

Bastrop County Development Services

SUBDIVISION GENERAL PLAT NOTES

211 Jackson Street, Bastrop TX 78602
(512) 581-7176



November 13, 2017

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Plat notes are dictated by the type of project, lot layout and characteristics of the land being developed. Not all notes are required. County Staff may require additional plat notes and/or special language not listed here during the review process.

I. NOTES REQUIRED ON ALL PLATS

A. Development of Lots/Water Wells

- **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.
- 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.
- 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.
- 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.

- No lot in this subdivision shall be occupied until connected to the approved water and electric distribution systems and wastewater collection facilities.

B. Road Dedication and Maintenance

- 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 thoroughfares 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 specification prescribed by the Commissioners Court of Bastrop County, Texas. The Court assumes no obligation to construct any bridges, culverts, streets, roads or public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith.
- 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.
- 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 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.
- Any obstruction in the County and/or TxDOT ROW must be removed at the owner's expense.
- No structures may be built in any easement. Any existing structures located in a Public Utilities Easement must be removed at utility company discretion.

C. Utility Service Providers:

- Water service is provided by: Insert name
- Wastewater service is provided by: Individual on-site sewage facilities; Or: Insert name of provider
- Electric service is provided by: Insert name
- List all other service providers as applicable

D. Floodplain Plat Notes for all plats:

Each of the following items must be identified within the list or statement:

- Flood Zone and its description (Example: Zone A, 100-Year Floodplain)
- FIRM panel number (Example: 48021C0025E)
- FIRM panel effective date 01/19/06
- Community Number 481193
- Community Name Bastrop County

Example for above:

- A 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. 48021C0XXXE, 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.

II. ADDITIONAL PLAT NOTES -FLOODING, DRAINAGE AND CULVERTS**A. Required on Plats with *Drainage Easements or Other Stormwater Systems***

- 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.

B. Required on Plats *Within the 100 Year Floodplain*:

- The Finished Floor Elevation (FFE) noted within each lot represents the base flood elevation and a two-foot freeboard as required by the Bastrop County Flood Damage Prevention Order.
- The developer, builder, seller, or agent shall inform, in writing, each buyer of subdivision lots or property located within Special Flood Hazard Areas that such property is an identified Flood Prone Area.

C. Required on Plats *Where a Floodway is Designated*

- Residential development is prohibited within areas noted on the plat as being within an identified Floodway.
- Non-residential development and substantial improvements within the mapped floodway shall require detailed studies which demonstrate through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the Base Flood discharge.

D. All Plats Without a Driveway Culvert Table:

- All driveways in this subdivision must be constructed to facilitate drainage along the ROW. 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. Access to state highways is regulated by TXDOT and therefore must be approved and constructed to its standards.

E. All Plats Containing a Driveway Culvert Table

- The driveway culvert table 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.

F. All Plats with Street & Drainage Improvements:

- 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.
- The owner/developer of the 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 owners(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 is a continuing obligation binding on the owners and their successors and assigns 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.

III. ADDITIONAL PLAT NOTES - NOTES REQUIRED ON ALL PLATS PREPARED WITH A P.E. (PROFESSIONAL ENGINEER) SEAL**A. Legal Responsibilities/Liabilities**

- 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.

IV. AMENDING PLAT/ RE-SUBDIVISION OF PREVIOUSLY PLATTED SUBDIVISION PLATS

A. Note required on all amending/re-subdivision of previously platted subdivision plats

- This plat does not attempt to amend or remove any covenants or restrictions from the previous subdivision (*Name, including as applicable: Phase, Section, Block, Lot:*) _____ as recorded in Volume _____, Page _____, BCDR / Cabinet _____, Page(s), _____ BCPR.

V. ADDITIONAL NOTES - EXTRATERRITORIAL JURISDICTION (ETJ)

A. Note Required on Plats Located within an ETJ

- This subdivision lies within the Extra Territorial Jurisdiction (ETJ) of _____

B. Note Required on All Non-ETJ Plats

- This subdivision does not lie within the city limits or Extra Territorial Jurisdiction (ETJ) of any municipality.

VI. ADDITIONAL NOTES – ENDANGERED SPECIES

A. Note Required on Plats of Property Located Within the Lost Pines Conservation Plan (Houston Toad) Area

- This project is located within the area of “Known and Potential Habitat” of the endangered Houston toad as determined by the U.S. Fish and Wildlife Service. As authorized under Bastrop County’s Federal Fish and Wildlife-issued Endangered Species - Incidental Take Permit Number TE-113500-0, property owners should contact the Lost Pines Habitat Conservation Plan (LPHCP) Administrator at the Bastrop County Development Services Department prior to any development activity.

B. Note Required on all Plats within the LPHCP Area which are not being developed as a Conservation Subdivision

- Since no further fragmentation of potential Houston toad habitat occurs from this subdivision, it has no effect to the LPHCP.

- According to the LPHCP, a subdivision plat recorded after October 1, 2003 that does not comply with the Conservation Subdivision Development Guidelines described in the plan does not cover incidental take of the Houston toad resulting from the construction of single-family residences.
- These tracts do not meet the requirements set forth in the Conservation Subdivision Guidelines, and thus cannot be developed as a Conservation Subdivision. As a result, any development application received for these platted lots will be referred to the US Fish and Wildlife Service for individual consultation.

C. Notes Required on all plats which are being developed as a Conservation Subdivision

- This subdivision has been prepared to obtain incidental take coverage take coverage under the Lost Pines Habitat Conservation Plan (LPHCP) by ongoing compliance with the conservation subdivision development guidelines found in Appendix C to the LPHCP. Development and physical modification of _____ must comply with a) the plat notes set forth below, b) the Conservation Easement and Declaration of Restrictive Covenants Recorded in Vol ____, Page _____, official public records of Bastrop County, Texas and c) the Conservation Areas Management Plan on file with the Administrator of the LPHCP.

The following note(s) should be added for each lot on the plat that will be developed.

- Lot _____ is limited to ____ square feet of land developed for residential purposes (as defined in the LPHCP), including all buildings, impervious surfaces, lawns, gardens, decks, septic systems, and similar improvements associated with human use of the property.
- Prior to any physical modification of a lot, the area to be designated for use for residential purposes must be identified in an instrument approved by the LPHCP Administrator and recorded in the official public records of Bastrop County, Texas. Bastrop County will not issue any permit related to the development of a lot, including a permit for on-site septic systems, until the designation of residential purposes instrument has been recorded.
- Prior to any development of or development activity on lot(s) _____, the LPHCP Administrator must be notified of the proposed development activity.
- Prior to any construction or development, the area of construction or development must be staked on the ground by a surveyor and otherwise marked so that contractors will know the limits of the development area. Fences that do not impede

the movement of Houston toads may be constructed within the conservation area. Hand clearing only is allowed in connection with the construction of fences outside of the residential use area.

- The land within this plat shall not be divided into more than ____ lot(s)
- Any conflict between the requirements of the LPHCP and the terms of the plat note relating to the LPHCP shall be resolved in favor of the requirements of the LPHCP. If such a conflict occurs, the plat note superseded by the requirements of the LPHCP does not need to be amended or deleted except for the limit on the size of the development area.

Additional notes may be required – please contact the LPCHPC Administrator for further details.

VII. OTHER NOTES (AS REQUIRED)

- “Typical Lot & Easement” detail is depicted on this plat.
- All corner lots within this development may access only one street and must take their access from the minor of the two streets.
- The joint use driveway(s) as shown on this plat will provide joint access from _____ to Lot(s) _____ & _____. (Repeat as applicable.)
- No driveway access is permitted to _____ Street/Road from Lot(s) ____.
- This subdivision will be a “Gated Community” and all streets and drainage improvements will be classified as “Private Streets” to be maintained entirely by the developer and/or Homeowners Association. (If applicable)

Additional notes may be required at the request of other organizations, including but not limited to, the following:

- Texas Department of Transportation (TxDOT)
- Bluebonnet Electric
- Aqua Water
- Lost Pines Groundwater District
- Railroad Commission of Texas