

# Bastrop Planning and Zoning Commission Agenda

Bastrop City Hall City Council Chambers  
1311 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8800



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December 21, 2023

## Agenda - Planning and Zoning Commission at 6:00 PM

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*Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

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1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

*At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.*

*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.*

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the October 5, 2023, Planning and Zoning Commission Meeting.

Submitted by: Melissa Gustafson, Development Services Technician

3B. Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).

Presented by: Kennedy Higgins, Planner

3C. Hold Public Hearing and Consider action to approve the request for a Zoning Concept Scheme from P4 Mix to P-CS Civic Space for the area described as 1.08 +/- acres of land out of the Farm Lot 67 east of Main Street located at the northeast corner of State Highway 95 and Farm Street, within the city limits of Bastrop, Texas.

Presented By: Kennedy Higgins - Planner, Development Services

3D. Consider action to approve Valverde Section 1, Phase 1 and 2 Final Plat, being 47.745 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Presented by: Kennedy Higgins - Planner, Development Services

3E. Consider action to approve Lovers Lane Preliminary Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas, as shown in Attachment 1.

Presented by: Kennedy Higgins - Planner, Development Services

3F. Consider action to approve the EDC Industrial Park Replat of Lot 1 Conservation Area and Reserve Area "D" Business and Industrial Park Phase 1, being 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11 out of the Bastrop Business and Industrial Park, Phase 1, within the City of Bastrop, Texas, as shown in Attachment 1.

Presented by: Kennedy Higgins - Planner, Development Services

#### 4. **UPDATES**

4A. Future development related items

4B. Development Services Department Monthly Project Volume Report.

4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

#### 5. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Friday, December 15, 2023 at 9:00 a.m. and remained posted for at least two hours after said meeting was convened.

/s/Nicole Peterson  
Nicole Peterson, Project Coordinator



# Planning and Zoning STAFF REPORT

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**MEETING DATE:** December 21, 2023

**TITLE:**

Consider action to approve meeting minutes from the October 5, 2023, Planning and Zoning Commission Meeting.

**AGENDA ITEM SUBMITTED BY:**

Melissa Gustafson, Development Services Technician

**ATTACHMENTS:**

- Meeting Minutes from October 5, 2023

PLANNING & ZONING SPECIAL MEETING  
MEETING MINUTES  
October 5, 2023, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, October 5, 2023, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

**1. CALL TO ORDER**

Chairman Ishmael Harris called the meeting to order at 6:00 pm.

|                 |         |
|-----------------|---------|
| Ishmael Harris  | Present |
| Judah Ross      | Present |
| Ashleigh Henson | Present |
| David Barrow    | Present |
| Gary Moss       | Present |
| Gary Schiff     | Absent  |
| Jordan Scott    | Present |
| Patrice Parsons | Present |

**2. CITIZEN COMMENTS**

There were no citizen comments at this time.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

**3A. Receive training by the City Secretary**

Commissioners and staff received training from the City Secretary, Ann Franklin, by Zoom regarding the use of Rosenberg’s Rules, some of Robert’s Rules as well as City Code of Ordinances for the conducting of meetings, attendance of Board and Commission meetings, as well as excused and unexcused absences, and other pertinent information.

**3B. Consider action to approve Valverde Section 2 Preliminary Plat, being 294.5 acres out of Nancy Blakey Survey, Abstract Number 98, located West of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.**

Presentation was made by Kennedy Higgins, Development Services Planner, requesting the Commissioners consider the approval of Valverde Section 2, Preliminary Plat, being 294.5 acres out of Nancy Blakey Survey, Abstract Number 98, located West of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Commissioner Gary Moss made a motion to approve the presented action based on the recommendations of staff. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

**3C. Consider action to approve Valverde South Subdivision Final Plat, being 12.034 acres out of Nancy Blakey Survey, Abstract Number 98, located West of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.**

Presentation was made by Kennedy Higgins, Development Services Planner, requesting the Commissioners consider the approval of Valverde South Subdivision Final Plat, being 12.034 acres out of Nancy Blakey Survey, Abstract Number 98, located West of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Discussion commenced between Commissioners and staff regarding the development and transportation impact.

Commissioner Gary Moss made a motion to approve the action based on staff recommendations. Commissioner Ashleigh Henson seconded the motion. The motion passed unanimously.

3D. Hold public hearing and consider action on a recommendation for the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.462 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning, as shown on Attachment 4, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

Presentation was made by Kennedy Higgins, Development Services Planner, requesting the Commissioners hold a public hearing and consider action on a recommendation for the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.462 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 mix base zoning, as shown in Attachment 4, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

The Public Hearing opened at 6:33 PM.

Citizen comments were made by:

Keith Ahlborn – Opposed  
201 Bryant Dr  
Bastrop TX

James Ahlborn - Opposed  
748 Morning Ct  
Bastrop TX

The Public Hearing was closed at 6:35 PM.

Discussion ensued between Commissioners, Staff, and the Developers of Reed Ranch. Developers requested the Commissioners consider their request to have the Transportation Impact Fees waived or to have a longer grace period if the fees are passed by the City Council in the future.

A motion was made by Commissioner Patrice Parsons to extend the grace period to 18-months and to accept all other aspects of the PDD. Commissioner Ashleigh Henson seconded the motion. The vote was 4-3 with Commissioner Judah Ross, Commissioner David Barrow and Commissioner Gary Moss against the motion. The motion did not pass.

A motion was made by Commissioner Gary Moss to accept the action to approve the PDD as presented by staff. Commissioner Ashleigh Henson seconded the motion. The motion passed with a vote of 6-1 with Commissioner Judah Ross against the motion.

A motion was made by Commissioner Gary Moss to allow an extension for up to 18 months regarding the payment of the Transportation Impact Fees if approved by City Council.

Commissioner Ashleigh Henson seconded the motion. The motion passed with a vote of 5-2 with Commissioner Judah Ross and Commissioner David Barrow against the motion.

**4. UPDATES**

4A. Items or topics requested by Planning and Zoning Commissioners for future agendas.

Commissioner Patrice Parsons requested the Commissioners appoint a replacement liaison for her position on the Historic Landmark Commission.

**5. ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 7:16 p.m. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

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Ishmael Harris, Chair

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Judah Ross, Vice-Chair



# STAFF REPORT

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**MEETING DATE:** December 21, 2023

**TITLE:**

Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).

**STAFF REPRESENTATIVE:**

Kennedy Higgins, Planner

**BACKGROUND/HISTORY:**

Per the membership requirements for the Historic Landmark Commission (HLC), the P&Z Commission is to nominate a P&Z member to serve as an HLC member, which will be forwarded to the Mayor for appointment.

The HLC currently meets on the third Wednesday of the month at 6:00 p.m.



# STAFF REPORT

**MEETING DATE:** December 21, 2023

**TITLE:**

Hold Public Hearing and Consider action to approve the request for a Zoning Concept Scheme from P4 Mix to P-CS Civic Space for the area described as 1.08 +/- acres of land out of the Farm Lot 67 east of Main Street located at the northeast corner of State Highway 95 and Farm Street, within the city limits of Bastrop, Texas.

**AGENDA ITEM SUBMITTED BY:**

Doug Haggerty – Senior Planner, Development Services

**ITEM DETAILS:**

Site Address: 1207B & 1305 SH 95, Bastrop TX (Attachment 1)  
 Parcel ID # R32711 and R32747  
 Total Acreage: 1.078 acres  
 Acreage Rezoned: 1.078 acres  
 Legal Description: 0.711 acres out of Farm Lot, Block 67 E M Street and 0.367 acres out of Farm Lot, Block 67 E M Street

Property Owner: City of Bastrop

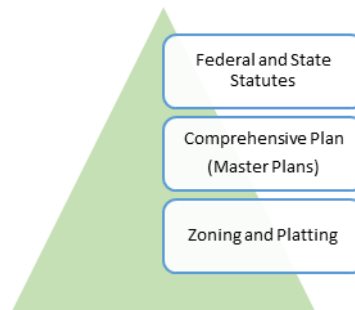
Existing Use: Vacant/Undeveloped  
 Existing Zoning: P5 Core and P4 Mixed Use  
 Proposed Zoning: Civic Space  
 Future Land Use: Parks and Open Space

**BACKGROUND:**

After the purchase of the property at 1305 SH 95, the City has removed the dilapidated building on site to ensure no public safety issues were present. The land is currently vacant and will match the surrounding zoning of the property the City owns next door, Civic Space. Eventually, this land could be used for Fairview Cemetery expansion. These policies will also apply to the City owned property at 1207B SH 95.

| Infrastructure       | Available (Y/N) | Proposed |
|----------------------|-----------------|----------|
| Water                | N/A             |          |
| Wastewater           | N/A             |          |
| Drainage             | N/A             |          |
| Transportation       | N/A             |          |
| Parks and Open Space | N/A             |          |



**POLICY EXPLANATION:**Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

*Zoning Change signs were visibly placed in the front of the property and notice was sent to property owners within 200 feet of the property boundary.*

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

*N/A. Bastrop is not a general-law municipality.*

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

*Notice of the meeting was posted at least 72 hours in advance.*

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

- (1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

*At the time of this report, no protest has been received.*

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

*If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of 4 out of 5 members to approve the zoning request.*

*At least 5 members of the Planning & Zoning Commission must vote to make an official recommendation to the City Council. Failure to reach five votes means no official recommendation can be forwarded, but this does not impact the City Council's vote requirement to approve or deny the request.*

#### Compliance with 2036 Comprehensive Plan:

The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Like, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

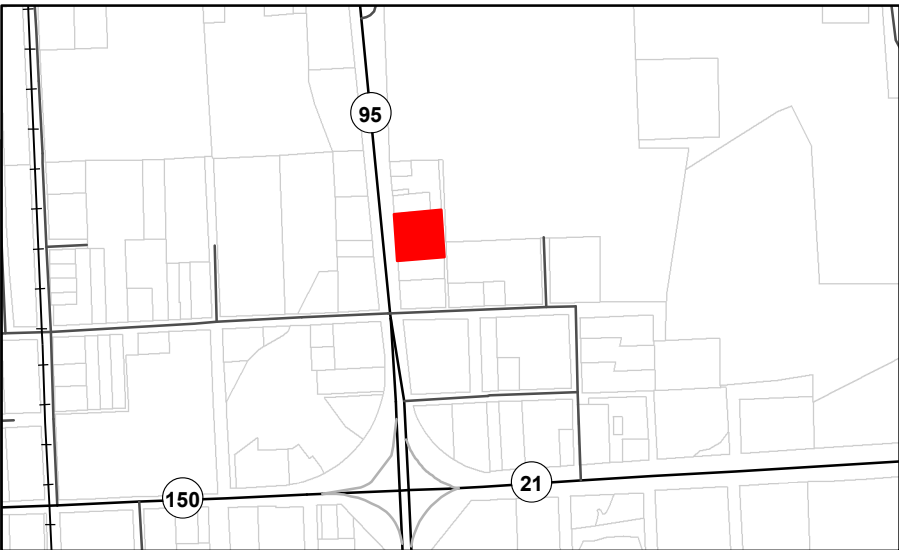
*Representative land uses are appropriate per the Future Land Use Map.*

#### **RECOMMENDATION:**

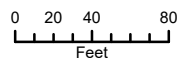
Hold public hearing and consider action on a recommendation for the 1207B & 1305 State Highway 95 Zoning Concept Scheme, changing the zoning of 0.711 and 0.367, respectively, totaling 1.078 acres out of the Farm Lot 67 E M Street survey, within the City of Bastrop from P5 Core and P4 - Mix to Civic Space, as shown on Attachment 2.

#### **ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: 1207B & 1305 SH 95 Current Zoning
- Attachment 3: Future Land Use Map



### Location Map 1207B SH 95 & 1305 SH 95

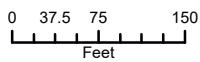
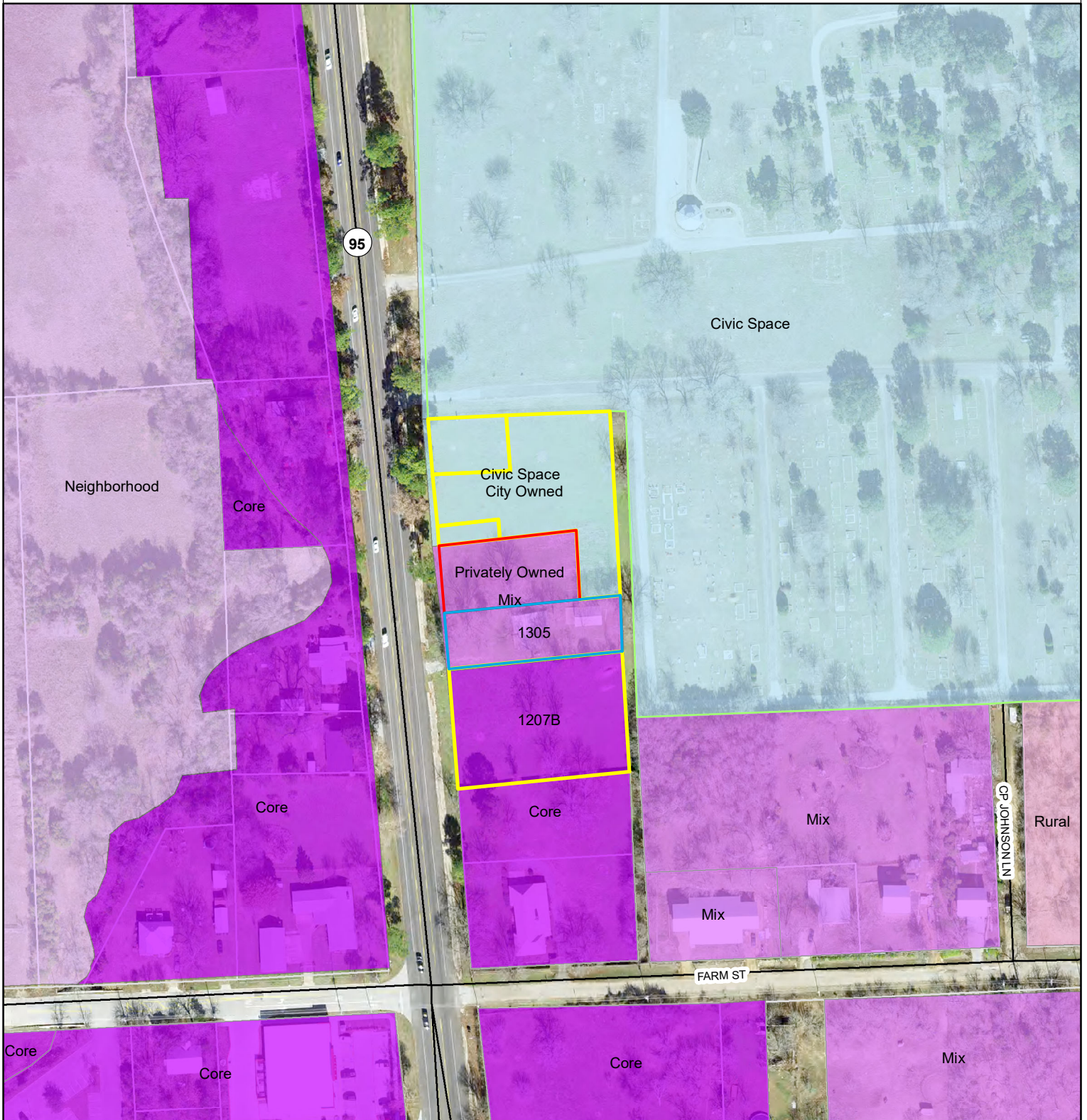


1 inch = 100 feet



Date: 12/12/2023

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.



## Cemetery Re-Zoning

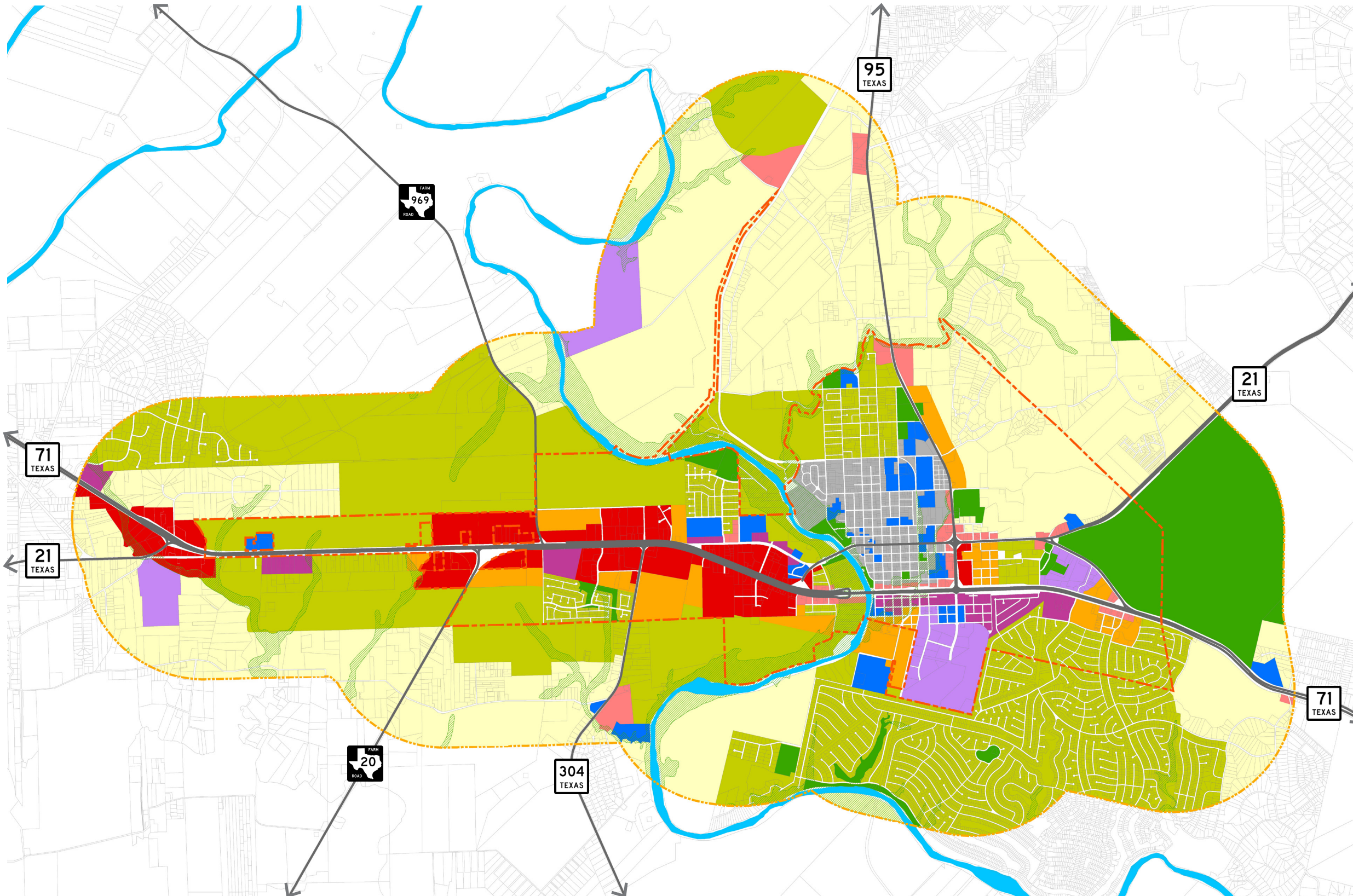
1 inch = 167 feet

Date: 12/12/2023

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.

# FUTURE LAND USE MAP

## MAP 5-B:



Notes: <sup>1</sup>Boundary is similar to the DB-FBC. <sup>2</sup>The Floodplain Overlay denotes environmentally sensitive land where development impacts should be minimized, and land could be preserved or dedicated as public parkland or open space.



# STAFF REPORT

**MEETING DATE:** December 21, 2023

**TITLE:**

Consider action to approve Valverde Section 1, Phase 1 and 2 Final Plat, being 47.745 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

**AGENDA ITEM SUBMITTED BY:**

Doug Haggerty – Senior Planner, Development Services

**ITEM DETAILS:**

Site Address: West of FM 969 (Attachment 2)  
 Total Acreage: 47.745 acres  
 Parcel ID #: R30094  
 Legal Description: 47.745 acres of the Nancy Blakey Survey, Abstract Number 98

Property Owner: Continental Homes of Texas, LP  
 Agent Contact: Juan P. Martinez, BGE, Inc.

Existing Use: Vacant/Undeveloped  
 Existing Zoning: P3 Residential per Development Agreement  
 Adopted Plan: Valverde Development Agreement, Approved July 13, 2021  
 Future Land Use: Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Final Plat for Valverde Section 1, Phase 1 and 2, Attachment 1. The site is currently vacant and will be developed as a single-family residential use, with a total of 175 units. The development consists of streets, drainage, water, wastewater, and utility infrastructure for the purpose of serving the master planned community. The final plat is associated with the approved Viridian Development Agreement, Public Improvement Plans, and Final Drainage Plans for these phases of the development.

The final plat follows the standards adopted in the Viridian Development Agreement.

| Infrastructure       | Available (Y/N) | Proposed             |
|----------------------|-----------------|----------------------|
| Water                | N               | Line Extensions      |
| Wastewater           | N               | Line Extensions      |
| Drainage             | Y               | Storm Sewer to Pond  |
| Transportation       | N               | Internal Streets     |
| Parks and Open Space | Y               | 9 lots, 12.952 acres |

### Traffic Impact and Streets

The Valverde Section 1, Phase 1 and 2 Final Plat will have 1 entrance for access from FM 969, hereby currently identified as Street A. After entering the subdivision there will be several interior streets to the various lots with interconnecting paths of travel. A majority of the lots will be alley loaded which follows the intent of the B3 code.

### Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via 24" water line extensions provided by the developer from the existing water tank on the south side of SH 71 on FM20. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

This project is proposing to construct new 8" water mains to provide service to the single-family units. The new system connects into the proposed Phase 1 water improvements which consists of a 12" water main on the main boulevard.

Wastewater collection and treatment will also be provided by the City of Bastrop via a new lift station shown in Block B Lot 1 and wastewater line extensions along FM 969 provided by the developer to the existing line at FM 969 and SH 71. This project is proposing to construct 8" gravity mains. Phase 1 improvements consist of 8" – 15" gravity lines, a lift station, and associated force main.

### Drainage

The drainage patterns generally flow in a south-to-northerly direction. This project is proposing surface and underground drainage infrastructure to convey stormwater to two (2) detention ponds included in the Phase 1 Infrastructure improvements. The existing drainage patterns will be maintained, and the existing peak flow rates will not be increased.

### **POLICY EXPLANATION:**

Final Plats are reviewed and approved by the Planning & Zoning Commission.

### Compliance with 2036 Comprehensive Plan:

**Future Land Use Plan - Neighborhood Residential:** The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

*This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area.*

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

*The City of Bastrop has a Development Agreement with the Valverde that allows the city to agree to specific land uses and development standards. This allows the city to ensure the quality of development and future sustainability.*

Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

*Through the Development Agreement, the Valverde development includes follows the intent of the B<sup>3</sup> Code forms for residential and commercial lot standards. The development agreement allows for a mix of residential house forms, including ranch house, villa, house, duplex, triplex, fourplex, courtyard house, courtyard apartments, row house and apartments.*

### Local Government Code

#### Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits.*

#### Section 212.004 Plat Required

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

*The applicant has proposed subdividing an undeveloped 47.745-acre tract into 175 residential lots and 9 non-residential lots.*

#### 212.010. Standards for Approval

(a) The municipal authority responsible for approving plats shall approve a plat if:

- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

*The final plat conforms to the Future Land Use Plan and Development Agreement, which is designated Neighborhood Residential for this area.*

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

*A Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension.*

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

*A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.*



- (4) it conforms to any rules adopted under Section 212.002.

*The final plat complies with the requirements of the adopted B<sup>3</sup> Code and Viridian Development Agreement.*

**B<sup>3</sup> Code – Chapter 1: Subdivisions**

- Section 1.3.001 Standard Procedure - Platting

*Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.*

- Section 1.3.003 Final Plat

*The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on August 2, 2023.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Final Plat for Valverde Section 1, Phase 1 and 2 for compliance with subdivision and development agreement standards on October 12, 2023, and deemed the plat administratively complete. Staff recommends approval.*

**RECOMMENDATION:**

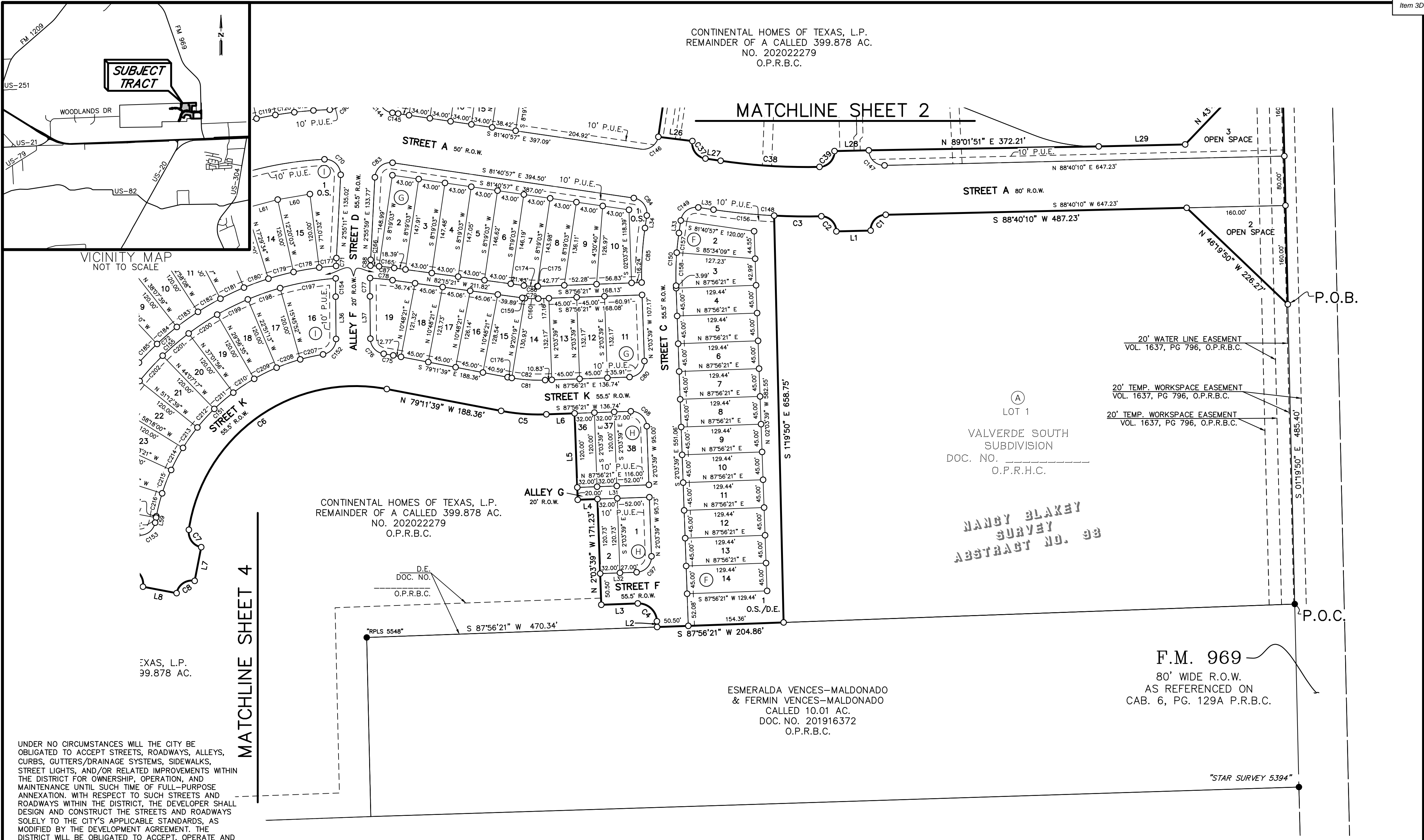
Consider action to approve Valverde Section 1, Phase 1 and 2 Final Plat, being 47.745 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

**ATTACHMENTS:**

- Attachment 1: Valverde Section 1 Phase 1 & 2 Final Plat
- Attachment 2: Valverde Section 1 Phase 1 & 2 Final Plat Location Map
- Attachment 3: Valverde Concept Plan

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF A CALLED 399.878 AC.  
NO. 202022279  
O.P.R.B.C.

MATCHLINE SHEET 2



C:\TXC\Projects\DH\Communities\1445-00-Valverde\_South\_Site\_Plan\SV\04-Finals\Drawings\Phase\_1\_2\_Plat.dwg, 9/22/2023 12:37 PM, rmmisak, 1:100

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF A CALLED 399.878 AC.  
NO. 202022279  
O.P.R.B.C.

LOT 1  
VALVERDE SOUTH  
SUBDIVISION  
DOC. NO. \_\_\_\_\_  
O.P.R.H.C.

NANCY BLAKEY  
SURVEY  
ABSTRACT NO. 98

20' WATER LINE EASEMENT  
VOL. 1637, PG 796, O.P.R.B.C.  
20' TEMP. WORKSPACE EASEMENT  
VOL. 1637, PG 796, O.P.R.B.C.  
20' TEMP. WORKSPACE EASEMENT  
VOL. 1637, PG 796, O.P.R.B.C.

F.M. 969  
80' WIDE R.O.W.  
AS REFERENCED ON  
CAB. 6, PG. 129A P.R.B.C.

"STAR SURVEY 5394"

UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF FULL-PURPOSE ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AS MODIFIED BY THE DEVELOPMENT AGREEMENT. THE DISTRICT WILL BE OBLIGATED TO ACCEPT, OPERATE AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.

TEXAS, L.P.  
39.878 AC.

MATCHLINE SHEET 4

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX, 78750  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
ACREAGE: 47.745 ACRES  
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98  
NUMBER AND ACREAGE BY LOT TYPE: (SEE LAND USE TABLE ON SHEET 6)  
PLAT SUBMITTED: 08/25/2023  
PLAT REVISED: \_\_\_\_\_  
SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)  
PHONE: 210-581-3600 FAX: \_\_\_\_\_  
ENGINEER: BGE, INC. (JUAN P. MARTINEZ, PE)  
PHONE: 512-879-0457 FAX: \_\_\_\_\_



BEARING BASIS:  
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.

- LEGEND  
CAB. CABINET  
DOC. DOCUMENT  
ESMT. EASEMENT  
NO. NUMBER  
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.B.C. PLAT RECORDS OF BASTROP COUNTY  
P.U.E. PUBLIC UTILITY EASEMENT  
R.O.W. RIGHT-OF-WAY  
TEMP. TEMPORARY  
VOL. VOLUME  
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)  
△ CALCULATED POINT  
○ SET 1/2" IRON ROD W/ "BGE, INC." CAP



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Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

FINAL PLAT  
VALVERDE  
SECTION 1  
PHASE 1 AND 2

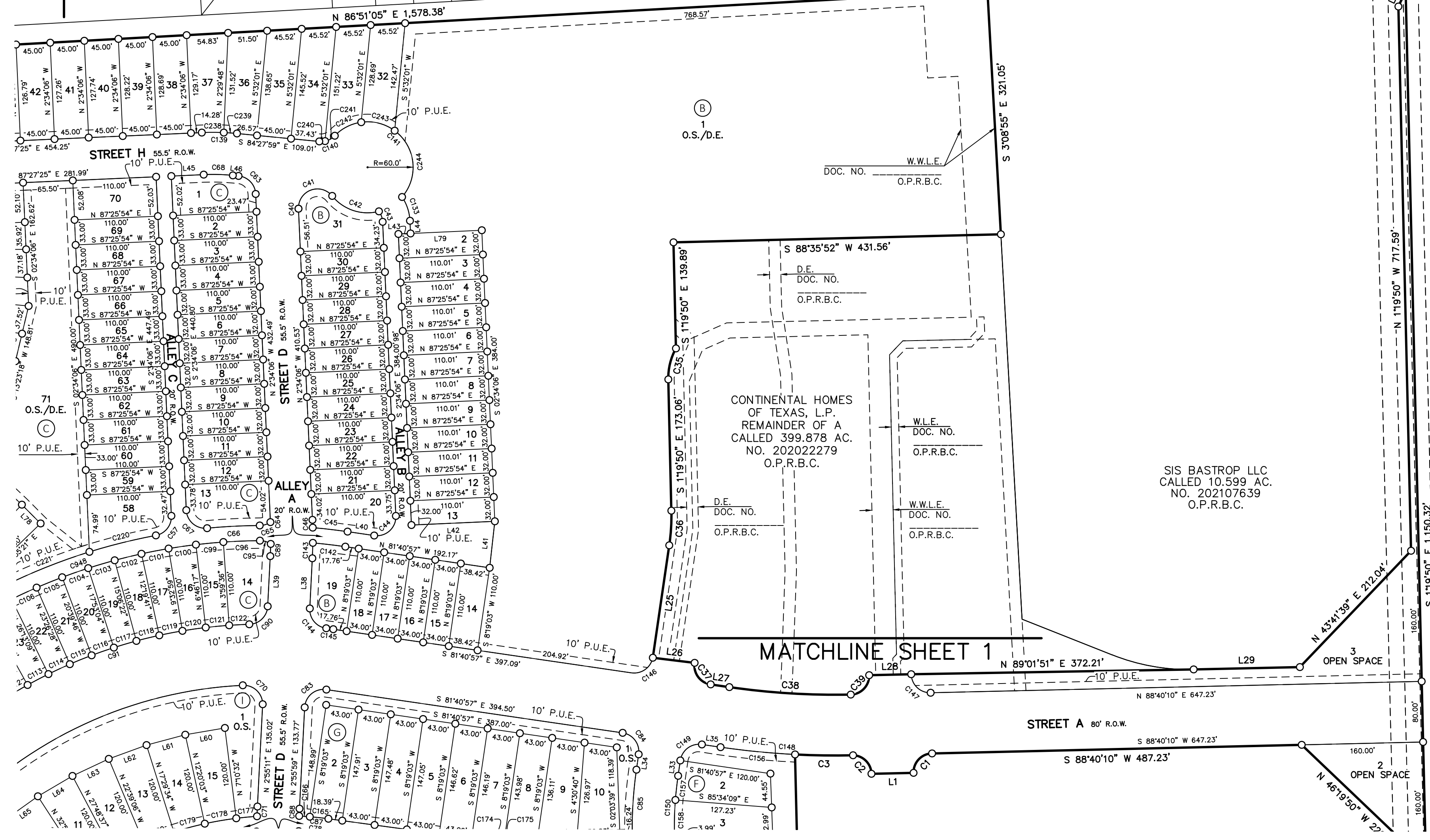
A SUBDIVISION OF 47.745 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS

MATCHLINE SHEET 3

THE FINAL PLAT OF THE COLONY MUD 1A, SECTION 1, PHASE A CAB. 6, PG. 129A P.R.B.C.

HUNT COMMUNITIES BASTROP, LLC REMAINDER OF A CALLED 1,258.002 AC. DOC. NO. 201617588 O.P.R.B.C.

NANCY BLAKEY SURVEY ABSTRACT NO. 98



1 O.S./D.E.

W.W.L.E. DOC. NO. O.P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P. REMAINDER OF A CALLED 399.878 AC. NO. 202022279 O.P.R.B.C.

SIS BASTROP LLC CALLED 10.599 AC. NO. 202107639 O.P.R.B.C.

F.M. 969 80' WIDE R.O.W. AS REFERENCED ON CAB. 6, PG. 129A P.R.B.C.

MATCHLINE SHEET 1

STREET A 80' R.O.W.

FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.745 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS



BEARING BASIS: BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4204, NAD83.

LEGEND

- CAB. CABINET
DOC. DOCUMENT
ESMT. EASEMENT
NO. NUMBER
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
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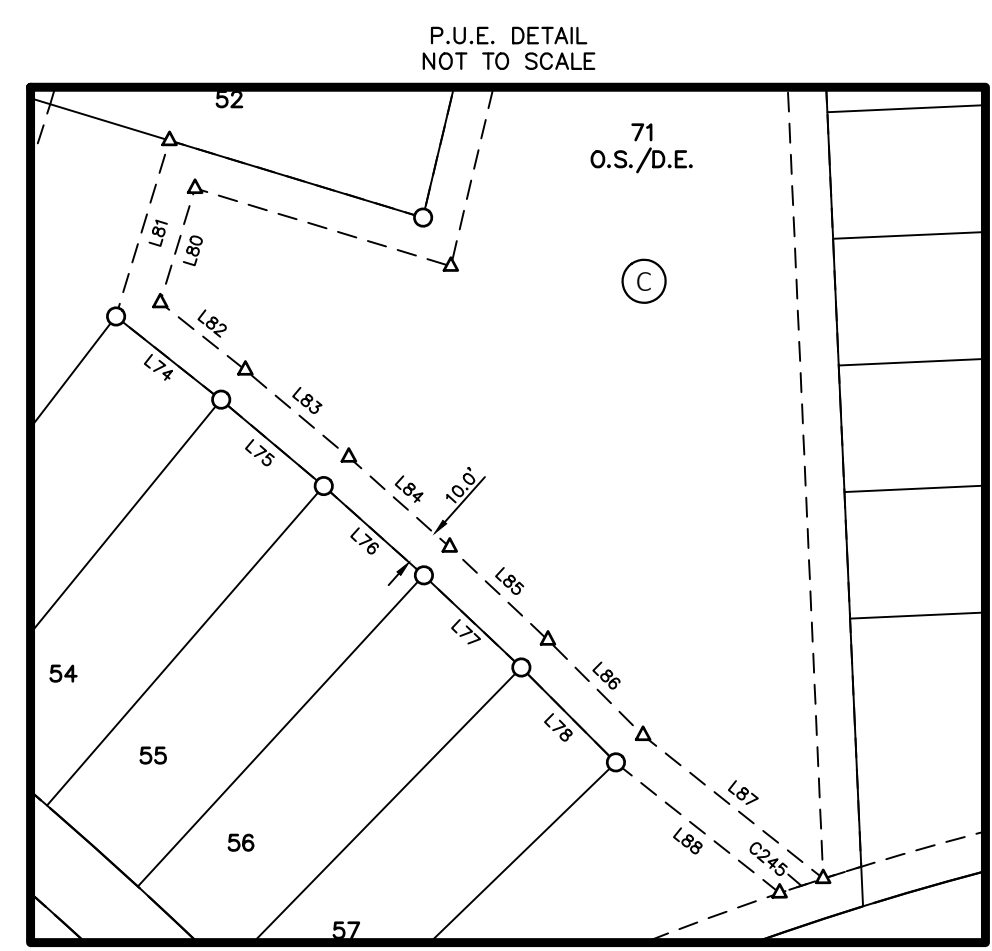
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Vertical text on the left edge: C:\TXC\Projects\DHU\_Communities\1445-00-Valverde\_South\_Site\_Plan\SV\04-Finals\Drawings\Phase\_1\_2\_Plat.dwg, 9/22/2023 12:37 PM, rmmisak, 1:100

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# FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.745 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS

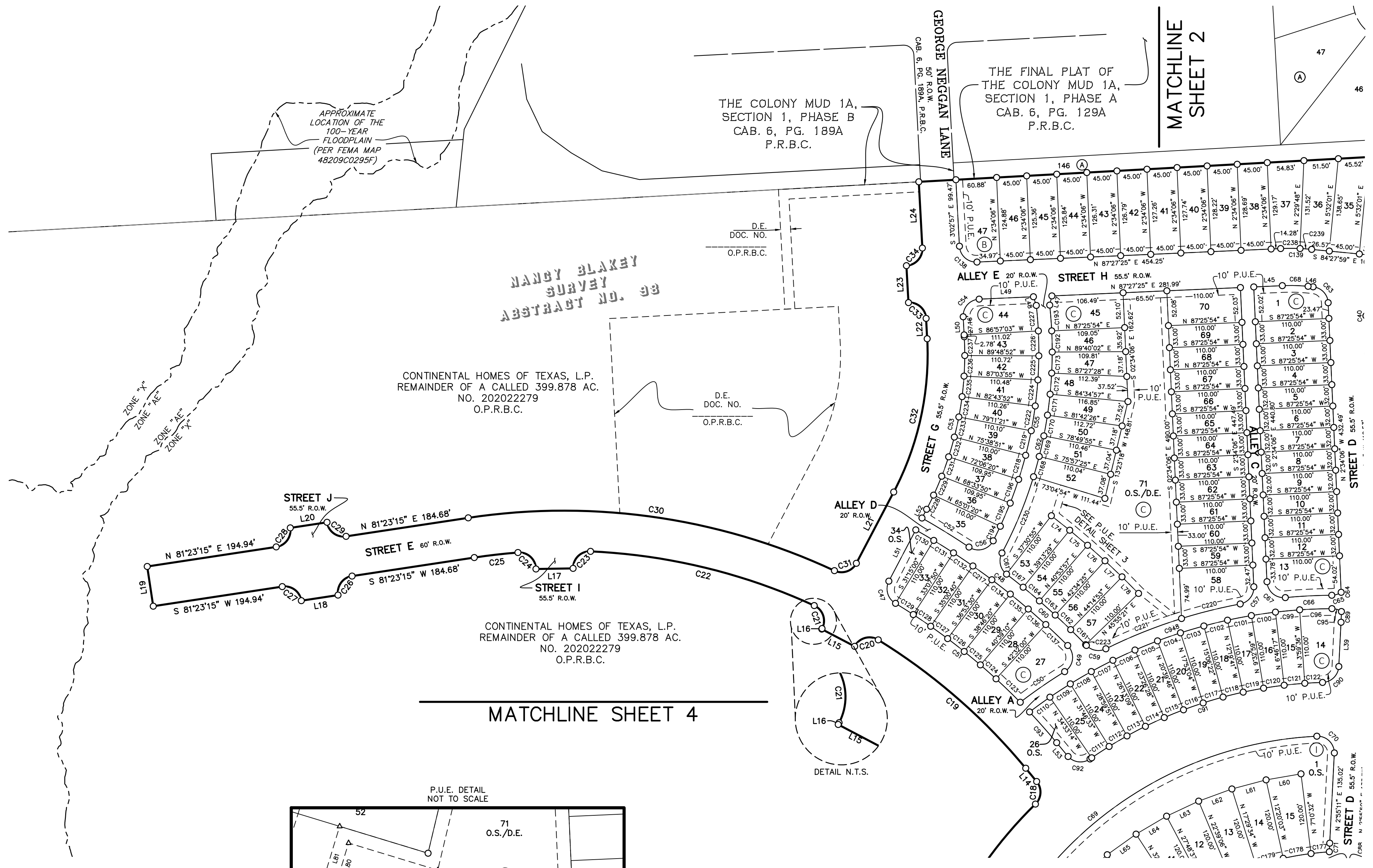


BEARING BASIS:  
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- LEGEND**
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APPROXIMATE LOCATION OF THE 100-YEAR FLOODPLAIN (PER FEMA MAP 48209C0295F)

THE COLONY MUD 1A, SECTION 1, PHASE B CAB. 6, PG. 189A P.R.B.C.

THE FINAL PLAT OF THE COLONY MUD 1A, SECTION 1, PHASE A CAB. 6, PG. 129A P.R.B.C.

NANCY BLAKEY SURVEY ABSTRACT NO. 98

CONTINENTAL HOMES OF TEXAS, L.P. REMAINDER OF A CALLED 399.878 AC. NO. 202022279 O.P.R.B.C.

CONTINENTAL HOMES OF TEXAS, L.P. REMAINDER OF A CALLED 399.878 AC. NO. 202022279 O.P.R.B.C.

MATCHLINE SHEET 4

MATCHLINE SHEET 2

GEORGE NEGGAN LANE  
CAB. 6, PG. 189A, P.R.B.C.

ZONE "X"  
ZONE "AE"  
ZONE "AC"  
ZONE "X"

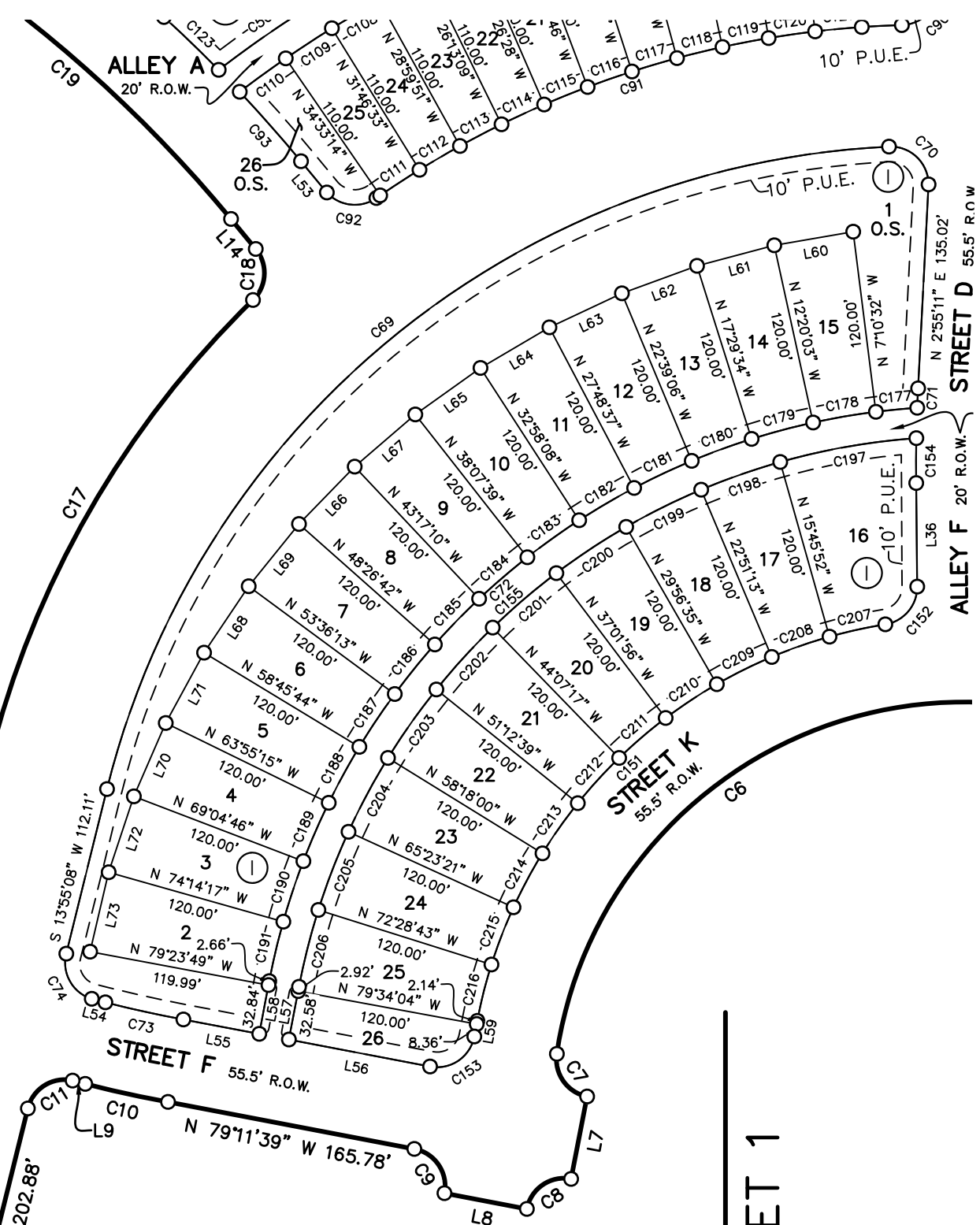
DETAIL N.T.S.

P.U.E. DETAIL NOT TO SCALE

MATCHLINE SHEET 3

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF A CALLED 399.878 AC.  
NO. 202022279  
O.P.R.B.C.

NANCY BLAKEY  
SURVEY  
ABSTRACT NO. 98



CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF A CALLED 399.878 AC.  
NO. 202022279  
O.P.R.B.C.

STREET M  
55.5' R.O.W.

STREET A  
80' R.O.W.

STREET F  
55.5' R.O.W.

MATCHLINE SHEET 1

D.E.  
DOC. NO.  
O.P.R.B.C.

D.E.  
DOC. NO.  
O.P.R.B.C.

BELLAMONT, LLC.  
CALLED 25.071 AC.  
DOC. NO. 201810109  
O.P.R.B.C.

IIP TX 2 LLC  
CALLED 25.070 AC.  
DOC. NO. 202213654  
O.P.R.B.C.

# FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.745 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS



BEARING BASIS:  
BEARING ORIENTATION IS BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL  
ZONE 4204, NAD83.

### LEGEND

- CAB. CABINET
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C:\TXC\Projects\DH\Communities\1445-00-Valverde\_South\_Site\_Plan\SV\04-Finals\Drawings\Phase\_1\_2\_Plat\04-Finals\Drawings\Phase\_1\_2\_Plat.dwg, 9/22/2023 12:38 PM, rmmisak, 1:100









STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF A 399.878 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, AS RECORDED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE X.XX ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

**VALVERDE PHASE 1 AND 2**

AND DOES 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
(NAME), (TITLE)  
CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, JUAN P. MARTINEZ P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

**PRELIMINARY PENDING FINAL REVIEW**

JUAN P. MARTINEZ, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER NO. 106158  
BGE, INC.  
101 WEST LOUIS HENNA BLVD, SUITE 400  
AUSTIN, TEXAS 78728

STATE OF TEXAS §  
COUNTY OF BEXAR §

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

**PRELIMINARY PENDING FINAL REVIEW**

DION P. ALBERTSON, R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TEXAS 78216

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BASTROP'S FULL PURPOSE JURISDICTION,
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
3. THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48021C0355F, REVISED MAY 9, 2023. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. THIS SUBDIVISION IS IN AND SERVED BY CITY OF BASTROP UTILITIES FOR WATER SERVICE.
5. ELECTRIC SERVICE TO BE PROVIDED BY BLUEBONNET ELECTRIC.
6. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
7. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
8. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.

**FINAL PLAT  
VALVERDE  
SECTION 1  
PHASE 1 AND 2**  
A SUBDIVISION OF 47.745 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS

9. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.

10. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.

STATE OF TEXAS §  
COUNTY OF BASTROP §

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

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 PLAT CABINET \_\_\_\_\_, PAGE \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

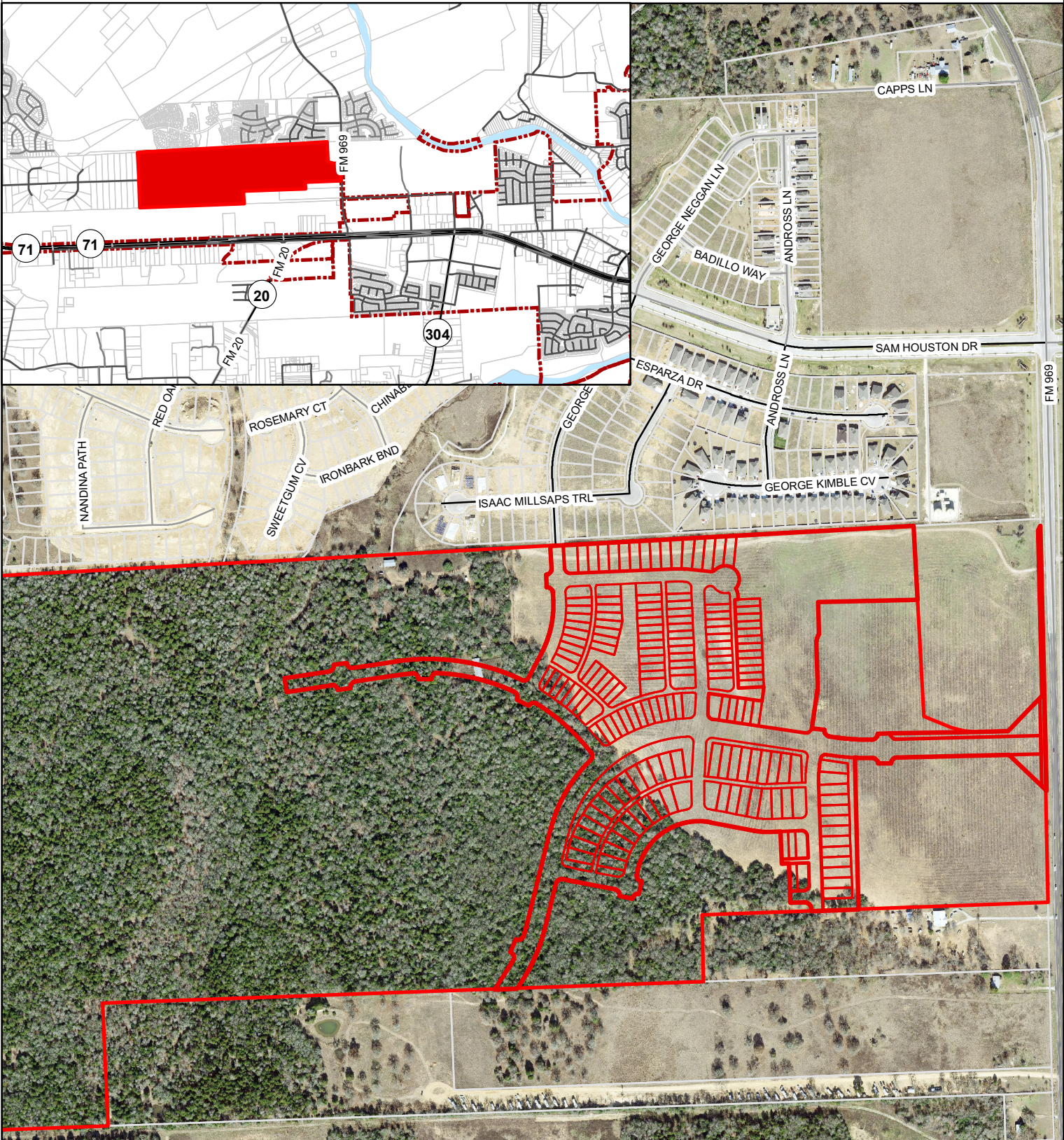
\_\_\_\_\_  
KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

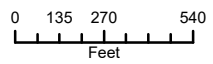


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C:\TXC\Projects\DHM\_Communities\1445-00-Valverde\_South\_Site\_Plan\SV\04-Finals\Drawings\Phase\_1\_2\_Plat.dwg, 9/22/2023 12:38 PM, rmmisak, 1:100



### Valverde Section 1, Phase 1 & 2 Property Location Map

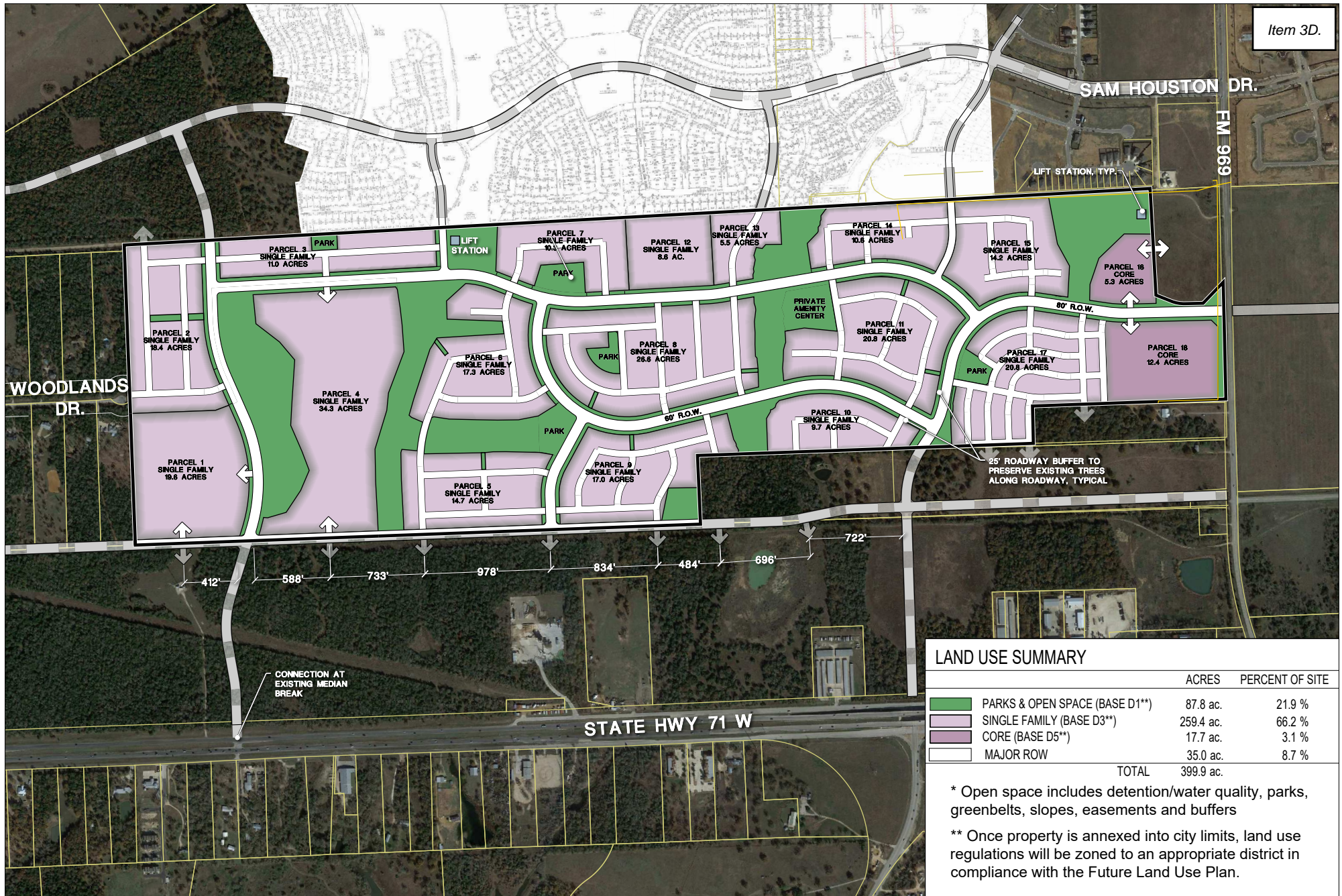


1 inch = 583 feet



Date: 12/6/2023

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.



**LAND USE SUMMARY**

|   | ACRES            | PERCENT OF SITE |
|---|------------------|-----------------|
| <span style="color: green;">■</span> PARKS & OPEN SPACE (BASE D1**) | 87.8 ac.         | 21.9 %          |
| <span style="color: purple;">■</span> SINGLE FAMILY (BASE D3**)     | 259.4 ac.        | 66.2 %          |
| <span style="color: pink;">■</span> CORE (BASE D5**)                | 17.7 ac.         | 3.1 %           |
| <span style="color: grey;">■</span> MAJOR ROW                       | 35.0 ac.         | 8.7 %           |
| <b>TOTAL</b>  | <b>399.9 ac.</b> |                 |

\* Open space includes detention/water quality, parks, greenbelts, slopes, easements and buffers

\*\* Once property is annexed into city limits, land use regulations will be zoned to an appropriate district in compliance with the Future Land Use Plan.

NOTE: ROADWAY ALIGNMENTS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FUTURE PLATTING AND CONSTRUCTION DOCUMENTS



# STAFF REPORT

**MEETING DATE:** December 21, 2023

**TITLE:**

Consider action to approve Lovers Lane Preliminary Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margies Way Bastrop, Texas, as shown in Attachment 1.

**AGENDA ITEM SUBMITTED BY:**

Kennedy Higgins –Planner, Development Services

**ITEM DETAILS:**

Site Address: West of Lovers Lane and South of Margies Way  
 Property ID: 61510  
 Total Acreage: 25.01  
 Acreage Rezoned: 4.4518  
 Legal Description: 25.01 acres out of the Stephen F. Austin, Abstract No. 2

Property Owner: Visara Asset Fund 2 LLC  
 Agent Contact: Paulina Gama

Existing Use: Vacant/Undeveloped  
 Existing Zoning: P2  
 Character District: NA  
 Future Land Use: Parks and Open Space

**BACKGROUND:**

Before the Planning and Zoning Commission today is the Preliminary Plat for Lovers Lane development. The property owner is proposing to subdivide their 25 +/- acre lot into 8 (eight) ½ acre lots, with 0.447 acres dedicated to right of way, the remainder will be 20.49 acres. The 8 lots will be single-family residential lots. The purpose of the preliminary plat is so that the developer may recoup some of the upfront cost of the development while they wait for the extensions of City utilities to serve this area.

| Infrastructure       | Available (Y/N) | Proposed                       |
|----------------------|-----------------|--------------------------------|
| Water                | Y               | Connections to BC WCID # 2     |
| Wastewater           | N               | OSSF                           |
| Drainage             | Y               | Drainage to remain unchanged   |
| Transportation       | Y               | ROW dedication for Lovers Lane |
| Parks and Open Space | N               |                                |

Drainage

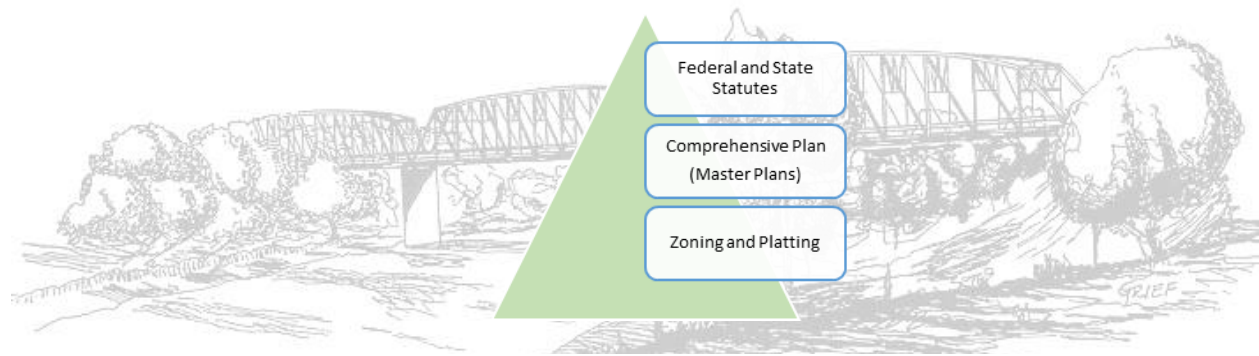
Pre and post development drainage boundaries and discharge point are proposed to remain the same. The existing drainage pattern will be maintained with basin runoff flowing east towards Lovers Lane on each lot. The proposed site will not be regraded. The site has proposed 0.543 acres of impervious cover, 10%, which is allowed by the place type. Place type P2 – Rural allows a maximum of 40% impervious cover.

Utilities

Water service to the lots will be provided by Bastrop County WCID # 2. Wastewater will be via individual OSSF. Electric service provided by Bluebonnet Electric.

Traffic Impact and Streets

This Preliminary Plat creates a private drive off Lovers Lane and includes Right of Way dedication to Bastrop County for future widening of Lovers Lane.

**POLICY EXPLANATION:**Texas Local Government Code

## Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ). The B<sup>3</sup> Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.*

## Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

*The applicant has proposed subdividing an undeveloped tract into 8 residential lots.*

Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

*The preliminary plat is currently designated for Parks and Open Space on the Future Land Use Plan but is right next to proposed Rural Residential areas on the map.*

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

*The plat includes right of way dedication for future widening of Lovers Lane.*

- (4) it conforms to any rules adopted under Section 212.002.

*The plat complies with the requirements of the Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal*

B<sup>3</sup> Code – Chapter 1: Subdivisions

Section 1.3.002 Preliminary Plat

- (a) A Preliminary Plat is required if a property is being subdivided into 4 or more lots, right-of-way dedication with roadway improvements are required, and any public infrastructure is required.

*This is the preliminary plat for this subdivision.*

Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Preliminary Plat for Lovers Lane for compliance with subdivision and utility standards and deemed the plat administratively complete. Planning staff recommends approval.*

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – The Parks and Open Space character area incorporates public park land, trails, and open space, as well as privately owned areas that have been set aside for the protection of natural resources, or for the common use and enjoyment of their uses. These areas are comprised of a mix of active recreation areas, passive open spaces, and conservation lands.

The Rural Residential character area is for lands that are, and will continue to be, sparsely populated and largely undeveloped. Primarily found on the City's periphery, this area is characterized by large lot single-family residence, as well as agriculture, ranching, silviculture, and natural landscape. Unlike the Parks and Open Space character area, Rural Residential areas which retain a pastoral setting have not always been set aside for conservation or public use, but may eventually be subject to subdivision, and / or conversion to agriculture or other similar uses.

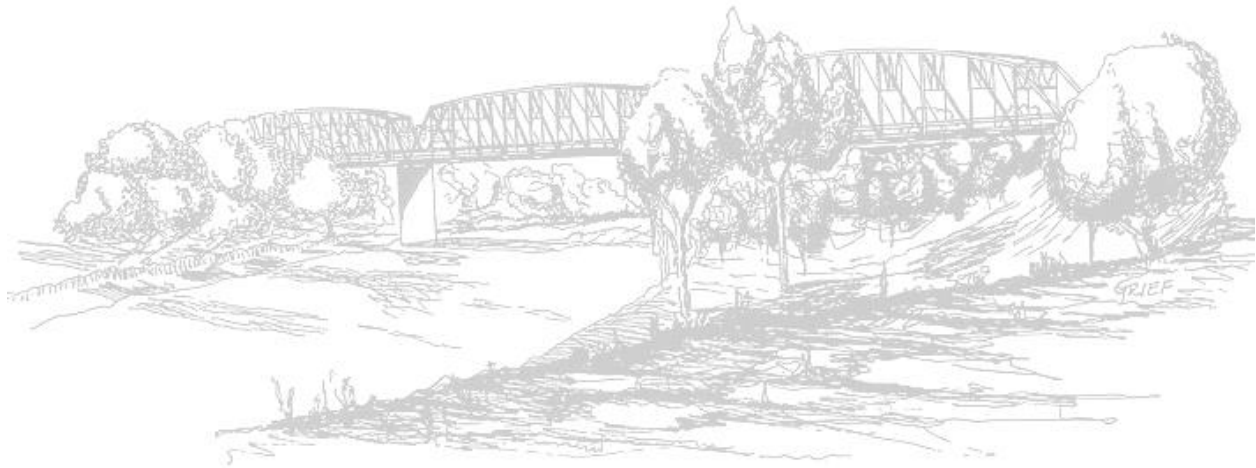
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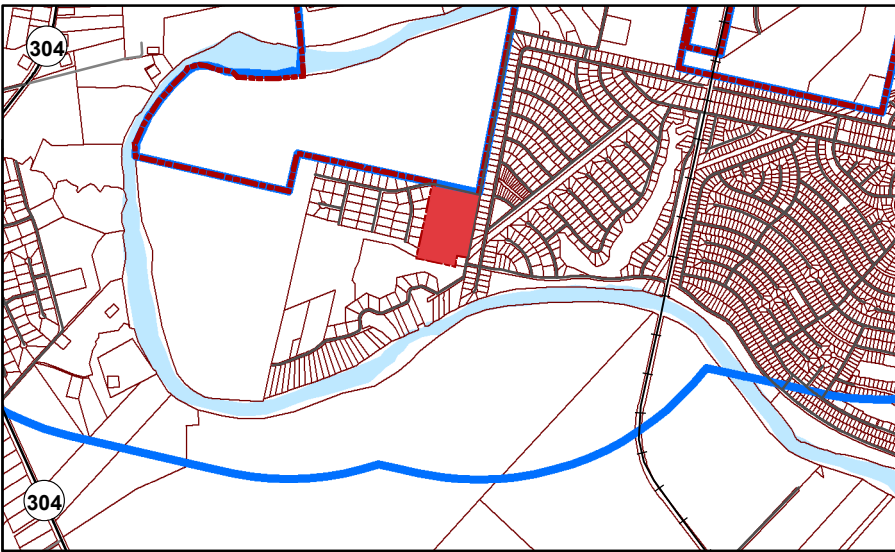
**RECOMMENDATION:**

Staff recommends approving Lovers Lane Preliminary Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margies Way Bastrop, Texas, as shown in Attachment 1.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Lovers Lane Preliminary Plat





0 235 470 940  
Feet

## Lovers Lane Preliminary Plat Location Map

1 inch = 1,000 feet

Date: 12/13/2023

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.





# PRELIMINARY PLAT LOVERS LANE

BEING A 4.518 ACRE TRACT OF LAND OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, AND BEING OUT OF A CALLED 25.01 ACRE TRACT, DESCRIBED TO VISARA ASSET FUND 2, LLC IN DOCUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;



VICINITY MAP  
NOT TO SCALE

THE STATE OF TEXAS  
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT WE, VISARA ASSET FUND 2, LLC, BEING THE OWNERS OF 25.01 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, AS CONVEYED TO US BY DEED RECORDED IN INSTRUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LOVERS LANE

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS

VISARA ASSET FUND 2, LLC  
11215 CONROY LANE UNIT 1, MANCHACA TEXAS, 78652

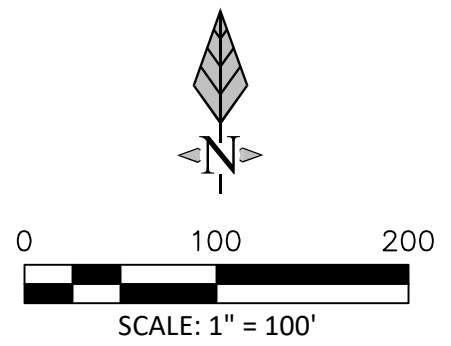
STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VISARA ASSET FUND 2, LLC, ACTING HEREIN THROUGH JOSE ANGEL SANTOS, ITS AGENT KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXCLUDED 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 PUBLIC IN AND FOR  
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES



CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD83, GEODIC. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.0000026.  
UNITS: US SURVEY FEET

METS & BOUNDS DESCRIPTION:

BEING A 4.518 ACRE TRACT OF LAND OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, AND BEING OUT OF A CALLED 25.01 ACRE TRACT, DESCRIBED TO VISARA ASSET FUND 2, LLC IN DOCUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 25.01 ACRE TRACT, SAME BEING IN THE SOUTH RIGHT OF WAY LINE OF MARGIE'S WAY, AN 80 FOOT WIDE RIGHT OF WAY PER RIVER MEADOWS PHASE 1, A MAP OR PLAT THEREOF RECORDED UNDER CABINET 4, PAGE 16-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND SAME BEING IN THE WEST RIGHT OF WAY LINE OF LOVERS LANE, AN APPARENT 45 FOOT WIDE RIGHT OF WAY, NO DEED OF RECORD FOUND.

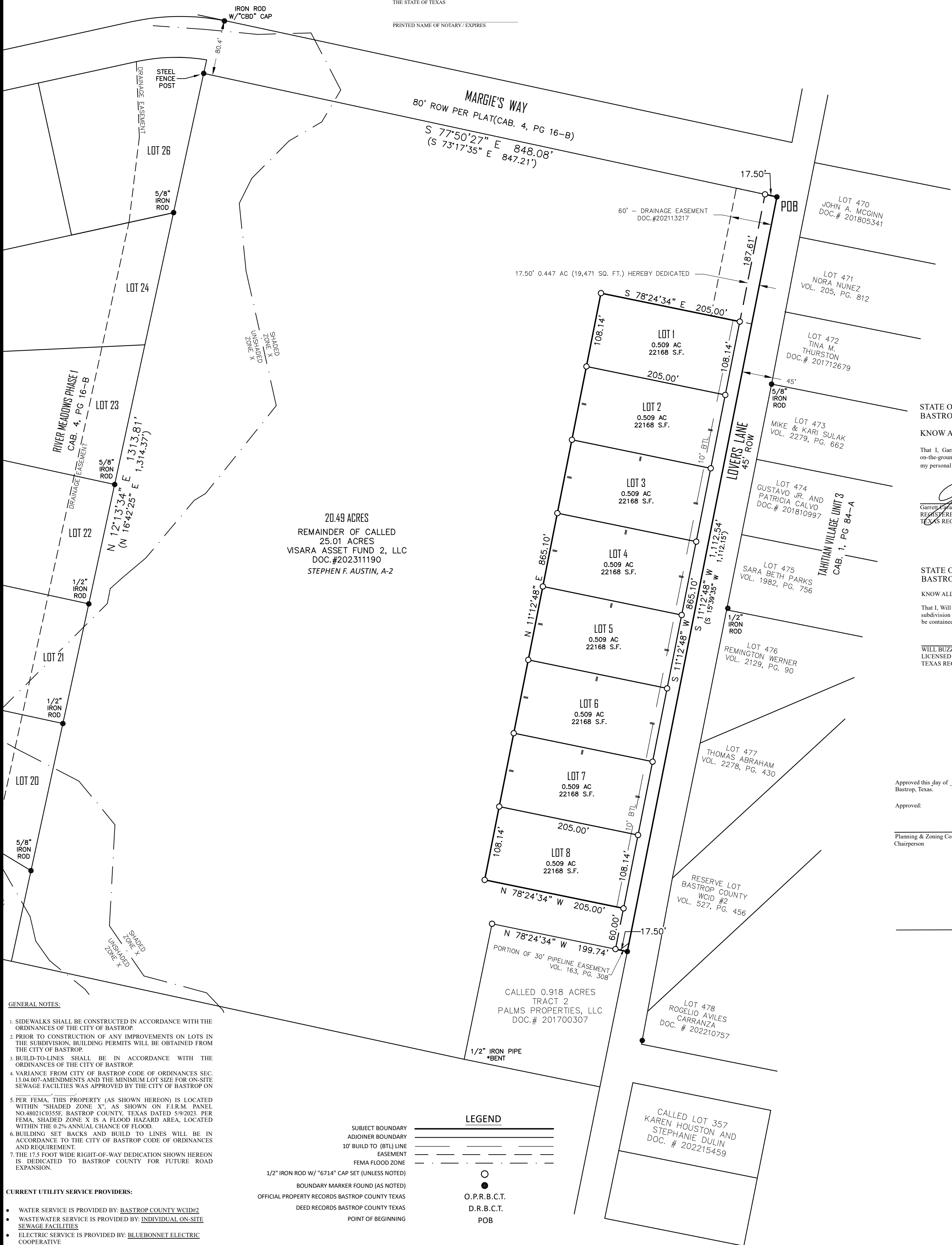
THENCE S 11°12'48" W, WITH THE WEST RIGHT OF WAY OF LOVERS LANE, SAME BEING THE EAST LINE OF SAID 25.01 ACRE TRACT, FOR A DISTANCE OF 1,112.54 FEET TO AN IRON ROD WITH CAP, FOUND FOR THE NORTHERLY SOUTHEAST CORNER OF SAID 25.01 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.918 ACRE TRACT, DESCRIBED TO PALMS PROPERTIES, LLC IN DOCUMENT NUMBER 201700307 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY TEXAS (O.P.R.B.C.T.);

THENCE N 78°24'34" W, WITH THE NORTH LINE OF SAID 0.918 ACRE TRACT, SAME BEING A SOUTHWEST LINE OF SAID 25.01 ACRE TRACT, FOR A DISTANCE OF 17.50 FEET TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET FOR A SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF THE 17.50 FOOT WIDE (0.447 AC) STRIP DEDICATED FOR RIGHT OF WAY (ROW) HEREIN.

THENCE, OVER AND ACROSS SAID 25.01 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:  
1. N 11°12'48" E, 60.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.  
2. N 78°24'34" W, 205.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.  
3. N 11°12'48" E, 865.10 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.  
4. S 78°24'34" E, 205.00 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET.  
5. N 11°12'48" E, 187.61 TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP SET IN THE NORTH LINE OF SAID 25.01 ACRE TRACT, SAME BEING IN THE SOUTH RIGHT OF WAY LINE OF SAID MARGIE'S WAY;

THENCE, S 77°50'27" E, WITH THE NORTH LINE OF SAID 25.01 ACRE TRACT, SAME BEING THE SOUTH RIGHT OF WAY LINE OF MARGIE'S WAY, FOR A DISTANCE OF 17.50 FEET BACK, TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT OF LAND, CONTAINING 4.518 ACRES OF LAND, MORE OR LESS.

| AREA SUMMARY TABLE     |          |
|------------------------|----------|
| RESIDENTIAL (8 LOTS)   | 4.071 AC |
| DEDICATED R.O.W.       | 0.447 AC |
| REMAINING PARENT TRACT | 20.49 AC |



20.49 ACRES  
REMAINDER OF CALLED  
25.01 ACRES  
VISARA ASSET FUND 2, LLC  
DOC.#202311190  
STEPHEN F. AUSTIN, A-2

STATE OF TEXAS  
BASTROP COUNTY

KNOW ALL MEN BY THESE PRESENTS

That I, Garrett Cavaiuolo, 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 thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

*Garrett Cavaiuolo*  
Garrett Cavaiuolo, P.F.L.S., 6714 DATE 12/7/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO.



STATE OF TEXAS  
BASTROP COUNTY

KNOW ALL MEN BY THESE PRESENTS

That I, Will Buzzelli, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

WILL BUZZELLI, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO.

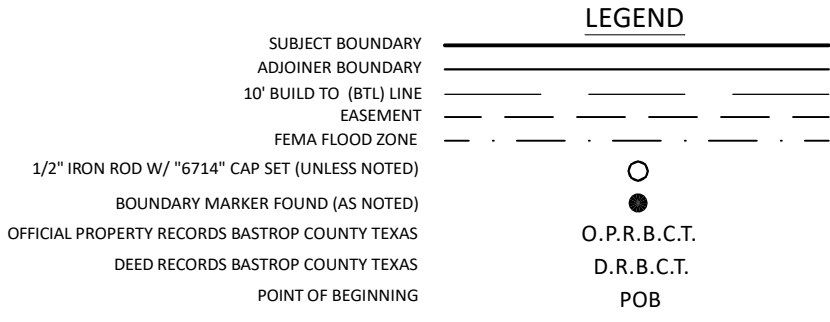
Approved this day of \_\_\_\_\_, 20\_\_\_\_, AD by the Planning & Zoning Commission of the City of Bastrop, Texas.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_

Planning & Zoning Commission Chairperson \_\_\_\_\_ City Secretary \_\_\_\_\_

- GENERAL NOTES:
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
  - PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
  - BUILD-TO-LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
  - VARIANCE FROM CITY OF BASTROP CODE OF ORDINANCES SEC. 13.04.007-AMENDMENTS AND THE MINIMUM LOT SIZE FOR ON-SITE SEWAGE FACILITIES WAS APPROVED BY THE CITY OF BASTROP ON \_\_\_\_\_.
  - PER FEMA, THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN "SHADED ZONE X", AS SHOWN ON F.I.R.M. PANEL NO.480210355; BASTROP COUNTY, TEXAS DATED 5/9/2023. PER FEMA, SHADED ZONE X IS A FLOOD HAZARD AREA, LOCATED WITHIN THE 0.2% ANNUAL CHANCE OF FLOOD.
  - BUILDING SET BACKS AND BUILT TO LINES WILL BE IN ACCORDANCE TO THE CITY OF BASTROP CODE OF ORDINANCES AND REQUIREMENT.
  - THE 17.5 FOOT WIDE RIGHT-OF-WAY DEDICATION SHOWN HEREON IS DEDICATED TO BASTROP COUNTY FOR FUTURE ROAD EXPANSION.

- CURRENT UTILITY SERVICE PROVIDERS:
- WATER SERVICE IS PROVIDED BY: BASTROP COUNTY WCID
  - WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
  - ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE





# STAFF REPORT

**MEETING DATE:** December 21, 2023

**TITLE:**

Consider action to approve the EDC Industrial Park Replat of Lot 1 Conservation Area and Reserve Area “D” Business and Industrial Park Phase 1, being 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11 out of the Bastrop Business and Industrial Park, Phase 1, within the City of Bastrop, Texas, as shown in Attachment 1.

**AGENDA ITEM SUBMITTED BY:**

Doug Haggerty, Senior Planner – Development Services

**ITEM DETAILS:**

Site Address: 406 Jackson Street, Bastrop (Attachment 2)  
 Total Acreage: 148.13 acres  
 Legal Description: 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11  
 Property Owner: Bastrop Economic Development Corporation  
 Existing Use: Primarily undeveloped Industrial  
 Existing Zoning: Employment Center  
 Future Land Use: Employment Center

**BACKGROUND:**

Replat of Lot 1 Conservation Area and Reserve Area “D” Bastrop Business and Industrial Park Phase 1 to subdivide said 148.13 acres and add 3.84 acres to increase the total acreage of Tract 4 to 13.84 acres. This increase in acreage to Tract 4 removes the Lovaca Gathering Company easement from the rear of the property which would have required perpetual maintenance by Bastrop Economic Development Corporation.

| Infrastructure       | Available (Y/N) | Proposed  |
|----------------------|-----------------|---|
| Water                | Y               | Line Extension – (TBD)                                  |
| Wastewater           | Y               | Line Extension – (TBD)                                  |
| Drainage             | N               |   |
| Transportation       | Y               | Future connection to Tahitian Village and Pine Forest 6 |
| Parks and Open Space | N               |   |

Utilities

All existing and proposed utilities will be serviced by the City of Bastrop.

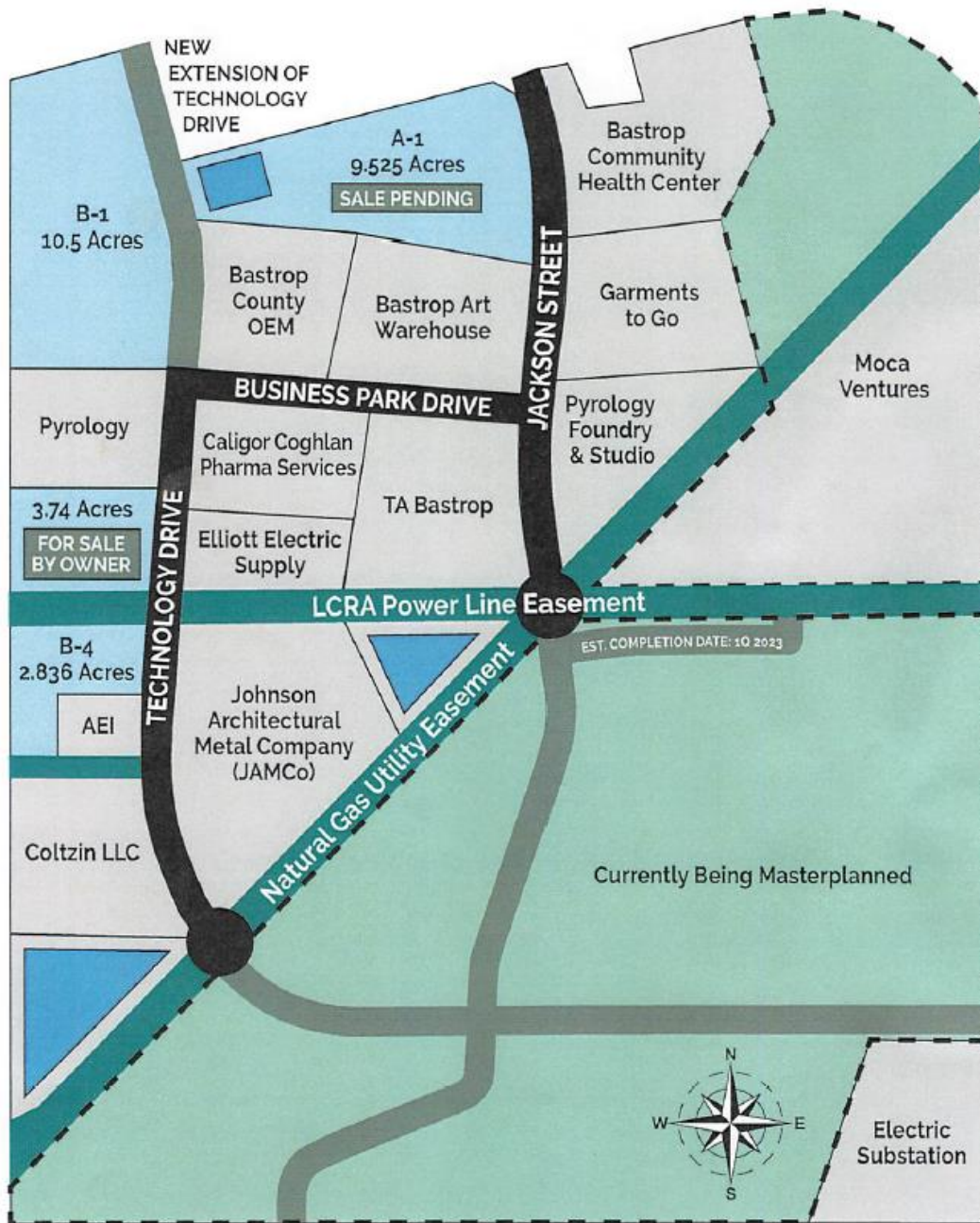
Drainage

Drainage across the entire site will drain from the highpoint of the property on the northeast corner to the southwest corner where it levels out in the far south and west corner. Each site will be required to perform their own drainage studies and plan accordingly per tract.

Traffic Impact and Streets

There will be potential for a connection to Tahitian Village towards the south of the Industrial Park between Tract 8 and Tract 9 with another connection point to Pine Forest 6 on the east.



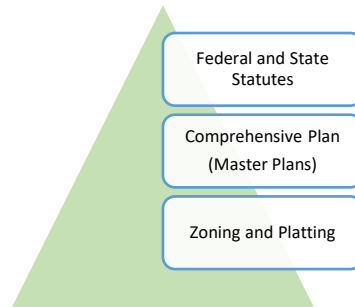


- Available
- Regional Detention
- Future Development
- Utility Easement
- Existing Roads
- Future Roads

**bastrop**

**POLICY EXPLANATION:**

Plats are reviewed and approved by the Planning & Zoning Commission.



### Compliance with the Texas Local Government Code

#### Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

#### Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

*The plat conforms to the Future Land Use Plan, which is designated Employment Center for this area.*

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

*The Business Park will provide new streets that will allow future connectivity and traffic flow for additional development in the area and alternative routes to relieve congestion on other local connectors.*

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

*This project is being performed in-house with existing City funds.*

- (4) it conforms to any rules adopted under Section 212.002.

**Compliance with 2036 Comprehensive Plan:**

Future Land Use Plan – Employment Center/Industrial: Utilize the future land use plan to guide decisions regarding proposed development and redevelopment activities in Bastrop and the City's ETJ.

*This plat complies with the Future Land Use Plan, which shows Employment Center in this area. The plat proposes industrial lots.*

**Compliance with B3 Code:**

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).*

*The plat complies with the requirements of the adopted B<sup>3</sup> Code.*

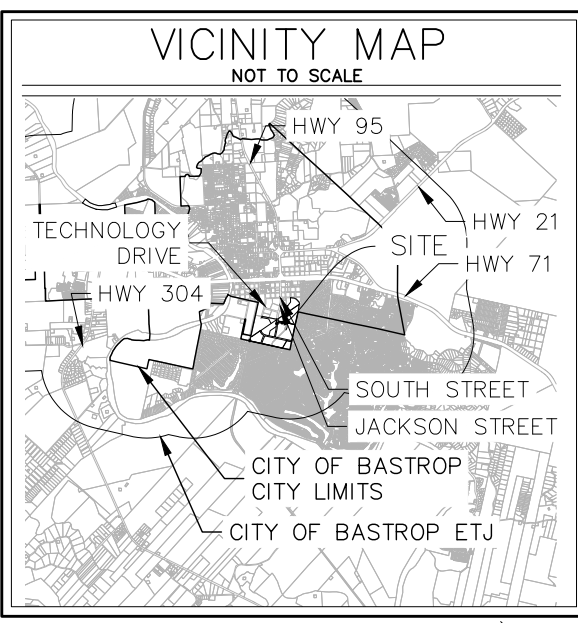
**RECOMMENDATION:**

Consider action to approve the EDC Industrial Park Replat of Lot 1 Conservation Area and Reserve Area "D" Business and Industrial Park Phase 1, being 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11 out of the Bastrop Business and Industrial Park, Phase 1, within the City of Bastrop, Texas, as shown in Attachment 1.

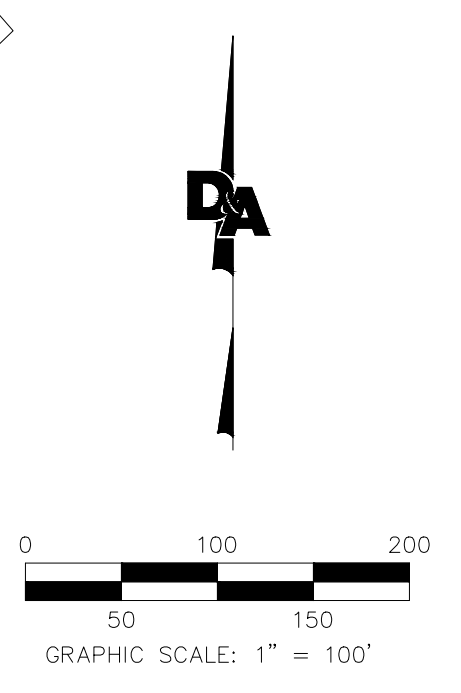
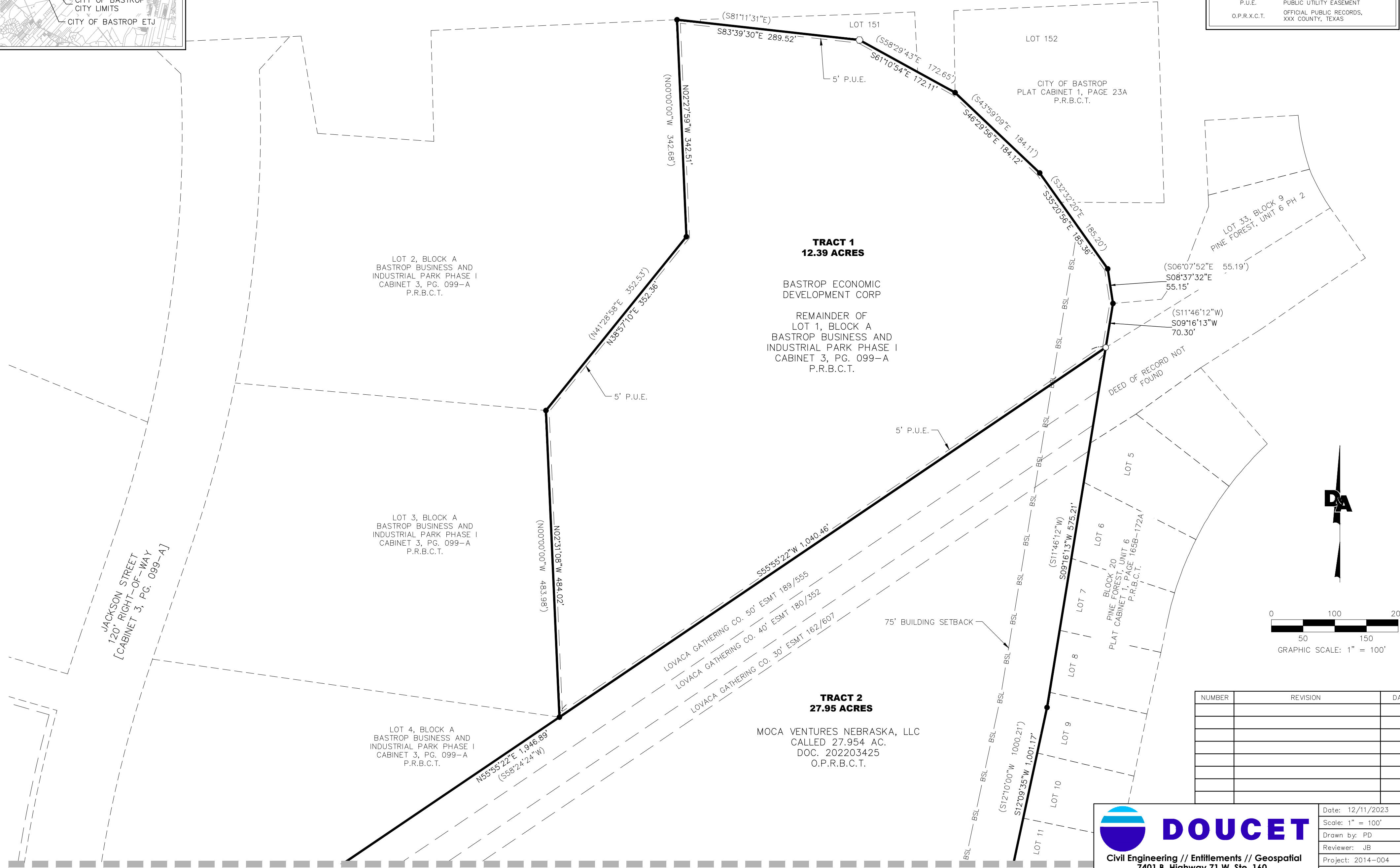
**ATTACHMENTS:**

- Attachment 1 – Bastrop EDC Replat
- Attachment 2 – Bastrop EDC Industrial Park Location Map
- Attachment 3 – Bastrop Business & Industrial Park

# REPLAT OF LOT 1 CONSERVATION AREA, AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1



| LEGEND |   |
|--------|---|
|        | PROPERTY LINE   |
|        | EXISTING EASEMENT                                       |
|        | ADJOINER PROPERTY LINE                                  |
|        | 1/2" IRON ROD FOUND [UNLESS NOTED]                      |
|        | BENCHMARK FOUND   |
|        | P.O.B. POINT OF BEGINNING                               |
|        | P.O.R. POINT OF REFERENCE                               |
|        | DOC. NO. DOCUMENT NUMBER                                |
|        | VOL. VOLUME   |
|        | PG. PAGE  |
|        | R.O.W. RIGHT-OF-WAY                                     |
|        | P.U.E. PUBLIC UTILITY EASEMENT                          |
|        | O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS |



| NUMBER | REVISION | DATE |
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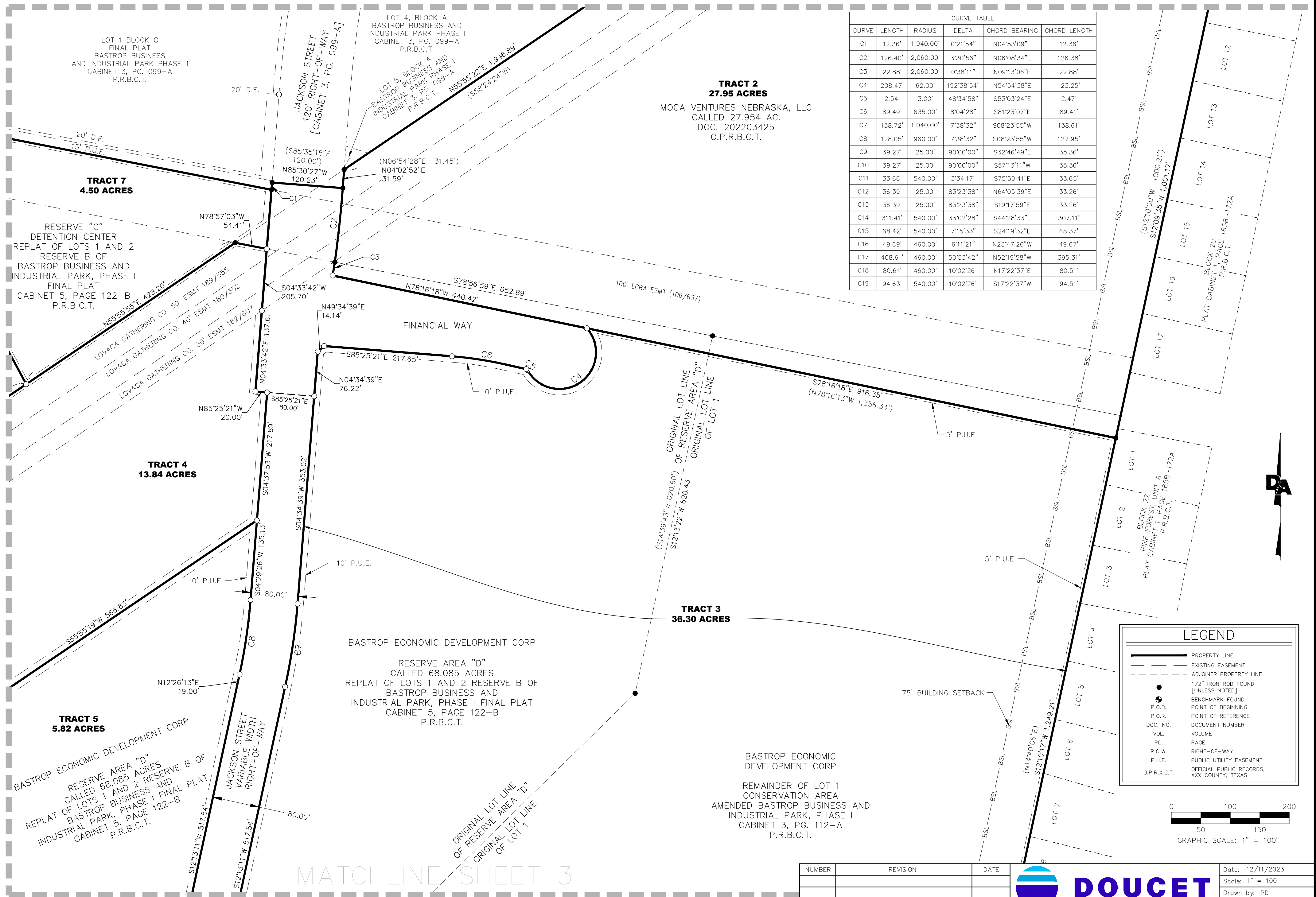
**DOUCET**  
Civil Engineering // Entitlements // Geospatial  
7401 B. Highway 71 W, Ste. 160  
Austin, TX 78735, Tel: (512)-583-2600  
www.doucetengineers.com  
TBPELS Firm Number: 3937  
TBPELS Firm Number: 10194551

Date: 12/11/2023  
Scale: 1" = 100'  
Drawn by: PD  
Reviewer: JB  
Project: 2014-004  
Sheet: 1 OF 6  
Field Book: TBD  
Party Chief: ADM  
Survey Date: TBD

MATCHLINE SHEET 2

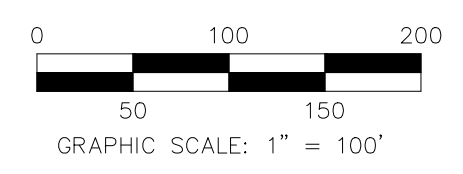
# MATCHLINE SHEET 1

MATCHLINE SHEET 4



| CURVE TABLE |         |           |            |               |              |
|-------------|---------|-----------|------------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS    | DELTA      | CHORD BEARING | CHORD LENGTH |
| C1          | 12.36'  | 1,940.00' | 0°21'54"   | N04°53'09"E   | 12.36'       |
| C2          | 126.40' | 2,060.00' | 3°30'56"   | N06°08'34"E   | 126.38'      |
| C3          | 22.88'  | 2,060.00' | 0°38'11"   | N09°13'06"E   | 22.88'       |
| C4          | 208.47' | 62.00'    | 192°38'54" | N54°54'38"E   | 123.25'      |
| C5          | 2.54'   | 3.00'     | 48°34'58"  | S53°03'24"E   | 2.47'        |
| C6          | 89.49'  | 635.00'   | 8°04'28"   | S81°23'07"E   | 89.41'       |
| C7          | 138.72' | 1,040.00' | 7°38'32"   | S08°23'55"W   | 138.61'      |
| C8          | 128.05' | 960.00'   | 7°38'32"   | S08°23'55"W   | 127.95'      |
| C9          | 39.27'  | 25.00'    | 90°00'00"  | S32°46'49"E   | 35.36'       |
| C10         | 39.27'  | 25.00'    | 90°00'00"  | S57°13'11"W   | 35.36'       |
| C11         | 33.66'  | 540.00'   | 3°34'17"   | S75°59'41"E   | 33.65'       |
| C12         | 36.39'  | 25.00'    | 83°23'38"  | N64°05'39"E   | 33.26'       |
| C13         | 36.39'  | 25.00'    | 83°23'38"  | S19°17'59"E   | 33.26'       |
| C14         | 311.41' | 540.00'   | 33°02'28"  | S44°28'33"E   | 307.11'      |
| C15         | 68.42'  | 540.00'   | 7°15'33"   | S24°19'32"E   | 68.37'       |
| C16         | 49.69'  | 460.00'   | 6°11'21"   | N23°47'26"W   | 49.67'       |
| C17         | 408.61' | 460.00'   | 50°53'42"  | N52°19'58"W   | 395.31'      |
| C18         | 80.61'  | 460.00'   | 10°02'26"  | N17°22'37"E   | 80.51'       |
| C19         | 94.63'  | 540.00'   | 10°02'26"  | S17°22'37"W   | 94.51'       |

| LEGEND |  |
|--------|--|
|        | PROPERTY LINE                              |
|        | EXISTING EASEMENT                          |
|        | ADJOINER PROPERTY LINE                     |
|        | 1/2" IRON ROD FOUND [UNLESS NOTED]         |
|        | BENCHMARK FOUND                            |
|        | POINT OF BEGINNING                         |
|        | POINT OF REFERENCE                         |
|        | DOCUMENT NUMBER                            |
|        | VOLUME                                     |
|        | PAGE                                       |
|        | RIGHT-OF-WAY                               |
|        | PUBLIC UTILITY EASEMENT                    |
|        | OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS |



MATCHLINE SHEET 3

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

| NUMBER | REVISION | DATE |
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**DOUCET**

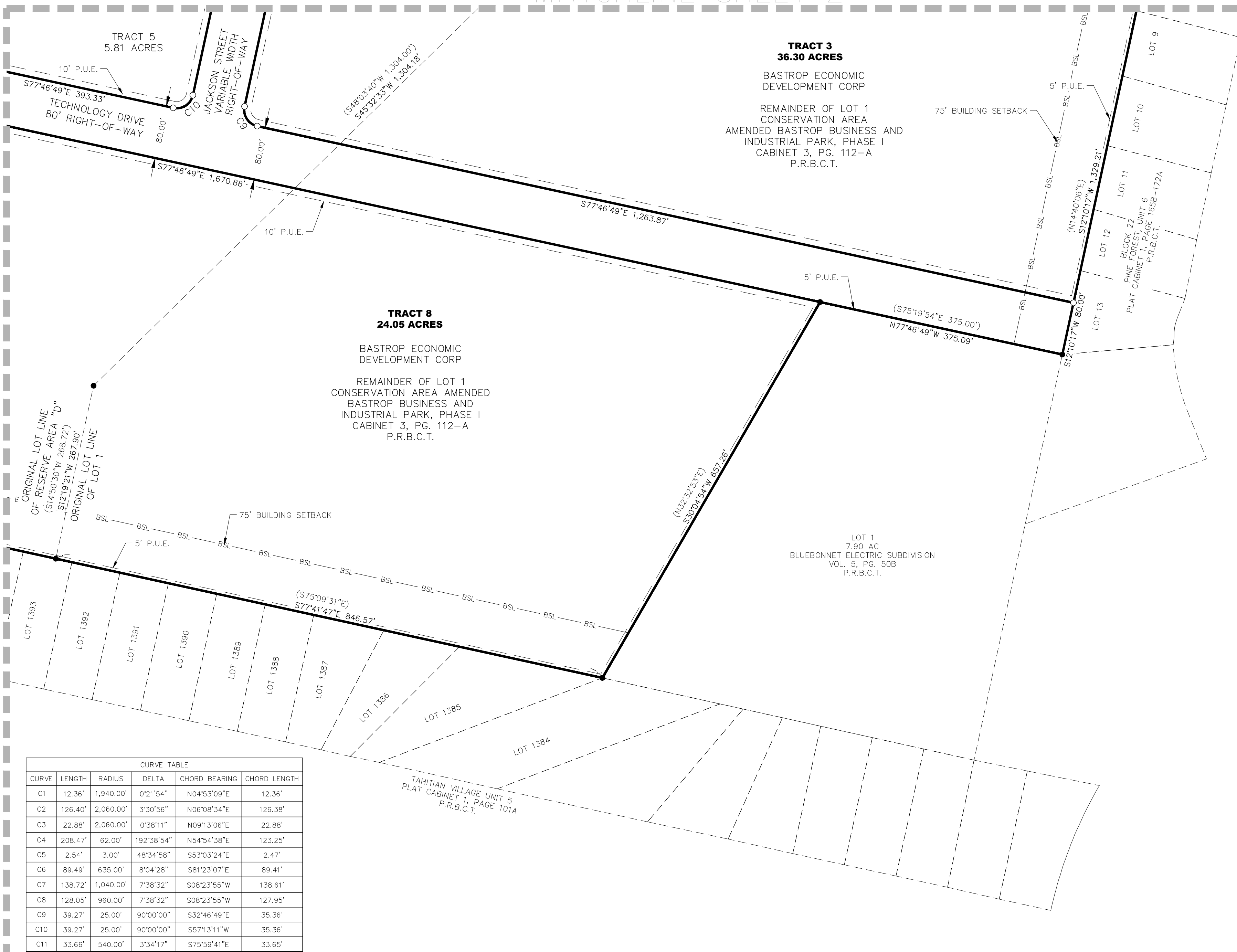
Civil Engineering // Entitlements // Geospatial  
 7401 B. Highway 71 W, Ste. 160  
 Austin, TX 78735, Tel: (512)-583-2600  
 www.doucetengineers.com  
 TBPELS Firm Number: 3937  
 TBPELS Firm Number: 10194551

|              |            |
|--------------|------------|
| Date:        | 12/11/2023 |
| Scale:       | 1" = 100'  |
| Drawn by:    | PD         |
| Reviewer:    | JB         |
| Project:     | 2014-004   |
| Sheet:       | 2 OF 6     |
| Field Book:  | TBD        |
| Party Chief: | ADM        |
| Survey Date: | TBD        |



# MATCHLINE SHEET 2

MATCHLINE SHEET 5



**TRACT 8  
24.05 ACRES**  
BASTROP ECONOMIC DEVELOPMENT CORP  
REMAINDER OF LOT 1  
CONSERVATION AREA AMENDED  
BASTROP BUSINESS AND  
INDUSTRIAL PARK, PHASE I  
CABINET 3, PG. 112-A  
P.R.B.C.T.

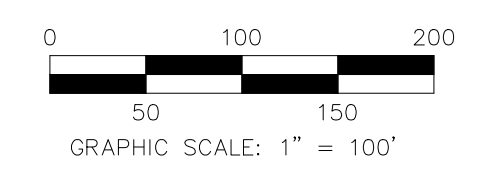
**TRACT 3  
36.30 ACRES**  
BASTROP ECONOMIC DEVELOPMENT CORP  
REMAINDER OF LOT 1  
CONSERVATION AREA  
AMENDED BASTROP BUSINESS AND  
INDUSTRIAL PARK, PHASE I  
CABINET 3, PG. 112-A  
P.R.B.C.T.

LOT 1  
7.90 AC  
BLUEBONNET ELECTRIC SUBDIVISION  
VOL. 5, PG. 50B  
P.R.B.C.T.

| CURVE TABLE |         |           |            |               |              |
|-------------|---------|-----------|------------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS    | DELTA      | CHORD BEARING | CHORD LENGTH |
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| C17         | 408.61' | 460.00'   | 50°53'42"  | N52°19'58"W   | 395.31'      |
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| C19         | 94.63'  | 540.00'   | 10°02'26"  | S17°22'37"W   | 94.51'       |

**LEGEND**

- PROPERTY LINE
- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- BENCHMARK FOUND
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



## REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

| NUMBER | REVISION | DATE |
|--------|----------|------|
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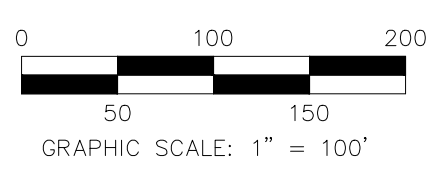
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Civil Engineering // Entitlements // Geospatial  
7401 B. Highway 71 W, Ste. 160  
Austin, TX 78735, Tel: (512)-583-2600  
www.doucetengineers.com  
TBPELS Firm Number: 3937  
TBPELS Firm Number: 10194551

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|--------------|------------|
| Date:        | 12/11/2023 |
| Scale:       | 1" = 100'  |
| Drawn by:    | PD         |
| Reviewer:    | JB         |
| Project:     | 2014-004   |
| Sheet:       | 3 OF 6     |
| Field Book:  | TBD        |
| Party Chief: | ADM        |
| Survey Date: | TBD        |

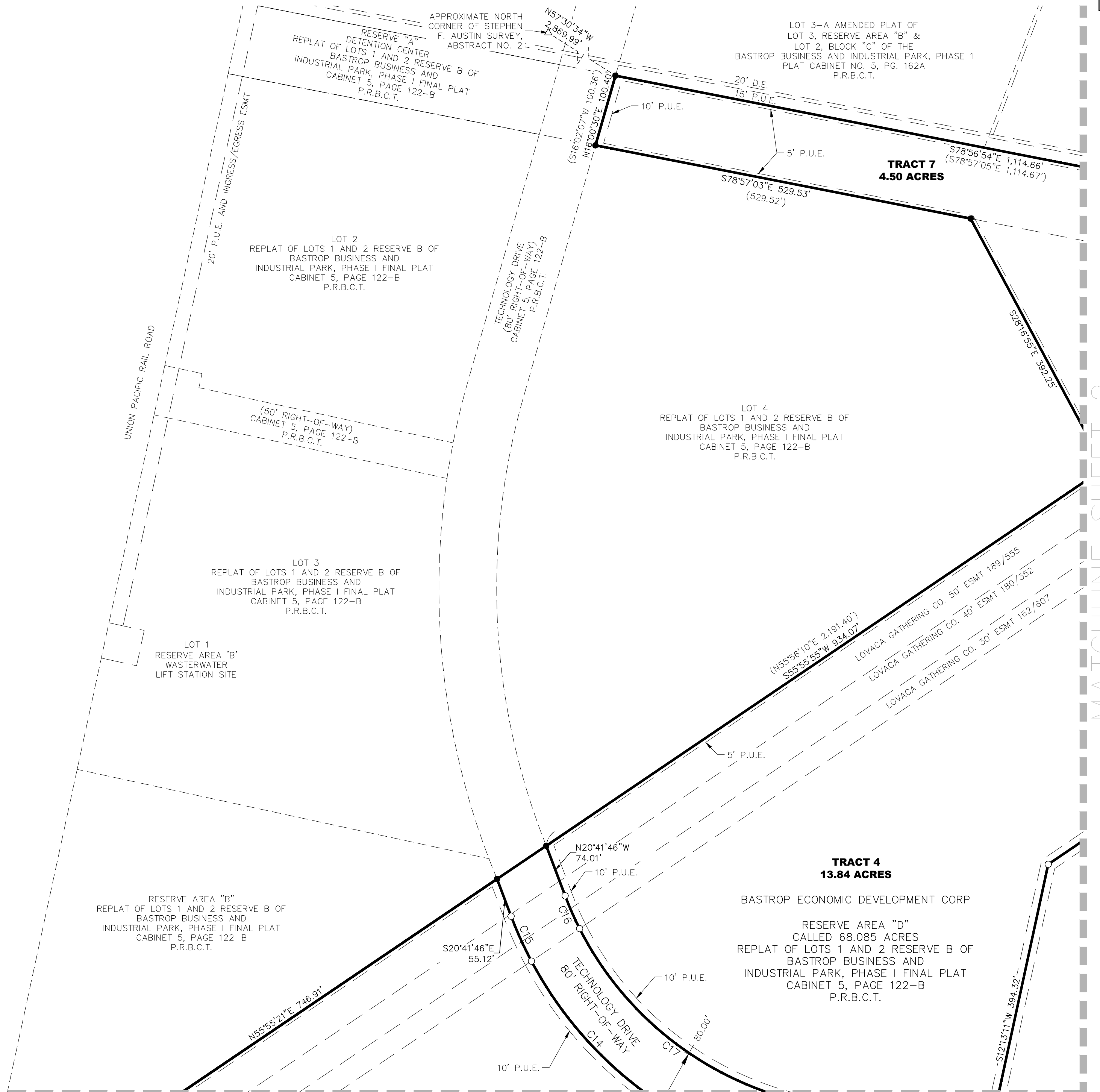
| CURVE TABLE |         |           |            |               |              |
|-------------|---------|-----------|------------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS    | DELTA      | CHORD BEARING | CHORD LENGTH |
| C1          | 12.36'  | 1,940.00' | 0°21'54"   | N04°53'09"E   | 12.36'       |
| C2          | 126.40' | 2,060.00' | 3°30'56"   | N06°08'34"E   | 126.38'      |
| C3          | 22.88'  | 2,060.00' | 0°38'11"   | N09°13'06"E   | 22.88'       |
| C4          | 208.47' | 62.00'    | 192°38'54" | N54°54'38"E   | 123.25'      |
| C5          | 2.54'   | 3.00'     | 48°34'58"  | S53°03'24"E   | 2.47'        |
| C6          | 89.49'  | 635.00'   | 8°04'28"   | S81°23'07"E   | 89.41'       |
| C7          | 138.72' | 1,040.00' | 7°38'32"   | S08°23'55"W   | 138.61'      |
| C8          | 128.05' | 960.00'   | 7°38'32"   | S08°23'55"W   | 127.95'      |
| C9          | 39.27'  | 25.00'    | 90°00'00"  | S32°46'49"E   | 35.36'       |
| C10         | 39.27'  | 25.00'    | 90°00'00"  | S57°13'11"W   | 35.36'       |
| C11         | 33.66'  | 540.00'   | 3°34'17"   | S75°59'41"E   | 33.65'       |
| C12         | 36.39'  | 25.00'    | 83°23'38"  | N64°05'39"E   | 33.26'       |
| C13         | 36.39'  | 25.00'    | 83°23'38"  | S19°17'59"E   | 33.26'       |
| C14         | 311.41' | 540.00'   | 33°02'28"  | S44°28'33"E   | 307.11'      |
| C15         | 68.42'  | 540.00'   | 7°15'33"   | S24°19'32"E   | 68.37'       |
| C16         | 49.69'  | 460.00'   | 6°11'21"   | N23°47'26"W   | 49.67'       |
| C17         | 408.61' | 460.00'   | 50°53'42"  | N52°19'58"W   | 395.31'      |
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**LEGEND**

- PROPERTY LINE
- - - EXISTING EASEMENT
- · - ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- ⊕ BENCHMARK FOUND
- P.O.B. POINT OF BEGINNING
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- O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



MATCHLINE SHEET 5  
 REPLAT OF LOT 1 CONSERVATION AREA  
 AND RESERVE AREA "D" BASTROP BUSINESS AND  
 INDUSTRIAL PARK PHASE 1



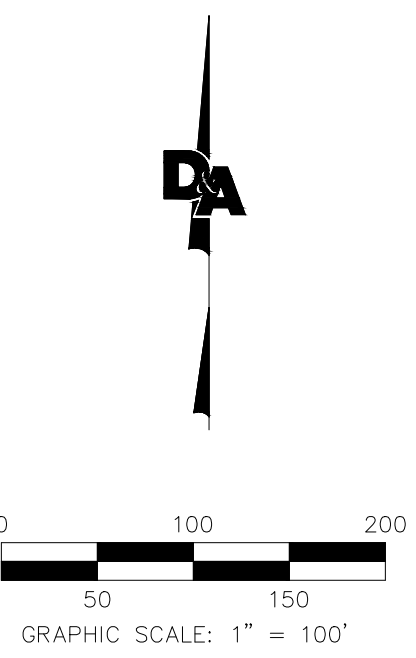
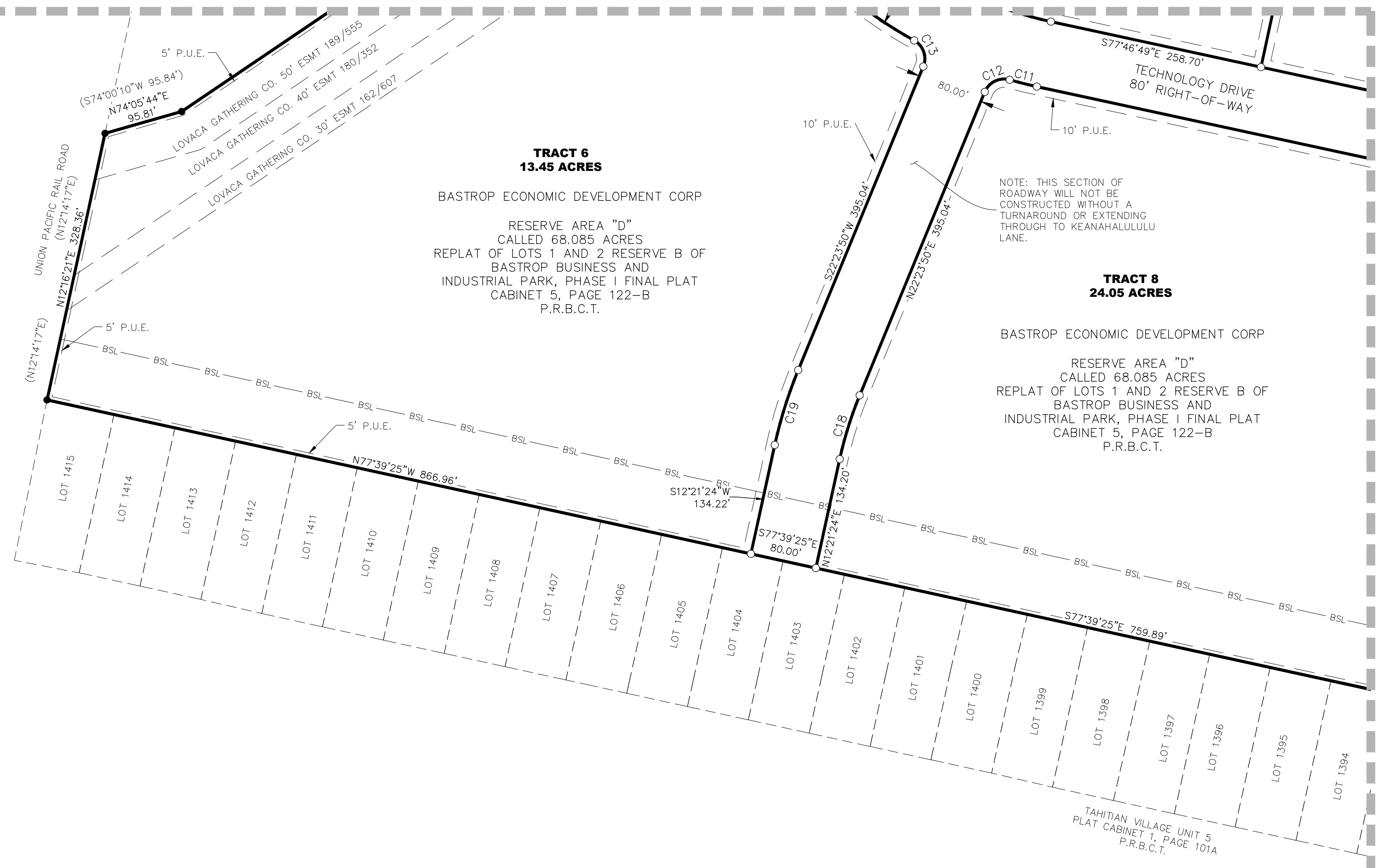
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|--------------|------------|
| Date:        | 12/11/2023 |
| Scale:       | 1" = 100'  |
| Drawn by:    | PD         |
| Reviewer:    | JB         |
| Project:     | 2014-004   |
| Sheet:       | 4 OF 6     |
| Field Book:  | TBD        |
| Party Chief: | ADM        |
| Survey Date: | TBD        |

# MATCHLINE SHEET 4

| CURVE TABLE |         |           |            |               |              |
|-------------|---------|-----------|------------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS    | DELTA      | CHORD BEARING | CHORD LENGTH |
| C1          | 12.36'  | 1,940.00' | 0°21'54"   | N04°53'09"E   | 12.36'       |
| C2          | 126.40' | 2,060.00' | 3°30'56"   | N06°08'34"E   | 126.38'      |
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| C6          | 89.49'  | 635.00'   | 8°04'28"   | S81°23'07"E   | 89.41'       |
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| LEGEND |   |
|--------|---|
|        | PROPERTY LINE   |
|        | EXISTING EASEMENT                                       |
|        | ADJOINER PROPERTY LINE                                  |
|        | 1/2" IRON ROD FOUND [UNLESS NOTED]                      |
|        | BENCHMARK FOUND   |
|        | P.O.B. POINT OF BEGINNING                               |
|        | P.O.R. POINT OF REFERENCE                               |
|        | DOC. NO. DOCUMENT NUMBER                                |
|        | VOL. VOLUME   |
|        | PG. PAGE  |
|        | R.O.W. RIGHT-OF-WAY                                     |
|        | P.U.E. PUBLIC UTILITY EASEMENT                          |
|        | O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS |

## REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

| NUMBER | REVISION | DATE |
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 TBPELS Firm Number: 3937  
 TBPELS Firm Number: 10194551

|              |            |
|--------------|------------|
| Date:        | 12/11/2023 |
| Scale:       | 1" = 100'  |
| Drawn by:    | PD         |
| Reviewer:    | JB         |
| Project:     | 2014-004   |
| Sheet:       | 5 OF 6     |
| Field Book:  | TBD        |
| Party Chief: | ADM        |
| Survey Date: | TBD        |

MATCHLINE SHEET 3

**NOTES:**

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DESCRIPTION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAYS ON ALL LOTS, A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
- ALL EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN SUBDIVISION BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BASTROP.
- ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- 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.
- SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.

UTILITY PROVIDERS

WATER: CITY OF BASTROP  
 WASTEWATER: CITY OF BASTROP  
 ELECTIC: TBD

**OWNER'S CERTIFICATION**

**STATE OF TEXAS §  
 COUNTY OF BASTROP §**

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, BASTROP DEVELOPMENT CORP., BEING THE OWNER OF 148.13 ACRES OF LAND SITUATED IN STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2 AND THE BASTROP TOWN TRACT SURVEY, ABSTRACT NUMBER 11, OF BASTROP COUNTY, KNOWN AS LOT 1 CONSERVATION AREA AND RESERVE AREA "D", RECORDED IN CABINET 3, PAGE 112-A, AND CABINET 5, PAGE 122-B RESPECTIVELY OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND MOCA VENTURES NEBRASKA, LLC BEING THE OWNER OF 27.954 ACRES OF LAND, RECORDED IN DOCUMENT NUMBER 202203425, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

DO HEREBY SUBDIVIDE SAID 148.13 ACRES AND SAID 27.954 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

**REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE 1**

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDOR HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

IN WITNESS WHEREOF, BASTROP DEVELOPMENT CORP., HAVE CAUSED THESE PRESENTS TO BE

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

**PRELIMINARY**

BASTROP DEVELOPEMENT CORP.  
 301 HWY 71 W SUITE 214  
 BASTROP, TEXAS 78602

IN WITNESS WHEREOF, MOCA VENTURES NEBRASKA, LLC, HAVE CAUSED THESE PRESENTS TO BE

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

**PRELIMINARY**

MOCA VENTURES NEBRASKA, LLC  
 114 N CUSTER AVE  
 GRAND ISLAND, NEW ENGLAND 68803

**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 HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

**PRELIMINARY**

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_ MY COMMISSION EXPIRES:

THE STATE OF TEXAS  
 COUNTY OF BASTROP

I, TRACY A. BRATTON, PE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS

**PRELIMINARY**

TRACY A. BRATTON, PE  
 TEXAS REGISTRATION NO. 90095  
 DOUCET & ASSOCIATES  
 TBRATTON@KLEINFELDER.COM

THE STATE OF TEXAS  
 KNOWN ALL MEN BY THESE PRESENTS  
 COUNTY OF BASTROP

I, JOHN BARNARD, 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS

**PRELIMINARY**

JOHN BARNARD \_\_\_\_\_ DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5749  
 DOUCET & ASSOCIATES  
 JBARNARD@KLEINFELDER.COM

REPLAT OF LOT 1 CONSERVATION AREA  
 AND RESERVE AREA "D" BASTROP BUSINESS AND  
 INDUSTRIAL PARK PHASE 1

**STATE OF TEXAS  
 COUNTY OF BASTROP**

I, ROSE PIETSCH, CLERK OF COUNTY COURT WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ OF 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_M AND WAS DULY RECORDED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_M, PLAT RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER \_\_\_\_\_ WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTIES, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE

**PRELIMINARY**

BY: \_\_\_\_\_  
 ROSE PIETSCH,  
 CLERK, COUNTY COURT  
 BASTROP COUNTY, TEXAS

**PRELIMINARY**

BY: \_\_\_\_\_  
 DEPUTY

**SURVEYORS NOTES:**

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.000010 USING CP1 AS POINT OF ORIGIN.

BASE POINT INFORMATION (GRID)  
 POINT 1  
 N=10,012,098.64'  
 E=3,253,075.09'  
 ELEV.=404.73'  
 DESCRIPTION = 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET"

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

**BENCHMARK NOTE:**

BENCHMARK #200  
 ELEVATION: 402.23'  
 DESCRIPTION: CHISELED "X" SET IN THE WEST RIGHT-OF-WAY LINE JACKSON STREET, ADJACENT TO THE SOUTHWEST CORNER (1/2-INCH IRON ROD FOUND) OF SAID JACKSON STREET. [SHOWN HEREON]

**FLOODPLAIN NOTE:**

THIS PROPERTY (AS SHOWN HEREON) ARE LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANEL NO. 48021C0360E, BASTROP COUNTY, TEXAS REVISED 01/19/2006.  
 SOURCE OF FLOODPLAIN LINES: FEMA WEBSITE.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

OWNER/DEVELOPER:  
 BASTROP DEVELOPEMENT CORP.  
 301 HWY 71 W SUITE 214  
 BASTROP, TEXAS 78602

ENGINEER:  
 TRACY A. BRATTON, P.E. NO. 900095  
 DOUCET & ASSOCIATES, INC.  
 7401 B HWY. 71 WEST, SUITE 160  
 AUSTIN, TX 78735  
 512-583-2600

SURVEYOR:  
 JOHN BARNARD, R.P.L.S. NO. 5749  
 DOUCET & ASSOCIATES, INC.  
 7401 B HWY. 71 WEST, SUITE 160  
 AUSTIN, TX 78735  
 512-583-2600

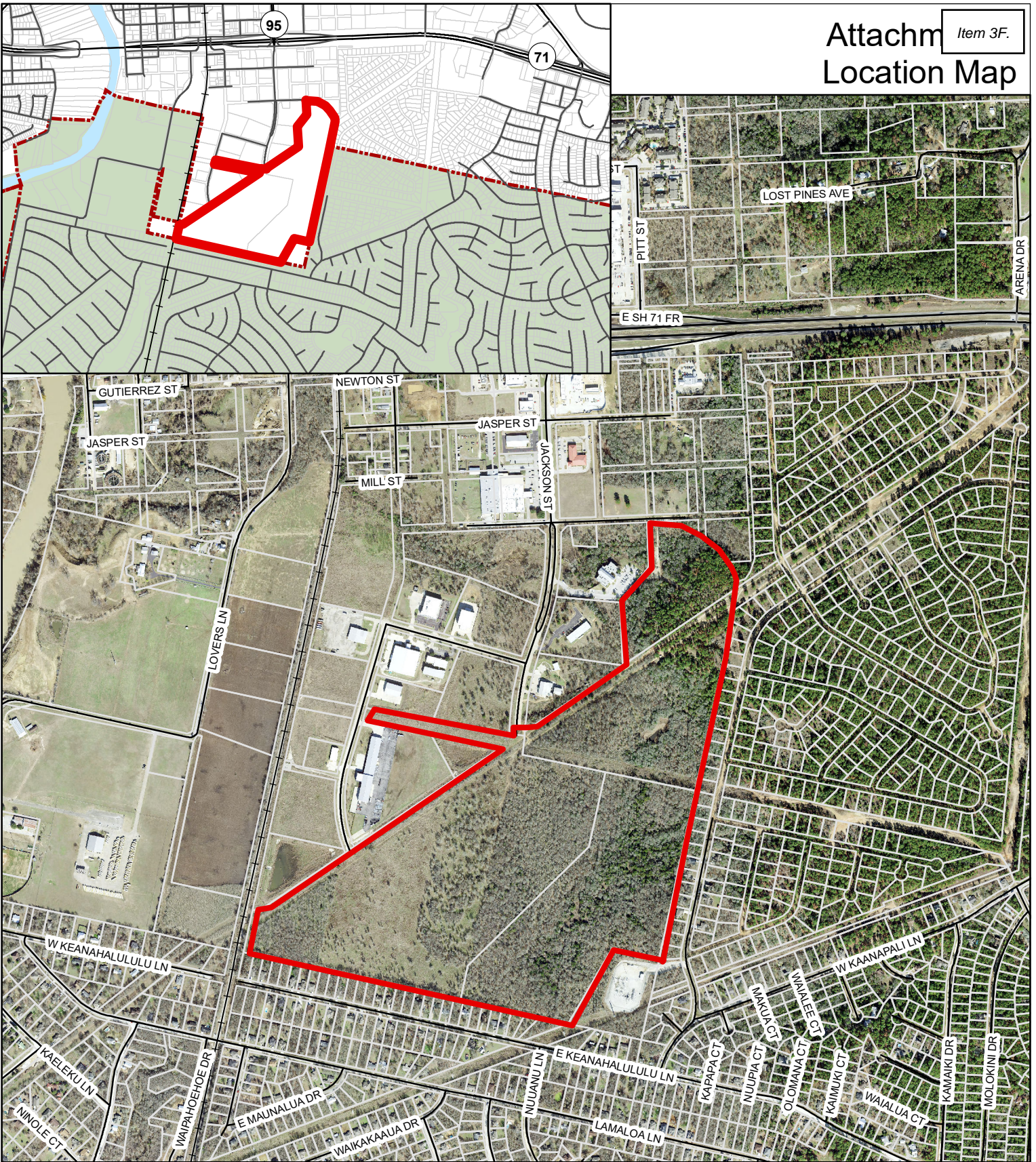
**LOT SUMMARY:**  
 TOTAL ACREAGE: 148.13 ACRES  
 TOTAL LOT ACREAGE: 138.30 ACRES  
 TOTAL ROW ACREAGE: 9.83 ACRES  
 TOTAL LOTS: 8

**PRELIMINARY, THIS DOCUMENT SHALL NOT  
 BE RECORDED FOR ANY PURPOSE AND  
 SHALL NOT BE USED OR VIEWED OR RELIED  
 UPON AS A FINAL SURVEY DOCUMENT.**

| NUMBER | REVISION | DATE |
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**TBPELS Firm Number: 3937**  
**TBPELS Firm Number: 10194551**

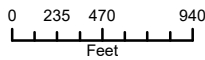
|                   |
|-------------------|
| Date: 12/11/2023  |
| Scale: 1" = 100'  |
| Drawn by: PD      |
| Reviewer: JB      |
| Project: 2014-004 |
| Sheet: 6 OF 6     |
| Field Book: TBD   |
| Party Chief: ADM  |
| Survey Date: TBD  |



Replat of Lot 1 Conservation Area  
 and Reserve Area "D"  
 Bastrop Business and Industrial Park  
 Phase 1

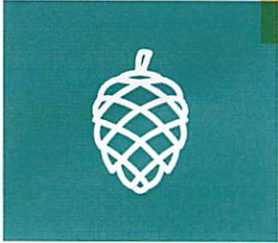
Date: 7/7/2023

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.

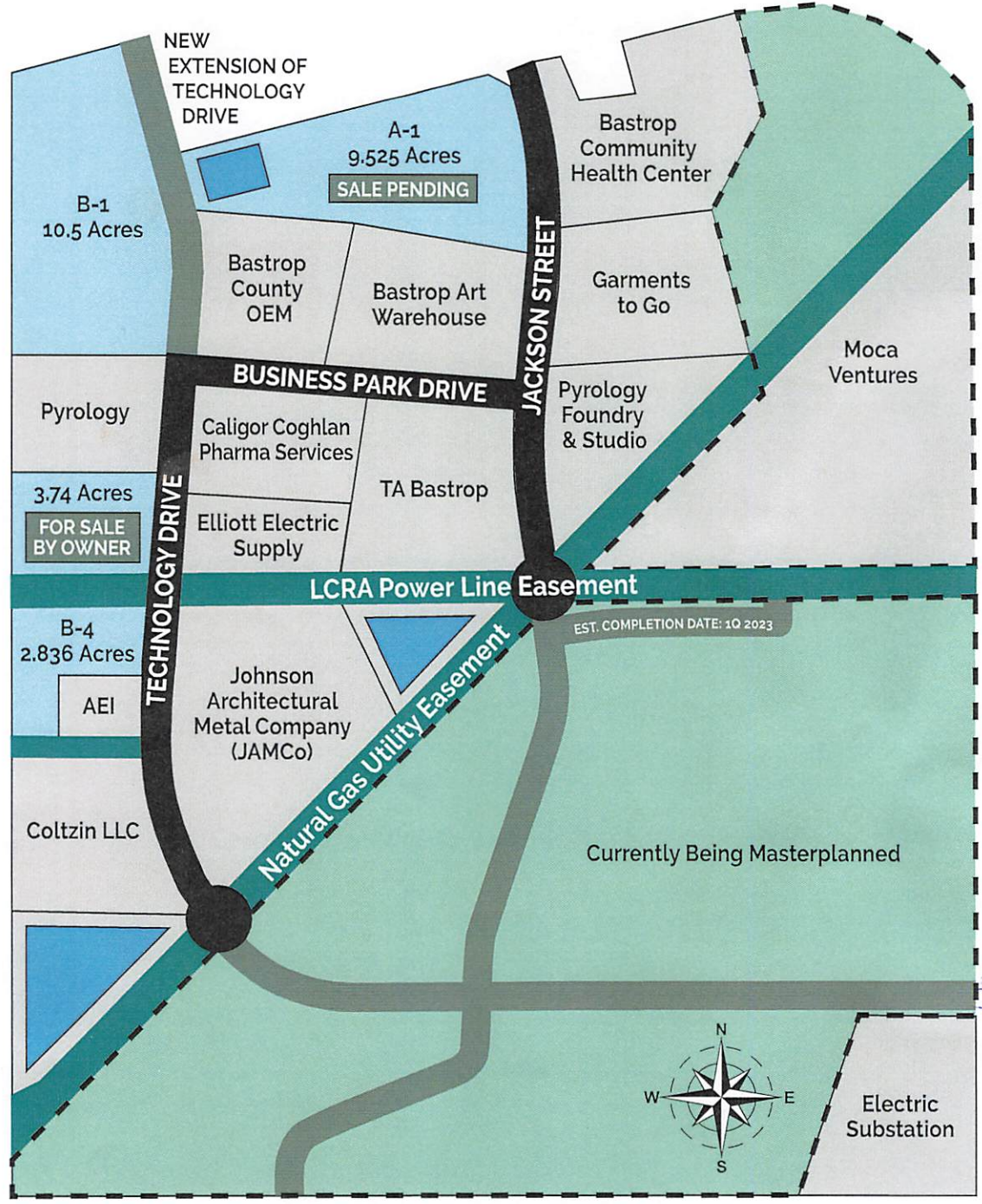


1 inch = 1,000 feet

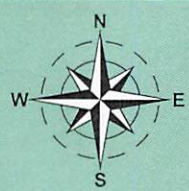




# Bastrop Business & Industrial Park



- Available
- Future Development
- Existing Roads
- Regional Detention
- Utility Easement
- Future Roads



**bastrop**  
EDC