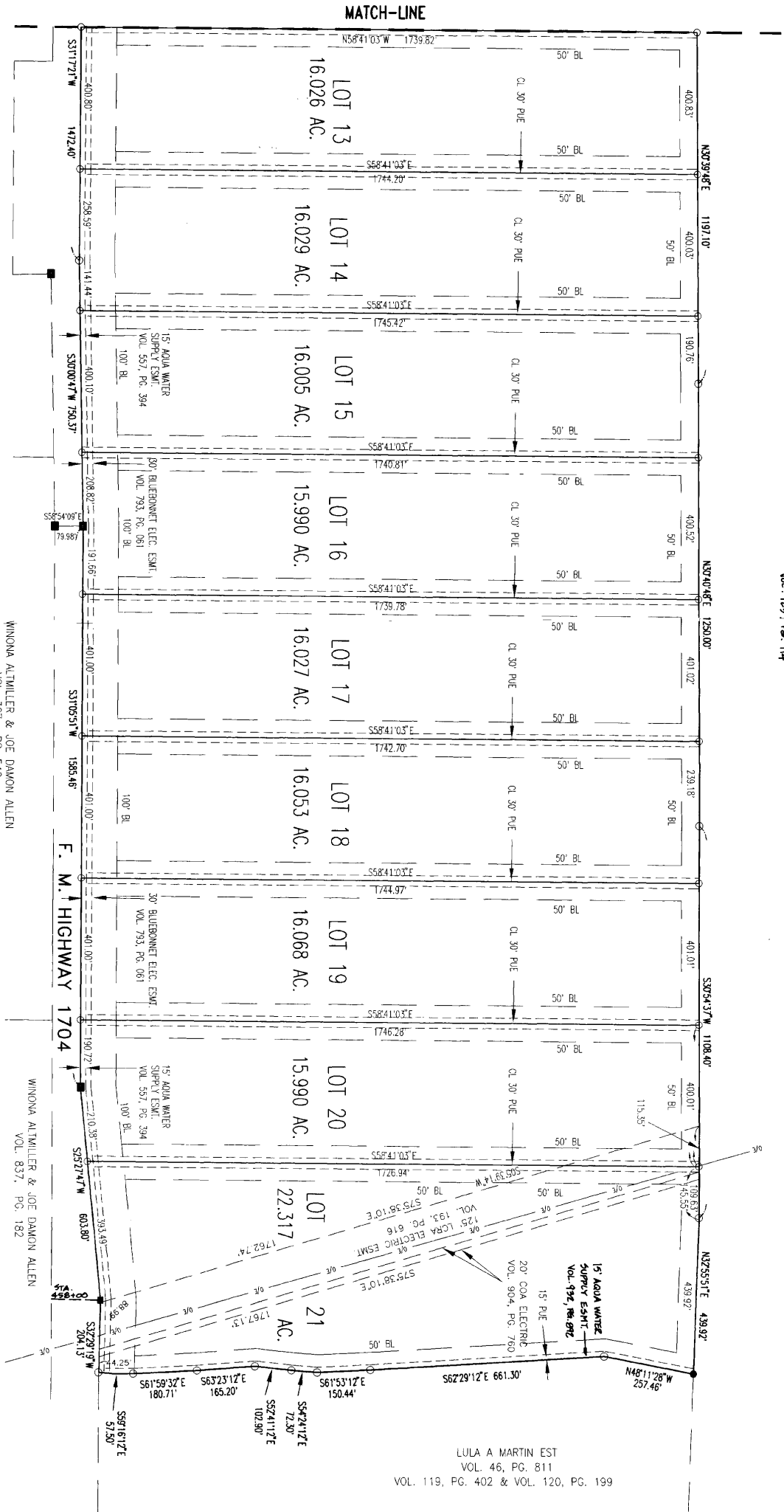
C B D
 Custom, Refinement & Dexterity, Inc.
 Civil Engineering & Surveying, Texas, Texas
 10000 West Loop West, Suite 1000
 Houston, Texas 77042
 Phone No. (713) 290-3160, Fax No. (713) 290-3165

TOWERING OAKS ESTATES TWO



SCALE: 1" = 200'

JOHN H. BARTON
Vol. 139, Pg. 114



TOWERING OAKS ESTATES
CABINET 3 PAGES 137A-141A

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VOL. 837, PG. 182

LULA A MARTIN EST
VOL. 46, PG. 811
VOL. 119, PG. 402 & VOL. 120, PG. 199

Carlson, Briggance & Dierckx, Inc.
Civil Engineering & Surveying
3400 Redwood Lane, Suite 100, Dallas, Texas 75244
Phone: (214) 350-1100, Fax: (214) 350-1105

TOWERING OAKS ESTATES TWO

STATE OF TEXAS:
COUNTY OF BASTROP:

KNOW ALL BY THESE PRESENTS: THAT JAMES TERRANCE JACKSON ET AL., ACTING HEREIN BY AND THROUGH JAMES TERRANCE JACKSON, ALMA JACKSON SCHNAUTZ, WILLIAM ANDREW JACKSON, FREDRICK ANDREW JACKSON, JOSEPH ANDREW JACKSON, AND THOMAS JOSEPH JACKSON, AND BEING OWNERS OF THAT CERTAIN 304.33 ACRES OF LAND OUT OF THE J.B. WALTERS SURVEY, ABSTRACT 67, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED BY A WARRANTY DEED RECORDED IN VOLUME 162, PAGE 784, OF THE BASTROP COUNTY, TEXAS DEED RECORDS AND THAT ROBERT AND JUDY COOPER, INDIVIDUALS, AND BEING OWNERS OF 15.00 ACRES OF LAND OUT OF AND A PART OF THE ABOVE SAID 304.33 ACRES TRACT AS CONVEYED TO BY A WARRANTY DEED IN VOLUME 967, PAGE 948 OF THE BASTROP COUNTY, TEXAS DEED RECORDS; DO HEREBY SUBDIVIDE 303.297 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "TOWERING OAKS ESTATES TWO" AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 11th DAY OF May, 1999, AD

Alma Jackson Schnautz
ALMA JACKSON SCHNAUTZ, INDIVIDUAL

STATE OF TEXAS:
COUNTY OF BASTROP: Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALMA JACKSON SCHNAUTZ, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING.

THIS THE 11th DAY OF May, 1999, AD

Brenda Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND, THIS THE 11 DAY OF MAY, 1999, AD

James Terrance Jackson
JAMES TERRANCE JACKSON, INDIVIDUAL

STATE OF TEXAS:
COUNTY OF BASTROP: Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES TERRANCE JACKSON, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING.

THIS THE 11th DAY OF MAY, 1999, AD

Brenda Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND, THIS THE 11th DAY OF May, 1999, AD

William Andrew Jackson by Alma Jackson Schnautz
WILLIAM ANDREW JACKSON, INDIVIDUAL
Attorney-in-fact

STATE OF TEXAS:
COUNTY OF BASTROP: Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM ANDREW JACKSON, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING.

THIS THE 11th DAY OF May, 1999, AD

Brenda Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND, THIS THE 11th DAY OF May, 1999, AD

Fredrick Andrew Jackson
FREDRICK ANDREW JACKSON, INDIVIDUAL

STATE OF TEXAS:
COUNTY OF BASTROP:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FREDRICK ANDREW JACKSON, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING.

THIS THE 11th DAY OF May, 1999, AD

Debra E. Kopp
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WITNESS MY HAND, THIS THE 11 DAY OF MAY, 1999, AD

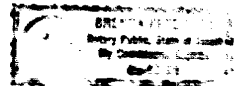
Joseph Andrew Jackson
JOSEPH ANDREW JACKSON, INDIVIDUAL

STATE OF TEXAS:
COUNTY OF BASTROP: TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH ANDREW JACKSON, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING.

THIS THE 11th DAY OF MAY, 1999, AD

Brenda Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WITNESS MY HAND, THIS THE 11th DAY OF May, 1999, AD

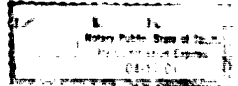
Thomas Joseph Jackson
THOMAS JOSEPH JACKSON, INDIVIDUAL

STATE OF TEXAS:
COUNTY OF BASTROP: TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS JOSEPH JACKSON, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING.

THIS THE 11th DAY OF MAY, 1999, AD

Brenda Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WITNESS OUR HAND, THIS THE 11th DAY OF May, 1999, AD

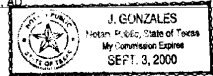
Robert Cooper
ROBERT COOPER, INDIVIDUAL
8200 FURNESS DRIVE
AUSTIN, TX 78753

STATE OF TEXAS:
COUNTY OF BASTROP: Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT COOPER, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING.

THIS THE 11th DAY OF May, 1999, AD

Judy Cooper
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WITNESS MY HAND, THIS THE 11th DAY OF May, 1999, AD

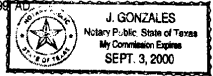
Judy Cooper
JUDY COOPER, INDIVIDUAL
8200 FURNESS DRIVE
AUSTIN, TX 78753

STATE OF TEXAS:
COUNTY OF BASTROP: Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDY COOPER, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING.

THIS THE 11th DAY OF May, 1999, AD

Judy Cooper
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF BASTROP:

APPROVED THIS THE 11th DAY OF May, 1999, AD, BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS

APPROVED: Tom Scott
TOM SCOTT, MAYOR CITY OF BASTROP, TEXAS

ATTEST: Jessica Mintschi
CITY SECRETARY, CITY OF BASTROP

FILED MAY 14 2001
M



TOWERING OAKS ESTATES TWO

STATE OF TEXAS:
COUNTY OF BASTROP:

I, SHIRLEY WILHELM, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ON THE 24 DAY OF May, 1999, AD, THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK _____ PAGE(S) _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 24 DAY OF May, 1999, AD
Shirley Wilhelm
SHIRLEY WILHELM, COUNTY CLERK, BASTROP COUNTY, TEXAS

AQUA WATER SUPPLY CORPORATION NOTE:

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 TO INSTALL THE WATER LINES WITHIN THE SUBDIVISION THAT ARE NECESSARY TO PROVIDE WATER SERVICE TO INDIVIDUAL LOTS. AQUA'S COMMITMENT TO SUPPLY WATER TO THIS SUBDIVISION IS SUBJECT TO THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS WHICH ARE CONTAINED IN THE TARIFF. AFTER PURCHASING A LOT, THE OWNER OF THE LOT SHOULD ARRANGE WITH AQUA TO HAVE A NEW METER SET AND BECOME A MEMBER OF THE AQUA.

John E. Burke 5-12-99
JOHN E. BURKE DATE
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THE PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH ROADS, STREETS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE OWNERS AND/OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COURT ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THE PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT OR SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY BASTROP COUNTY, TEXAS OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL ALSO BE THE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT.

STATE OF TEXAS:
COUNTY OF BASTROP:

I, SHIRLEY WILHELM, CLERK OF BASTROP COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 24 DAY OF May, 1999, AD, AT 10:00 O'CLOCK A.M., AND DULY RECORDED ON THE 24 DAY OF May, 1999, AD, AT 10:00 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET 111-6-15-C, PAGE(S) 1-2.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE 24 DAY OF May, 1999, AD
Shirley Wilhelm
SHIRLEY WILHELM, COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUT

GENERAL NOTES:

1. WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE AQUA WATER SUPPLY CORPORATION.
 2. ELECTRIC SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE BLUEBONNET ELECTRIC CO-OP.
 3. WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY ON-SITE SEPTIC SYSTEMS APPROVED BY THE COUNTY OF BASTROP.
 4. AN EASEMENT OF FIFTEEN FEET (15') ON EACH SIDE OF THE DIVIDING LINE OF EACH LOT IS HEREBY DEDICATED FOR PUBLIC UTILITIES, PLUS EASEMENTS FOR GUY LINES AND GUY POLES WHERE NECESSARY.
 5. BUILDING SETBACK LINES FOR THE LOTS WITHIN THIS SUBDIVISION ARE AS FOLLOWS: FRONT SETBACK - 100', REAR SETBACK - 50', SIDE SETBACK - 50'.
 6. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF DRIVEWAY CULVERTS TO TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE SIZE BELOW PRIOR TO RECEIVING A BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT PERMIT FOR ON-SITE WASTEWATER SYSTEM. MINIMUM CULVERT SIZE FOR CORRUGATED METAL PIPES ARE AS FOLLOWS:
LOTS 1-15 AND 20-21 18" PIPE
LOTS 16-19 24" PIPE
- ENTRANCE DRIVE CULVERTS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH TXDOT PERMIT REQUIREMENTS

HEALTH DEPARTMENT NOTES:

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM. UNDER SECTION 21.084(C) OF THE TEXAS WATER CODE, THE COMMISSIONERS' COURT OF BASTROP COUNTY HAS ESTABLISHED PRIVATE SEWAGE FACILITY REGULATIONS. ALL SEWAGE BUILT IN THE SUBDIVISION MUST BE LICENSED AND INSPECTED BY THE DEPARTMENT OF HEALTH AND SANITATION, COUNTY COURTHOUSE, BASTROP, TEXAS.

NO LOT IN THIS SUBDIVISION MAY BE OCCUPIED UNTIL CONNECTION IS MADE TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM AND UNTIL CONNECTION IS MADE TO AN ON-SITE INDIVIDUAL WASTEWATER SYSTEM WHICH HAS BEEN APPROVED BY THE BASTROP COUNTY HEALTH DEPARTMENT.

David W. Coombs
DAVID W. COOMBS, P.E.
HEALTH AND SANITATION OFFICER
HEALTH AND SANITATION DEPARTMENT
BASTROP COUNTY, TEXAS

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C-006C, FOR BASTROP COUNTY, TEXAS, DATED AUGUST 19, 1991.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THOMAS W. CARLSON, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLIES WITH THE CITY AND COUNTY OF BASTROP REQUIREMENTS.

ENGINEERING BY: Thomas W. Carlson 4-28-99
THOMAS W. CARLSON, P.E. NO. 43789 DATE
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TX 78748



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND-SURVEY OF THE PROPERTY AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP AND BASTROP COUNTY.

SURVEYED BY: Thomas J. Dodd 4-28-99
THOMAS J. DODD, B.P.L.S. NO. 1882 DATE
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TX 78748



 Carlson, Brigance & Doering, Inc.
Civil Engineering Surveying
3401 Slaughter Lane West Austin, Texas 78748
JOB NO. 3686