

FINAL PLAT:

M5 SUBDIVISION

10.653 ACRES COMPRISED OF PORTIONS OF LOTS 9, 10 AND 11 AND THOSE TRACTS LABELED JOHN TOWNSEND "5 AC (108/91)" AND "5 AC (108/92)" SHOWN ON THE RE-SUBDIVISION OF A PORTION OF RIVERDALE ESTATES, A RE-SUBDIVISION PER (1/19B) INCLUDING OUTLOT 7, RIVERDALE ESTATES, A SUBDIVISION OUT OF THE LEWIS LOMAS SURVEY ABSTRACT 46 IN THE CITY OF SMITHVILLE PER (1/15B), BOTH OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BASTROP
KNOW ALL MEN BY THESE PRESENTS THAT WE, 230 PROPERTIES, LLC, ACTING BY AND THROUGH OUR DULY AUTHORIZED REPRESENTATIVE, WAYNE MEUTH, OWNER'S OF 10.653 ACRES OF LAND OUT OF THE LEWIS LOMAS SURVEY, ABSTRACT 46 IN THE CITY OF SMITHVILLE, BASTROP COUNTY, TEXAS, COMPRISED OF PORTIONS OF LOTS 9, 10, 11 AND THOSE TRACTS LABELED JOHN TOWNSEND "5 AC (108/91)" AND "5 AC (108/92)" OF THE RE-SUBDIVISION OF A PORTION OF RIVERDALE ESTATES, A RE-SUBDIVISION PER CABINET 1, PAGE 19B, PLAT RECORDS OF BASTROP COUNTY TEXAS, OF A PORTION OF RIVERDALE ESTATES, INCLUDING OUTLOT 7 THEREOF, A SUBDIVISION PER CABINET 1, PAGE 15B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, CONVEYED US PER DOCUMENT 201714262, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID PROPERTY FURTHER ENCUMBERED BY DEED OF TRUST PER DOCUMENT 202121239, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 10.653 ACRES IN ACCORDANCE WITH THE FOREGOING PLAT TO BE KNOWN AS:

M5 SUBDIVISION

THE OWNERS, AND LIENHOLDERS IF ANY, OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PUBLIC HIGHWAYS, ALLEYS, PARKS, EASEMENTS, AND OTHER LAND INTENDED FOR PUBLIC USE SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND THIS THE ___DAY OF _____, 20___, A.D.

230 PROPERTIES, LLC
By: WAYNE MEUTH
P.O. BOX 10
ROSANKY, TEXAS 78953

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WAYNE MEUTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___DAY OF _____, 20___, A.D.

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROSCOE STATE BANK, LIENHOLDER FOR THE ABOVE TRACT PER SAID DEED OF TRUST RECORDED IN DOCUMENT 202121239, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, DO HEREBY CONSENT TO THE FOREGOING SUBDIVISION.

WITNESS MY HAND THIS THE ___DAY OF _____, 20___, A.D.

FOR: ROSCOE STATE BANK
710 HWY 71 WEST, P.O. BOX 1950
BASTROP, TEXAS 78602

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 THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___DAY OF _____, 20___, A.D.

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
COUNTY OF BASTROP

APPROVED ON THIS, THE ___DAY OF _____, 20___, A.D. BY THE CITY COUNCIL OF SMITHVILLE, BASTROP COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, THIS DAY OF ___ DAY OF _____, 20___, A.D.

ATTEST:

MAYOR, CITY OF SMITHVILLE, BASTROP COUNTY, TEXAS
CITY SECRETARY, SMITHVILLE, BASTROP COUNTY, TEXAS

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF M5 SUBDIVISION IN THE CITY OF SMITHVILLE, BASTROP COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE SAID CITY OF SMITHVILLE, ON THE ___DAY OF _____, 20___, THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT OF SUCH SUBDIVISION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BASTROP COUNTY, TEXAS, WITHIN THIRTY (30) DAYS FROM SAID DATE OF FINAL APPROVAL. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF SMITHVILLE. BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF SMITHVILLE.

APPROVED: APPROVED:

CITY MANAGER, CITY OF SMITHVILLE, BASTROP COUNTY, TEXAS
BUILDING INSPECTOR, CITY OF SMITHVILLE, BASTROP COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BASTROP

I, KRISTA BARTSCH, 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 ___ DAY OF _____, 20___, A.D., AT ___ O'CLOCK ___ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN CABINET _____, PAGE(S) _____

FILED FOR RECORD ON THE ___DAY OF _____, 20___, A.D. AT ___ O'CLOCK ___ M.

BY: KRISTA BARTSCH, COUNTY CLERK BASTROP COUNTY, TEXAS DEPUTY

- GENERAL NOTES:**
- UTILITY SERVICE PROVIDERS:
A. WATER AND WASTEWATER SERVICE PROVIDED BY THE CITY OF SMITHVILLE.
B. ELECTRIC SERVICE PROVIDED BY CITY OF SMITHVILLE.
 - PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AS ESTABLISHED BY THE CITY OF SMITHVILLE.
 - PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF SMITHVILLE.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.
 - OWNER / DEVELOPER IS SOLELY RESPONSIBLE FOR ANY RELOCATION OR MODIFICATIONS TO EXISTING UTILITIES.
 - TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OPPOSITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNEE
 - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
 - ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE R.O.W. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED IN ACCORDANCE WITH THE CITY OF SMITHVILLE DEVELOPMENT REGULATIONS.
 - NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 - THIS SUBDIVISION IS SUBJECT TO ALL RESTRICTIVE COVENANTS, RESTRICTIONS, EASEMENTS, EASEMENT RIGHTS AND/OR RESERVATIONS SHOWN ON THE RESUBDIVISION OF OUTLOT 7 OF RIVERDALE ESTATES PER (1/19B) PLAT RECORDS OF BASTROP COUNTY, TEXAS. 13. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISION OF THE RESUBDIVISION OF OUTLOT 7 OF RIVERDALE ESTATES AS RECORDED IN CABINET 1, PAGE 19B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.
 - PER ALAMO TITLE INSURANCE COMPANY TITLE COMMITMENT G# AUT-41-035-AUT19009347R DATED AUG 22, 2019, THIS PROPERTY IS SUBJECT TO: BUILDING SETBACKS PER (144/79) - 25' FRONT' 5' SIDE LINES (EXPIRED JAN 1, 1976); 25' RIGHT OF WAY CENTERED ON THE WATERLINE AS INSTALLED TO AQUA WATER SUPPLY CORPORATION, INC (194/284), SEWER LINE EASEMENT TO THE CITY OF SMITHVILLE (228/728) - SHOWN HEREON. EASEMENT AGREEMENT FOR ACCESS (201714264) - EASEMENT IS NOT LOCATED WITHIN THIS SUBDIVISION.
 - BY APPROVING THIS PLAT, THE CITY OF SMITHVILLE 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 CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
 - THIS PLAT COMPLES WITH THE PRELIMINARY PLAN APPROVED BY THE SMITHVILLE CITY COUNCIL 02/11/2019.

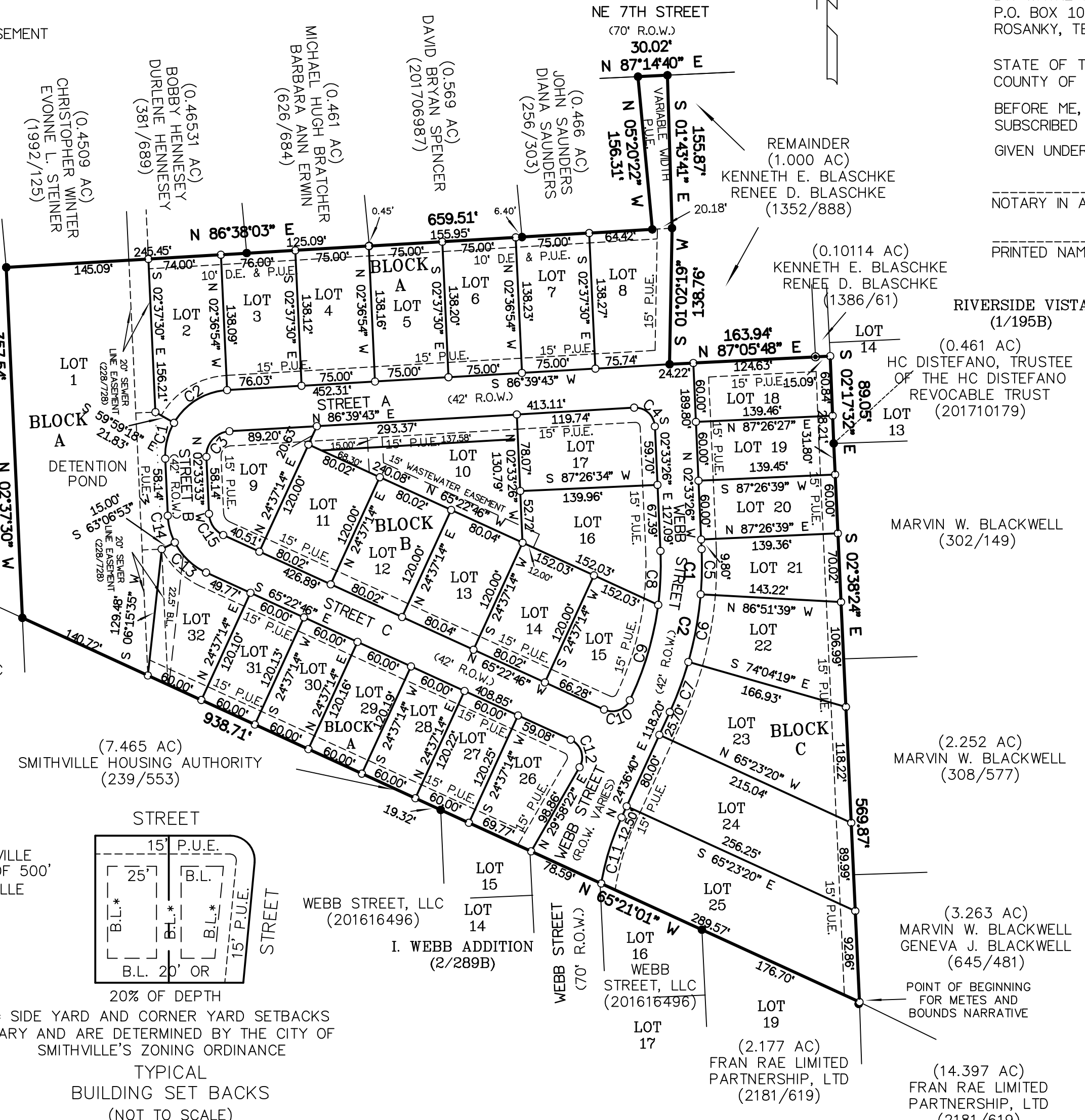
LEGEND

- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- (XXX) RECORD DATA

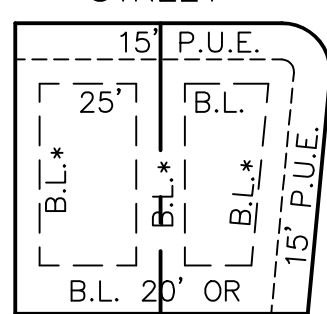
RE-SUBDIVISION OF A PORTION OF RIVERDALE ESTATES (1/19B)

LOT 2 AC
JEANNIE MARIE RALPH (201415607)

(2.506 AC)
230 PROPERTIES, LLC (201714262)



SMITHVILLE CITY COUNCIL GRANTED VARIANCES:
02/11/2019 TO CHAPTER 10, ARTICLE 13, SECTION 1.7, SMITHVILLE SUBDIVISION ORDINANCE MINIMUM RADIi AT THE CENTERLINE OF 500'
02/11/2019 TO CHAPTER 10, ARTICLE 3, SECTION 1.5, SMITHVILLE SUBDIVISION ORDINANCE MINIMUM 60' R.O.W. REQUIREMENT



* SIDE YARD AND CORNER YARD SETBACKS VARY AND ARE DETERMINED BY THE CITY OF SMITHVILLE'S ZONING ORDINANCE
TYPICAL BUILDING SET BACKS (NOT TO SCALE)



AREA SUMMARY					
LOT	ACRE	SQ FT	LOT	ACRE	SQ FT
BLOCK A					
DETECTION POND		1.316	TOTAL		1.316 ACRES
1	0.256	11152	26	0.208	8963
3	0.241	10497	27	0.166	7214
4	0.238	10360	28	0.166	7213
5	0.238	10363	29	0.166	7211
6	0.238	10365	30	0.165	7209
7	0.238	10368	31	0.165	7207
8	0.255	11087	32	0.227	9870
RESIDENTIAL LOTS					
BLOCK B		BLOCK C			
9	0.214	9336	18	0.194	8434
10	0.363	15828	19	0.192	8363
11	0.220	9602	20	0.192	8365
12	0.220	9602	21	0.203	8843
13	0.220	9604	22	0.307	13364
14	0.220	9602	23	0.410	17857
15	0.226	9827	24	0.433	18854
16	0.283	12320	25	0.520	22664
17	0.252	10974			
31 RESIDENTIAL LOTS		TOTAL		7.634 ACRES	
R.O.W. 1.613 ACRES HEREBY DEDICATED AS STREET A, B, C AND WEBB STREET 42' AND VARIABLE R.O.W. TOTAL 1.613 ACRES					
P.U.E. 0.090 ACRE HEREBY DEDICATED AS VARIABLE P.U.E. TOTAL 0.090 ACRE					
CURRENT ZONING		SINGLE FAMILY DWELLING DISTRICT (SF-1)		TOTAL 10.653 ACRES	

NO PORTION OF THIS SUBDIVISION LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, CFM NO. 0446-02N, COMMUNITY NO. 48021C 0395 E DATED JAN 19, 2006.

NOTE: HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83.

I, C. RICHARD RALPH, 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.

SURVEYED BY: C. RICHARD RALPH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4758
06/13/2019 DATE



RICHARD RALPH
PROFESSIONAL LAND SURVEYOR
REVISION BLOCK
C. RICHARD RALPH, REG. PROFESSIONAL LAND SURVEYOR 4758
PH: (512) 303-0952
116 TAHITIAN DRIVE BASTROP, TEXAS 78602

REVISIONS: 10/10/19 ADDRESS REVIEW COMMENTS - CHANGE SET BACKS AND TITLE
DRAWN: CHR F/R: 167/2
DATE: 06/13/2019 PROJECT: 19103