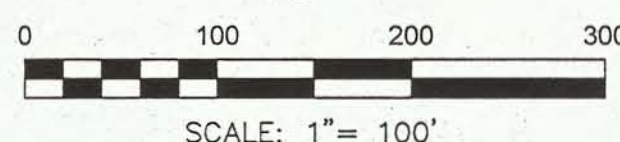
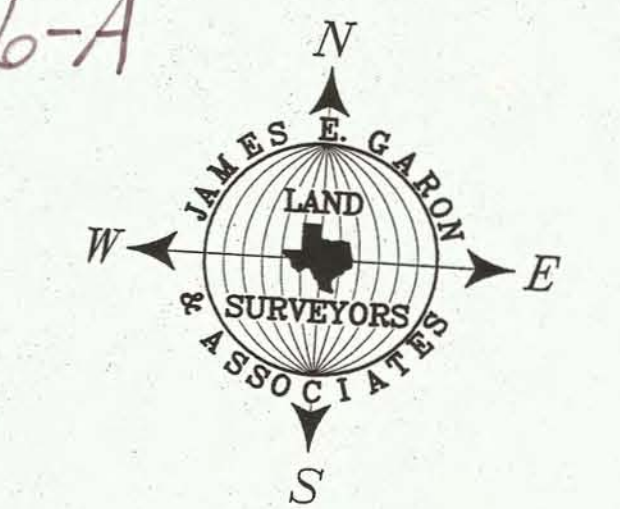


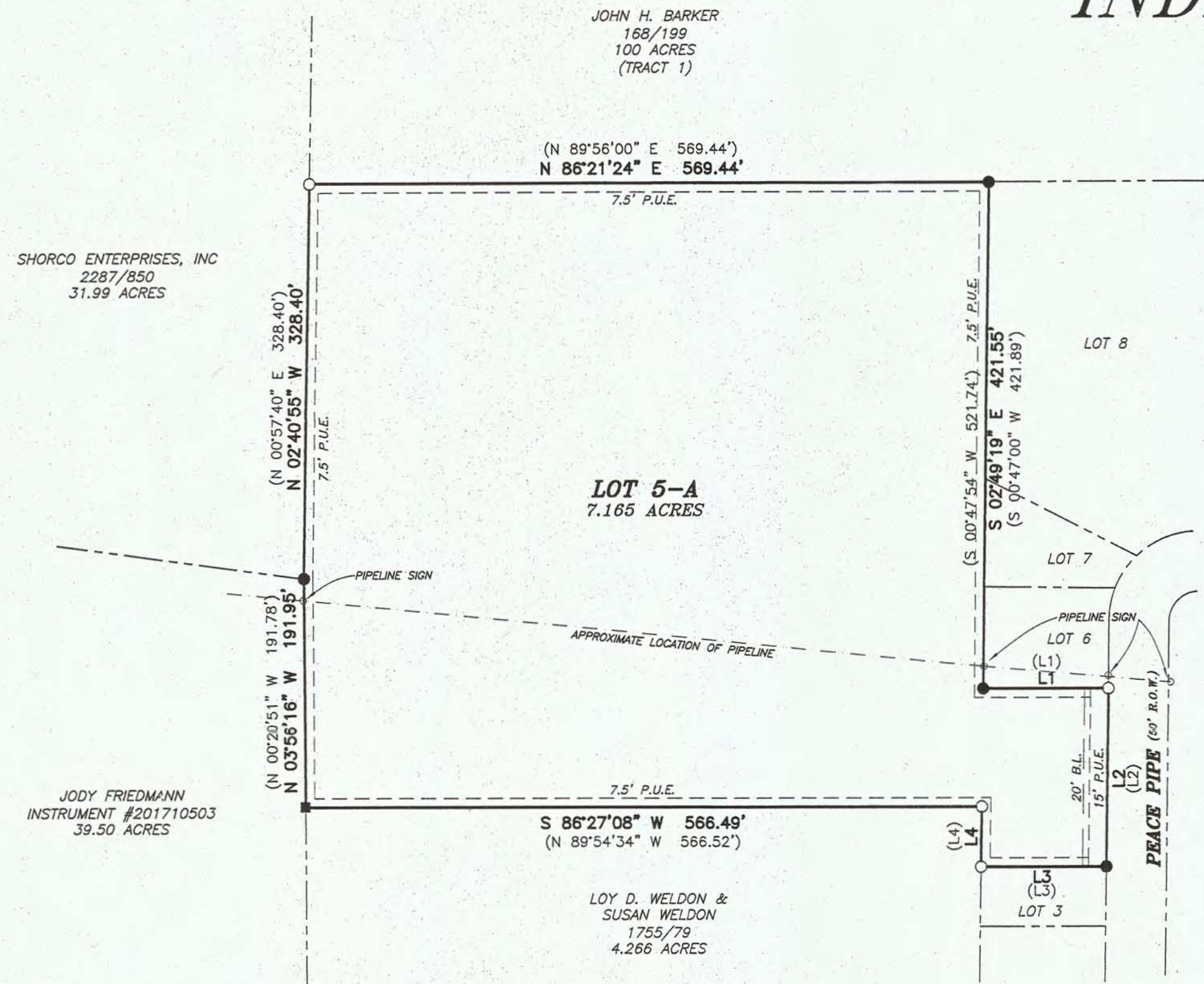
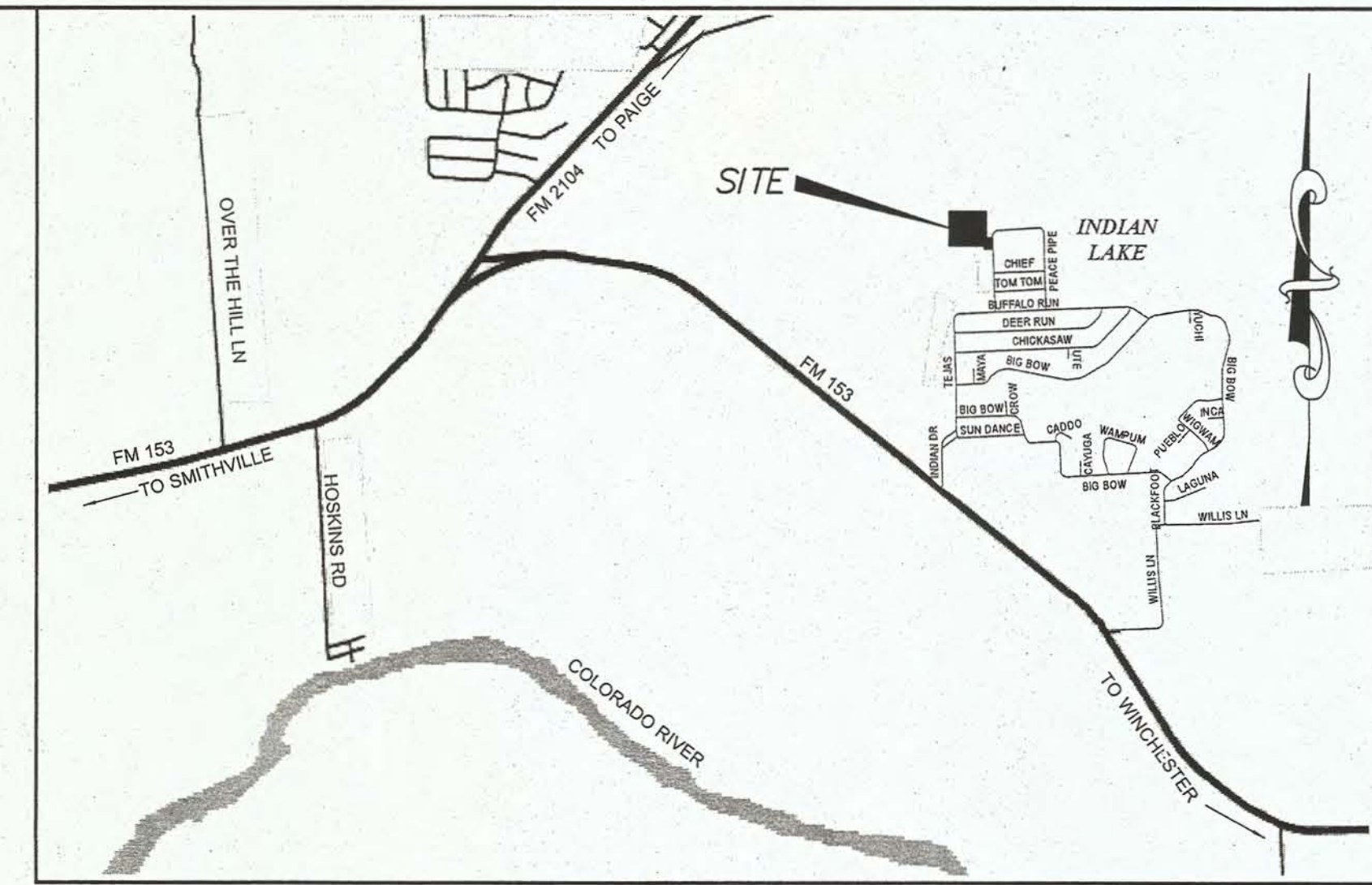
LOT 5-A, REPLAT OF LOTS 4 & 5, INDIAN LAKE SUBDIVISION, SECTION IV

6/156-A



LEGEND

- 5/8" REBAR FOUND
- 1/2" REBAR SET W/CAP
- STAMPED I.E. GARON RPLS 4303
- 1/2" SQUARE BAR FOUND
- X — WIRE FENCE
- POWER POLE
- E — OVERHEAD ELECTRIC LINE
- G — DOWN GUY
- P.U.E. — PUBLIC UTILITY EASEMENT
- B.L. — BUILDING LINE
- (BRG.-DIST.) RECORD CALL



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°27'08" E	104.41'
L2	S 02°54'59" E	149.75'
L3	S 86°27'08" W	104.86'
L4	N 02°49'19" W	50.00'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
(L1)	N 89°56'00" E	105.00'
(L2)	S 04°47'00" E	150.00'
(L3)	S 89°56'00" W	105.00'
(L4)	N 04°47'00" W	50.00'

SHORCO ENTERPRISES, INC
2287/BSO
31.99 ACRES

JOHN H. BARKER
168/199
100 ACRES
(TRACT 1)

JODY FRIEDMANN
INSTRUMENT #201710503
39.50 ACRES

LOT 5-A
1.165 ACRES

LOY D. WELDON &
SUSAN WELDON
1755/79
4.266 ACRES

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT, FIRST NATIONAL BANK, BEING THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE OF THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

LOT 5-A, REPLAT OF LOTS 4 & 5, INDIAN LAKE SUBDIVISION, SECTION IV
WITNESS MY HAND THIS THE 1st DAY OF February, 2019, A.D.

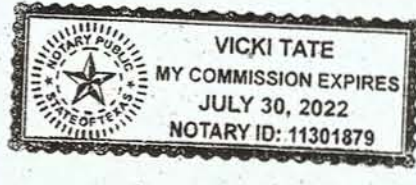
Clay Ingram
CLAY INGRAM, SENIOR VICE-PRESIDENT
FIRST NATIONAL BANK OF BASTROP
489 TEXAS 71 WEST
BASTROP, TEXAS 78602

STATE OF TEXAS §
COUNTY OF BASTROP §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAY INGRAM, 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 THE 1st DAY OF February, 2019, A.D.

Vicki Tate
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Vicki Tate 7-30-22
PRINTED NAME OF NOTARY / EXPIRES



STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 1st DAY OF March, 2019, 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 THE CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, THIS 1st DAY OF March, 2019, A.D.

Rose Pietsch
DEPUTY
ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, 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 THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12th DAY OF March, 2019, A.D., AT 12:30 CLOCK P. M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET 6, PAGE 156-A.

FILED FOR RECORD ON THE 12th DAY OF March, 2019, A.D.

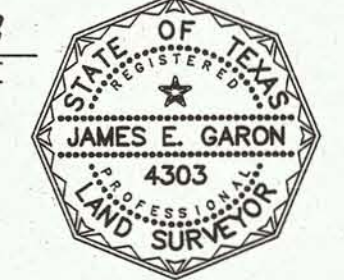
Rose Pietsch
DEPUTY
ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BASTROP §

I, JAMES E. GARON, 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 BASTROP COUNTY, TEXAS.

James E. Garon 12-19-2018
DATE

JAMES E. GARON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4303
185 McALLISTER ROAD
BASTROP, TEXAS 78602
PH. 512-303-4185 FAX 512-321-2107
JAMESGARON.COM



UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: AQUA WATER SUPPLY CORPORATION
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 4802102202 AND 4802104252, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

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.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.

AQUA WATER NOTE:

AS OF THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS NOT AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION HAS NOT COMPLIED WITH THE TARIFF OF AQUA WATER SUPPLY CORPORATION, INCLUDING SPECIFICALLY THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS. UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS.

Alan David McMurry 2/4/2019
DATE
ALAN DAVID McMURRY
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISION INDIAN LAKE SUBDIVISION, SECTION IV, AS RECORDED IN CABINET NO. 1, PAGE 68B, PLAT RECORDS BASTROP COUNTY, TEXAS.
2. RESERVATIONS AND RESTRICTIONS OF INDIAN LAKE SUBDIVISION, SECTION IV ARE RECORDED IN VOLUME 206, PAGE 156, DEED RECORDS BASTROP COUNTY, TEXAS.
3. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
4. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF-WAY. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY.
5. NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE WELL.
6. EACH LOT SHALL HAVE A 50' 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.
7. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.
9. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS AND OTHER PUBLIC THROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COURT ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS OR PUBLIC THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
10. 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.
11. 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 DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP 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.
12. ANY OBSTRUCTION IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
13. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
14. THIS SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR ETJ OF ANY MUNICIPALITY.

LOT 5-A, REPLAT OF LOTS 4 & 5, INDIAN LAKE SUBDIVISION, SECTION IV

FIELD BOOK: 8-579/76
FILE: Server\Co\Bastrop\Sub\Indian Lake\Section 4\78518-Plat\78518-Plat.dwg

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
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Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

DECEMBER 19, 2018