

# 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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September 26, 2024

Agenda - Planning and Zoning Commission at 6:00 PM

**AMENDED 10/7/2024 to include Memo from City Manager regarding B3 Code Changes**

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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 August 29, 2024, Planning and Zoning Commission Meeting.

Alondra Macias, Development Services Planner I

- 3B. Consider action to approve the vacation of Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C Final Plat, being 1.33 acres in the S8212 - Valverde Section 1 Phase 1 And 2, located west of FM 969, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

- 3C. Conduct a public hearing and consider action on a recommendation for the Zoning Concept Scheme, changing the zoning of 2 acres out of Building Block 110 east of Water Street, located east of HW 95, within the City of Bastrop from P5 Core to P3 Residential, as shown on Attachment 1.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

- 3D. Conduct a public hearing and consider action on a recommendation for the Zoning Concept Scheme, changing the zoning of 2.20 acres out of Building Block 111 east of Water Street, located east of HW 95, within the City of Bastrop from P4 Mix to P3 Residential.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

- 3E. Conduct a public hearing consider action to recommend approval to adopt the 2025 Schedule of Uniform Submittal Dates for Plats in accordance with the Bastrop Building Block (B<sup>3</sup>) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B<sup>3</sup>) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and forward to the October 22, 2024 City Council meeting.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

- 3F. Consider and act on a recommendation from the Historic Landmark Commission to begin work again towards becoming a Certified Local Government.

Kennedy Higgins – Senior Planner, Development Services

#### 4. **UPDATES**

- 4A. Follow up on assigning Planning and Zoning commission member to each other board and commission as a liaison.

Kennedy Higgins – Senior Planner, Development Services

- 4B. Future development related items

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

- 4D. Reminder for the up coming Boards and Commissions banquet on October 24th at 6:30 PM and group photo

4E. Development Services Department Monthly Project Volume Report.

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: \_\_\_September 23, 2024\_\_\_\_\_ at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins  
Kennedy Higgins, Senior Planner, Development Services Department

**Memo was added on 10/7/2024 after the original posting of this agenda.**

# Memo

**To:** Planning and Zoning Commission

**From:** Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

**cc:** James Cowey, Director of Development Services

**Date:** September 26, 2024

**Re:** Proposed Changes to the Development Codes

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Commission,

As you are aware, growth continues to consume each topic when discussing the City of Bastrop. With the news that X (formerly Twitter) is moving to Bastrop, several significant items in the code need to be addressed to protect Bastrop's unique identity.

The following are items that will be coming to you for consideration and possible recommendation to the City Council.

## Chapter 6

- Parking Requirements
  - The introduction of parking ratios requiring off-street parking for every residential and commercial structure.
  - Parking in the second layer – Currently the code does not allow garages in the front of the home or attached at the front.
  - Alley entrances required. This is not necessarily conducive in all areas.
- Impervious Cover ratios
  - The reduction of impervious cover allowed in all of the districts/place types. This directly affects our open space and drainage criteria
- The number of Structures/Additional Dwelling units allowed on a lot
  - The code allows a primary structure and 2 additional dwelling units (ADUs). State law allows 1 by right. This has a direct effect on density in established areas where the infrastructure cannot sustain increased densities.
- Tree Protection
  - Reviewing and adding to the tree list to include Pecan trees.



- Increasing the caliper of protection from 13' in caliper for a Protected Tree to 10" in caliper
- Increasing the fee in lieu for tree removal
- Increasing the fine per day for non-permitted tree removal
- Adding a community enrichment fund that is partially funded by fines imposed by tree removal.

I look forward to discussing these items, and proposing future items at our next meeting proposed for October 17,2024 at 6pm.



# Planning and Zoning STAFF REPORT

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**MEETING DATE:** September 26, 2024

**TITLE:**

Consider action to approve meeting minutes from the August 29, 2024, Planning and Zoning Commission Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Development Services Planner I

**ATTACHMENTS:**

- Meeting Minutes from August 29, 2024

PLANNING & ZONING MEETING  
MINUTES

August 29, 2024, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, August 29, 2024, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

**1. CALL TO ORDER**

Vice-Chair David Barrow called the meeting to order at 6:15 PM. The delay was to ensure quorum was met.

Ishmael Harris	Absent
Ashleigh Henson	Absent
David Barrow	Present
Gary Moss	Present
Jordan Scott	Present
Patrice Parsons	Absent
Keith Ahlborn	Present
Joshua Bingaman	Present

**2. CITIZEN COMMENTS**

There were no citizen comments.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve meeting minutes from the July 25, 2024, Planning and Zoning Commission Meeting.

Alondra Macias, Development Services Planner I

Commissioner Gary Moss made a motion to approve the meeting minutes from the July 25, 2024, Planning and Zoning Commission Meeting. Commissioner Jordan Scott seconded the motion. The motion passed unanimously.

- 3B. Consider action to approve The Colony MUD 1D, Section 2A, 2B and 2C Preliminary Plat, being 203.934 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Presented by Kennedy Higgins, Senior Planner, Development Services Department

Discussion amongst the commissioners began.

Commissioner Gary Moss made a motion to approve the Colony MUD 1D, Section 2A, 2B, and 2C Preliminary Plat, being 203.934 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Commissioner Jordan Scott seconded the motion. The motion passed unanimously.

- 3C. Hold a public hearing and consider action on an extension of the master plan for the Reed Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

Presented by Kennedy Higgins, Senior Planner, Development Services Department

Discussion amongst the Commissioners began.

The Public Hearing Opened at 6:26 PM.

There were no citizen comments.

The Public Hearing Closed at 6:26 PM.

A recommendation was made by Commissioner Gary Moss to approve a 12-month extension of the master plan for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W. Highway 71, within the city limits of Bastrop, Texas. Commissioner Jordan Scott seconded the motion. The recommendation passed unanimously.

- 3D. Consider and act on nominating a Planning and Zoning commission member to each other board and commission as a liaison.

Presented by Kennedy Higgins – Senior Planner, Development Services Department

Discussion amongst the Commissioners began.

Commissioners who were present voluntarily requested the boards as follows:

Gary Moss – Historic Landmark Commission/Fairview Cemetery Advisory Board

Jordan Scott – Parks and Recreation

Keith Ahlborn – Old Iron Bridge

Joshua Bingaman – Construction Standards Board

David Barrow – Main St. Board

Other boards will be assigned to the absent commissioners at a future date.

Vice-Chair David Barrow made a motion to approve the voluntary nominations of present commissioners to other Boards/Commissions. Gary Moss seconded the motion. The motion passed unanimously.

- 3E. Consider and act on a recommendation from the Historic Landmark Commission to begin work again towards becoming a Certified Local Government.

Kennedy Higgins – Senior Planner, Development Services

Discussion amongst the Commissioners began.

Commissioner Gary Moss made a motion to table the recommendation to begin work again toward becoming a Certified Local Government until the full Commission were present. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

#### 4. DISCUSSION AND POSSIBLE ACTION FROM THE 8/17/2024 WORKSHOP

##### 4A. Discussion and act on future dates for workshops

Presented by Kennedy Higgins – Senior Planner, Development Services Department

Discussion amongst the commissioners began.

Commissioner Gary Moss made a motion to accept the future dates for workshops. Vice Chair David Barrow seconded the motion. The motion passed unanimously.

##### 4B. Discussion and consider action on adding sidewalks to the master transportation plan

Presented by Kennedy Higgins – Senior Planner, Development Services Department

Discussion amongst the commissioners began.

Commissioner Gary Moss made a motion to add sidewalks to the master transportation plan. Vice Chair David Barrow seconded the motion. The motion passed unanimously.

##### 4C. Consider and act on a recommendation to council to bring the pattern book back as guidebook.

Presented by Kennedy Higgins – Senior Planner, Development Services Department

Discussion amongst the commissioners began.

Commissioner Gary Moss made a recommendation to council to bring the pattern book back as a guidebook. Commissioner Jordan Scott seconded the motion. The motion passed unanimously.

##### 4D. Discussion and consider recommendation to council on removing the connection at Charles Street from Reed Ranch into the Riverside Grove Subdivision from the master transportation plan.

Presented by Kennedy Higgins – Senior Planner, Development Services Department

Discussion amongst the commissioners began.

Commissioner Jordan Scott made a recommendation to remove the connection at Charles Street from the master transportation plan. Commissioner Keith Ahlborn seconded the motion. The motion passed with a vote of 4 for and 1 against – Commissioner Gary Moss.

#### 5. ADJOURNMENT

##### 5A. Future development related items

##### 5B. Development Services Department Monthly Project Volume Report.

##### 5C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

**6. ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 7:21 PM. Commissioner Jordan Scott seconded the motion. The motion passed unanimously.

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Ishamel Harris, Chair

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David Barrow, Vice Chair



# STAFF REPORT

**MEETING DATE:** September 26, 2024

**TITLE:**

Consider action to approve the vacation of Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C Final Plat, being 1.33 acres in the S8212 - Valverde Section 1 Phase 1 And 2, located west of FM 969, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Kennedy Higgins – Senior Planner, Development Services

**ITEM DETAILS:**

Site Address:	West of FM 969 (Attachment 1)
Total Acreage:	1.33 acres
Legal Description:	1.33 acres in the S8212 - Valverde Section 1 Phase 1 And 2
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 to vacate the Final Plat for Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C. The purpose of the vacation of these two lots is to relocate utility easements. A new plat will be submitted after approval to show the relocation of those easements.

**POLICY EXPLANATION:**

Vacating plats are reviewed and approved in the manner the original plat was approved. This final plat was approved by the Planning & Zoning Commission.

Local Government Code

Sec. 212.013. VACATING PLAT. (a) The proprietors of the tract covered by a plat may vacate the plat at any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

(b) If lots in the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots in the plat with approval obtained in the manner prescribed for the original plat.

(c) The county clerk shall write legibly on the vacated plat the word "Vacated" and shall enter on the plat a reference to the volume and page at which the vacating instrument is recorded.

(d) On the execution and recording of the vacating instrument, the vacated plat has no effect.

*The original Final Plat was approved by the Planning and Zoning Commission December 21, 2023.*

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

- Section 1.3.001 Standard Procedure - Platting

*(c) Vacating Plat: Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.013 – Vacating Plat.*

*The B3 code references compliance with the Texas Local Government Code in regards to vacation of a plat.*

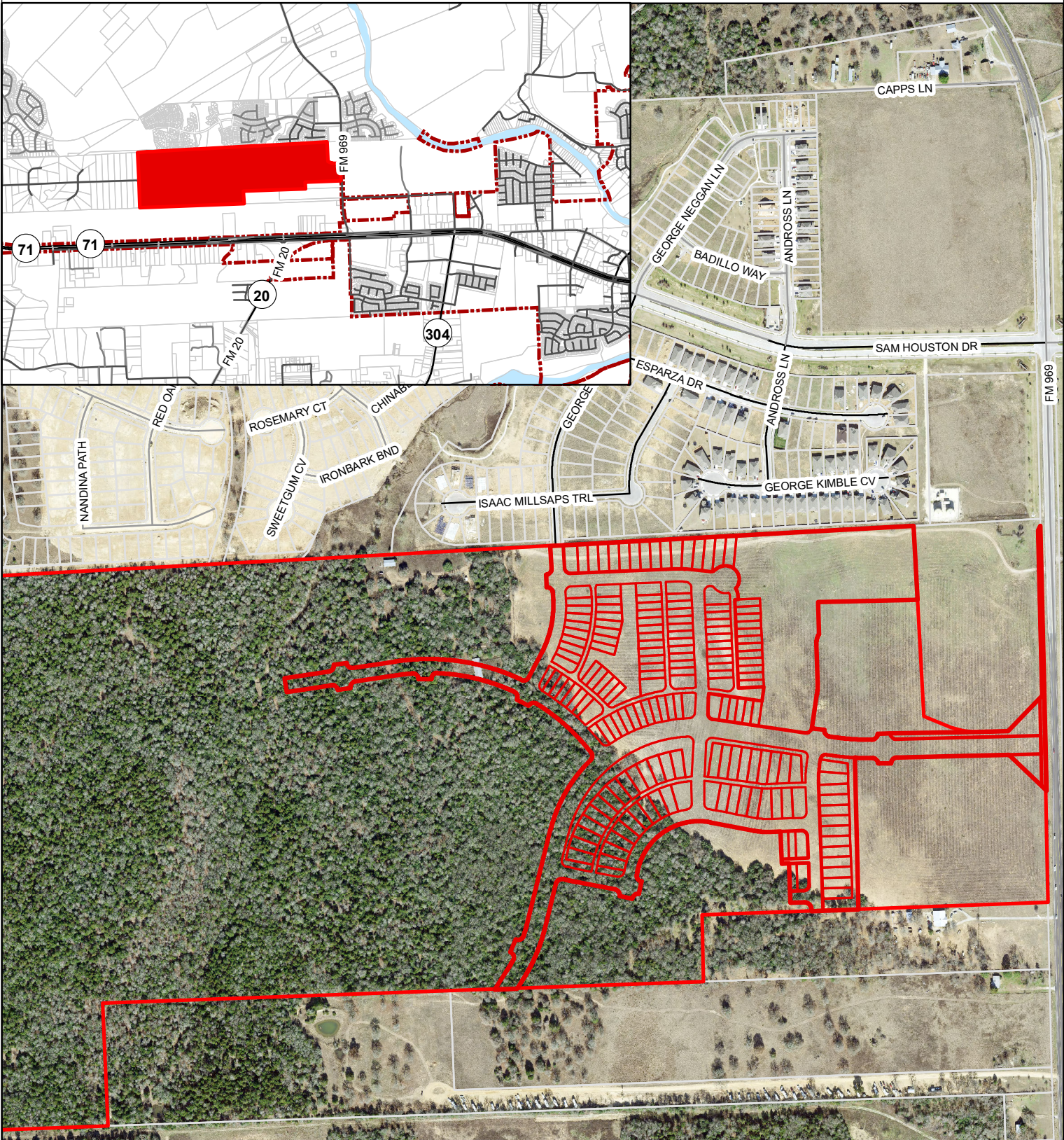
**RECOMMENDATION:**

Consider action to approve the vacation of Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C Final Plat, being 1.33 acres in the S8212 - Valverde Section 1 Phase 1 And 2, located west of FM 969, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

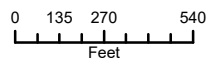
**ATTACHMENTS:**

- Exhibit A: Valverde Section 1 Phase 1 And 2 Lots 52 And 71 Block C Final Plat
- Attachment 1: Location Map





### 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.



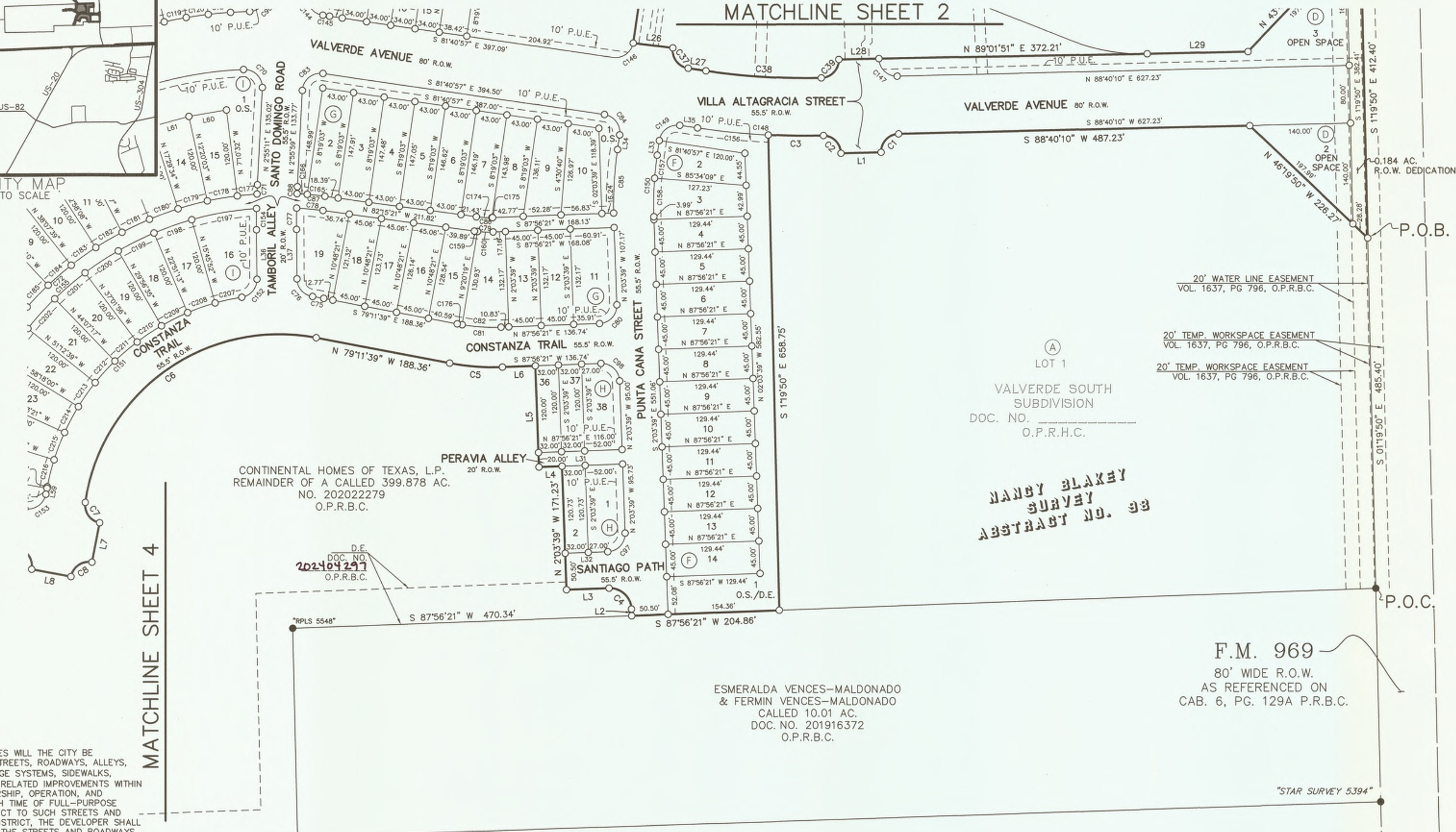
8/55-A

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

MATCHLINE SHEET 2



VICINITY MAP  
NOT TO SCALE



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.

UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, 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.

**FINAL PLAT  
VALVERDE  
SECTION 1  
PHASE 1 AND 2**  
A SUBDIVISION OF 47.578 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX. 78750  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

ACREAGE: 47.578 ACRES  
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98

NUMBER AND ACREAGE BY LOT TYPE: (SEE LAND USE TABLE ON SHEET 6)

PLAT SUBMITTED: 8/25/2023  
PLAT REVISED: 3/20/2024

SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)  
PHONE: 210-581-3600 FAX: \_\_\_\_\_

ENGINEER: MAHONEY ENGINEERING (JUAN P. MARTINEZ, PE)  
PHONE: 512-434-0512 FAX: \_\_\_\_\_

FILED  
April 10, 2024  
County Clerk  
BASTROP COUNTY, TEXAS



**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



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.



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\Projects\DH\Communities\11445-00-Valverde\_South\_Site\_Plan\South\_Site\_Plan\Drawings\Phase\_1\_2\_Plat.dwg, 4/04/2024 1:21 PM, rmlisok, 1:100



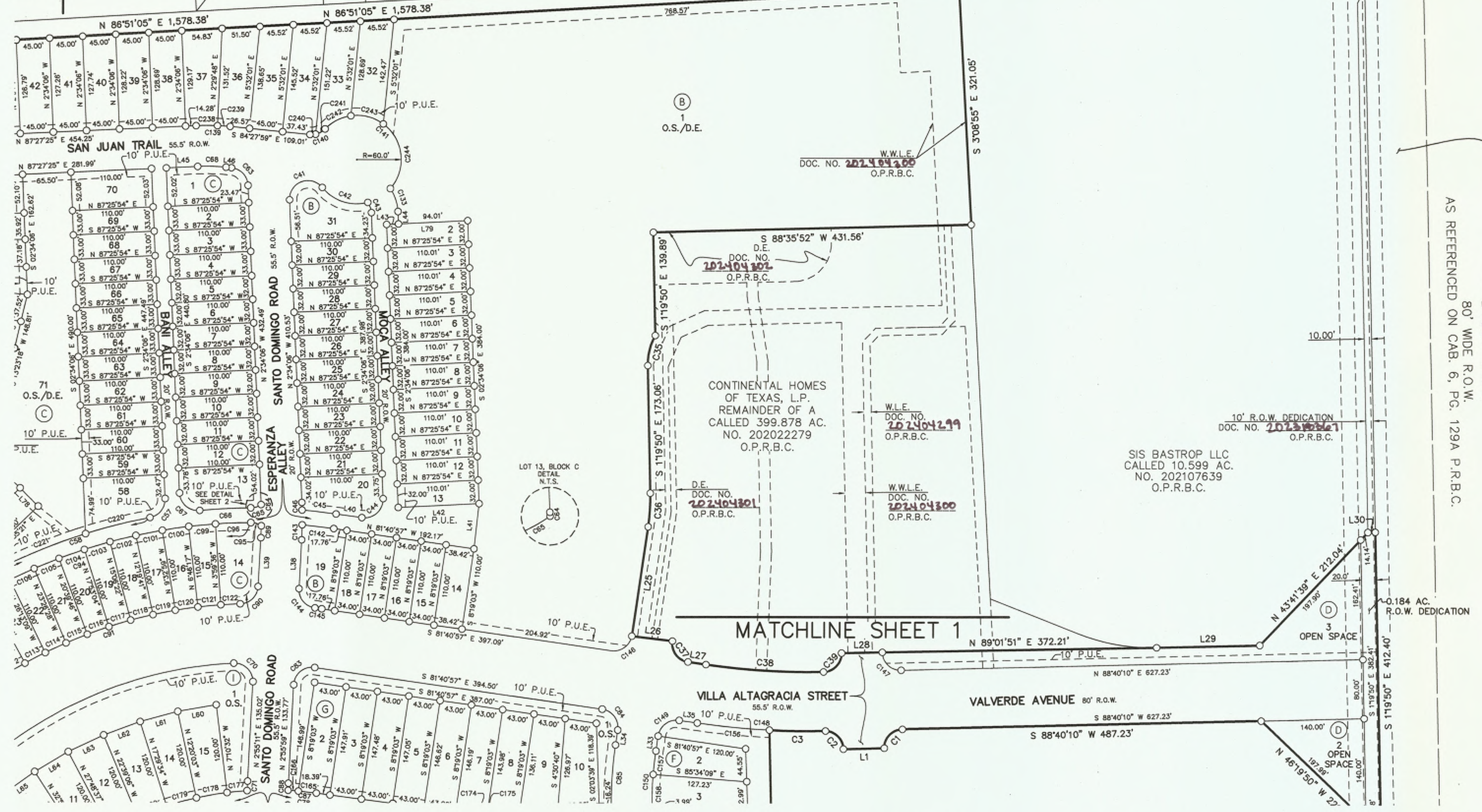
8/55-B

NANCY BLAKEY SURVEY ABSTRACT NO. 99

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

MATCHLINE SHEET 3

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



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

SIS BASTROP LLC  
CALLED 10,599 AC.  
NO. 202107639  
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.

FINAL PLAT  
**VALVERDE**  
**SECTION 1**  
**PHASE 1 AND 2**  
A SUBDIVISION OF 47.578 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 99  
BASTROP COUNTY, TEXAS

FILED  
April 10, 2024  
County Clerk  
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
  - 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

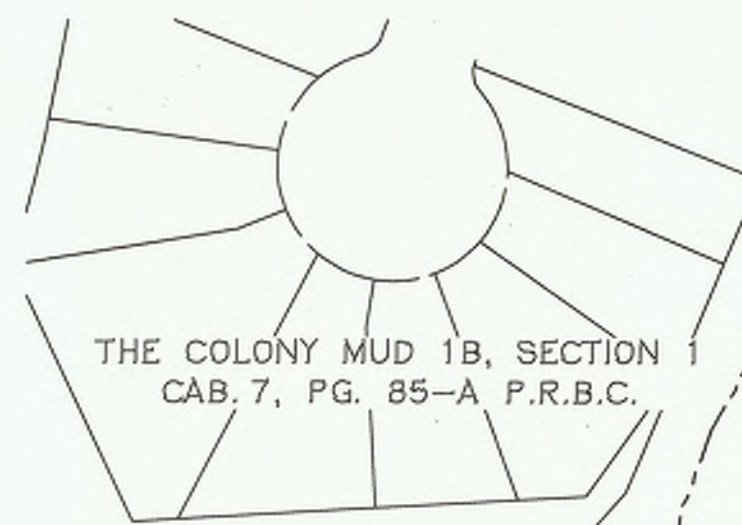


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TBPELS Licensed Surveying Firm No. 10194490

G:\Projects\BHL Communities\11445-00-Valverde-South\_Site\_Plan\SA\04-Final\Drawings\Phase\_1\_2\_Plat\8732-00-Valverde\_P1-2\_Plat.dwg, 3/20/2024, 2:48 PM, rmmisk, 1:00



8/56-A



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.

MATCHLINE SHEET 2

NANCY BLAKEY SURVEY ABSTRACT NO. 98

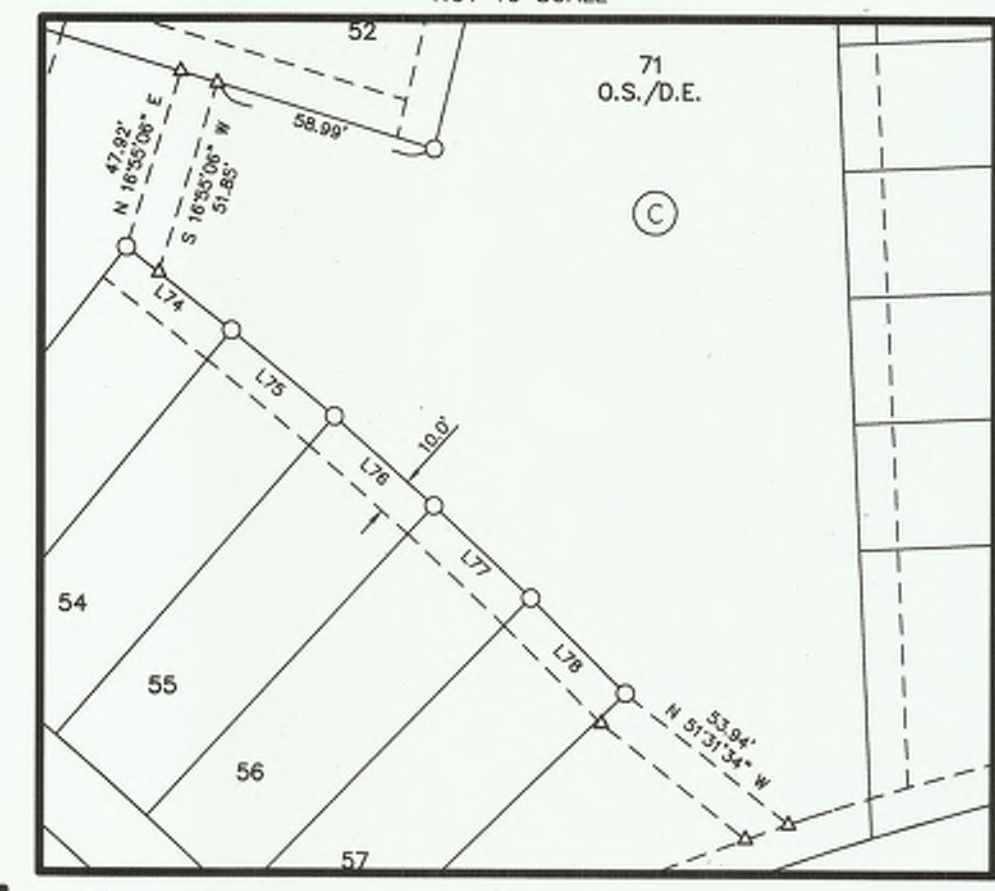
CONTINENTAL HOMES OF TEXAS, L.P. REMAINDER OF A CALLED 399.878 AC. NO. 202022279 O.P.R.B.C.

D.E. DOC. NO. 202404298 O.P.R.B.C.

D.E. DOC. NO. 202404298 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



# FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.578 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS

FILED April 10, 2024 COUNTY CLERK 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
- P.O.C. POINT OF COMMENCING
- P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
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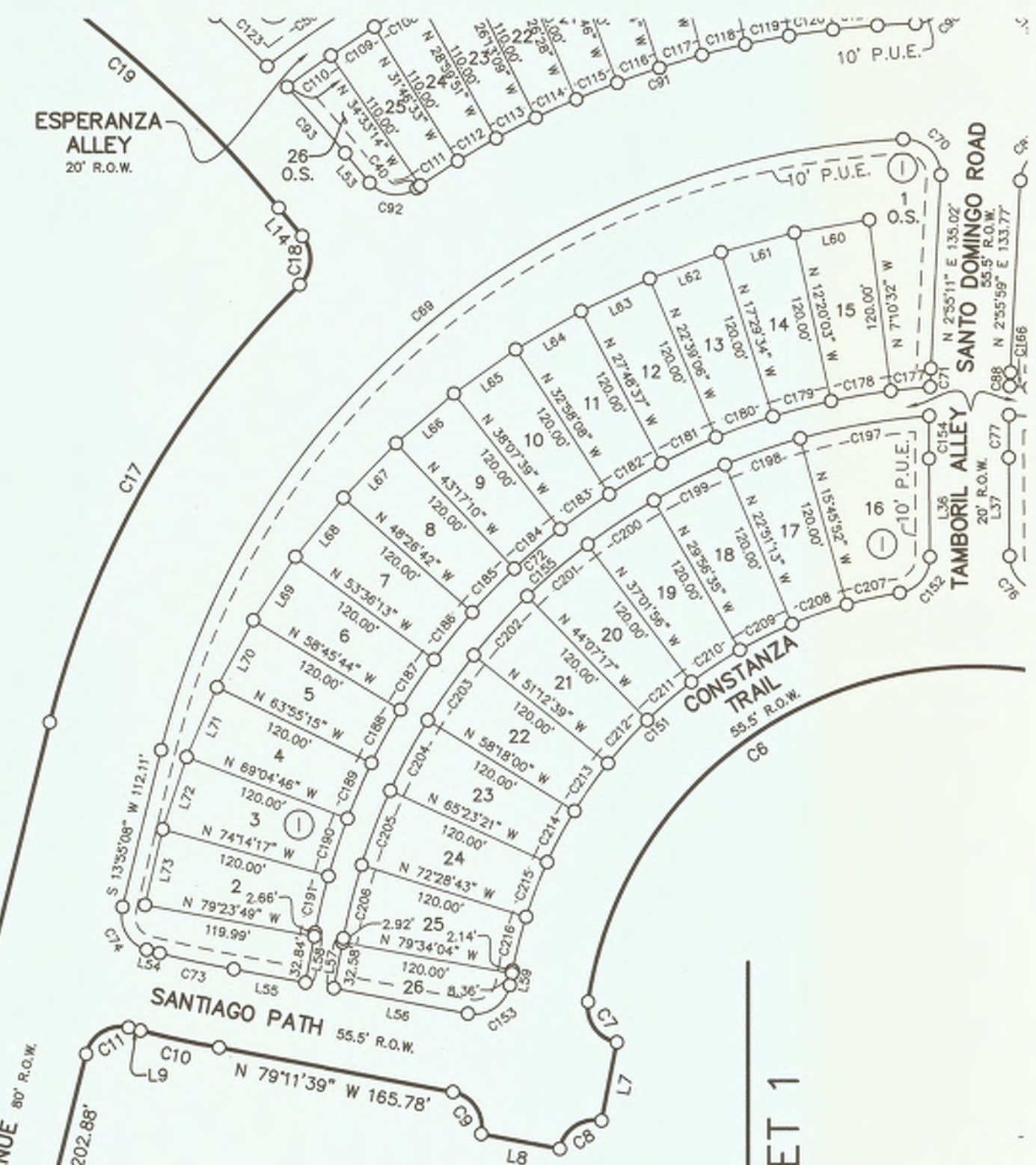
BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

G:\TWC\Projects\DH\Communities\1445-00-Valverde\_South\_Site\_Plan\B7132-00\_Valverde\_P1-2\_Plat.dwg 3/20/2024 2:08 PM mmlabok 1:100



8/56-B

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.

LA VEGA ROAD  
 60' R.O.W.

VALVERDE AVENUE  
 80' R.O.W.

SANTIAGO PATH  
 55.5' R.O.W.

MATCHLINE SHEET 1

D.E.  
 DOC. NO. 202404296  
 O.P.R.B.C.

D.E.  
 DOC. NO. 202404297  
 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 47.578 ACRES OF LAND  
 LOCATED IN THE  
 NANCY BLAKEY SURVEY ABSTRACT NO. 98  
 BASTROP COUNTY, TEXAS

FILED  
 April 10, 2024  
 County Clerk  
 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
- 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



**BGE, Inc.**  
 7330 San Pedro Ave., Suite 202  
 San Antonio, TX 78216  
 Tel: 210-581-3600 • www.bgeinc.com  
 TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10194490

G:\TMC\Projects\DH\_Communities\11445-00-Valverde\_South\_Site\_Plan\SV\04\_Finals\Drawings\Phase\_1\_2\_Plot.dwg, 4/04/2024 1:21 PM, rmmisidk, 1:100



8/57-A

Table with 3 columns: NUMBER, BEARING, DISTANCE. Rows L1-L40.

Table with 3 columns: NUMBER, BEARING, DISTANCE. Rows L41-L79.

Table with 6 columns: NUMBER, RADIUS, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Rows C1-C65.

Table with 6 columns: NUMBER, RADIUS, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Rows C66-C130.

FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2

A SUBDIVISION OF 47.578 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS

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BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, TX 78216

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8/57-B

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C131	1065.00'	1°52'50"	34.96'	S 57°48'35" E	34.95'
C132	1065.00'	1°52'50"	34.96'	S 55°55'45" E	34.95'
C133	61.00'	31°26'28"	33.47'	N 18°17'20" W	33.06'
C134	1065.00'	1°52'50"	34.96'	S 52°10'05" E	34.95'
C135	1065.00'	1°52'50"	34.96'	S 50°17'15" E	34.95'
C136	1065.00'	1°52'50"	34.96'	S 48°24'25" E	34.95'
C137	1065.00'	2°26'18"	45.32'	S 46°14'51" E	45.32'
C138	25.00'	89°41'08"	39.13'	S 47°53'32" E	35.26'
C139	327.75'	8°06'06"	46.34'	N 88°31'03" W	46.31'
C140	25.00'	51°38'27"	22.53'	N 69°42'47" E	21.78'
C141	60.00'	176°50'19"	185.19'	N 47°41'17" W	119.95'
C142	750.00'	3°17'38"	43.12'	N 83°19'46" W	43.11'
C143	527.75'	2°12'36"	20.36'	N 1°49'41" E	20.35'
C144	25.00'	85°27'01"	37.28'	S 39°47'32" E	33.92'
C145	640.00'	0°50'05"	9.32'	N 82°06'00" W	9.32'
C146	25.00'	87°08'02"	38.02'	N 54°45'02" E	34.46'
C147	25.00'	90°00'00"	39.27'	S 46°19'50" E	35.36'
C148	1040.00'	9°38'53"	175.12'	S 86°30'24" E	174.92'
C149	25.00'	90°00'00"	39.27'	S 53°19'03" W	35.36'
C150	472.25'	10°22'42"	85.54'	S 3°07'42" W	85.42'
C151	327.75'	70°02'28"	400.66'	S 45°49'35" W	376.17'
C152	25.00'	81°23'59"	35.52'	N 40°08'50" E	32.60'
C153	25.00'	90°00'00"	39.27'	N 55°48'21" E	35.36'
C154	1027.75'	1°39'00"	29.60'	S 0°16'20" W	29.60'
C155	447.75'	75°08'34"	587.22'	S 48°22'38" W	546.03'
C156	1040.00'	5°26'18"	98.71'	S 84°24'06" E	98.68'
C157	472.25'	3°53'12"	32.03'	S 6°22'27" W	32.03'
C158	472.25'	6°29'30"	53.51'	S 1°11'06" W	53.48'
C159	152.25'	1°39'01"	4.39'	S 83°04'52" E	4.39'
C160	152.25'	8°09'17"	21.67'	S 87°59'01" E	21.65'
C161	1085.00'	1°40'28"	31.71'	N 44°54'53" W	31.71'
C162	1085.00'	1°40'28"	31.71'	N 46°35'21" W	31.71'
C163	1085.00'	1°40'28"	31.71'	N 48°15'49" W	31.71'
C164	1085.00'	1°40'28"	31.71'	N 49°56'17" W	31.71'
C165	467.75'	3°01'03"	24.63'	N 83°45'53" W	24.63'
C166	467.75'	1°43'24"	14.07'	N 86°08'06" W	14.07'
C167	1085.00'	1°40'15"	31.64'	N 51°36'38" W	31.64'
C168	640.88'	2°48'58"	31.50'	N 15°34'01" E	31.50'
C169	640.88'	2°48'59"	31.50'	N 12°45'02" E	31.50'
C170	640.88'	2°49'01"	31.51'	N 9°56'02" E	31.51'
C171	640.88'	2°49'03"	31.52'	N 7°07'00" E	31.51'
C172	640.88'	2°49'06"	31.52'	N 4°17'55" E	31.52'
C173	640.88'	2°49'09"	31.53'	N 1°28'48" E	31.53'
C174	132.25'	9°23'50"	21.69'	S 86°57'17" E	21.67'
C175	132.25'	0°24'28"	0.94'	N 88°08'35" E	0.94'
C176	272.25'	1°28'02"	6.97'	S 79°55'40" E	6.97'
C177	467.75'	3°22'09"	27.50'	S 84°30'32" W	27.50'
C178	467.75'	5°09'31"	42.11'	S 80°14'42" W	42.10'
C179	467.75'	5°09'31"	42.11'	S 75°05'11" W	42.10'
C180	467.75'	5°09'31"	42.11'	S 69°55'40" W	42.10'
C181	467.75'	5°09'31"	42.11'	S 64°46'09" W	42.10'
C182	467.75'	5°09'31"	42.11'	S 59°36'38" W	42.10'
C183	467.75'	5°09'31"	42.11'	S 54°27'06" W	42.10'
C184	467.75'	5°09'31"	42.11'	S 49°17'35" W	42.10'
C185	467.75'	5°09'31"	42.11'	S 44°08'04" W	42.10'
C186	467.75'	5°09'31"	42.11'	S 38°58'33" W	42.10'
C187	467.75'	5°09'31"	42.11'	S 33°49'02" W	42.10'
C188	467.75'	5°09'31"	42.11'	S 28°39'30" W	42.10'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C189	467.75'	5°09'31"	42.11'	S 23°29'59" W	42.10'
C190	467.75'	5°09'31"	42.11'	S 18°20'28" W	42.10'
C191	467.75'	4°57'21"	40.46'	S 13°17'02" W	40.45'
C192	640.88'	2°49'45"	31.65'	N 1°20'39" W	31.64'
C193	640.88'	3°26'52"	38.57'	N 4°28'58" W	38.56'
C194	621.60'	2°13'49"	24.20'	N 25°58'28" E	24.20'
C195	621.60'	3°27'46"	37.57'	N 23°07'40" E	37.56'
C196	621.60'	3°27'45"	37.57'	N 19°39'55" E	37.56'
C197	447.75'	11°42'47"	91.53'	S 80°05'32" W	91.37'
C198	447.75'	7°05'21"	55.40'	S 70°41'27" W	55.37'
C199	447.75'	7°05'21"	55.40'	S 63°36'06" W	55.37'
C200	447.75'	7°05'21"	55.40'	S 56°30'45" W	55.37'
C201	447.75'	7°05'21"	55.40'	S 49°25'23" W	55.37'
C202	447.75'	7°05'21"	55.40'	S 42°20'02" W	55.37'
C203	447.75'	7°05'21"	55.40'	S 35°14'41" W	55.37'
C204	447.75'	7°05'21"	55.40'	S 28°09'19" W	55.37'
C205	447.75'	7°05'21"	55.40'	S 21°03'58" W	55.37'
C206	447.75'	6°42'56"	52.48'	S 14°09'49" W	52.45'
C207	327.75'	6°36'41"	37.82'	S 7°32'29" W	37.80'
C208	327.75'	7°05'21"	40.55'	S 70°41'27" W	40.53'
C209	327.75'	7°05'21"	40.55'	S 63°36'06" W	40.53'
C210	327.75'	7°05'21"	40.55'	S 56°30'45" W	40.53'
C211	327.75'	7°05'21"	40.55'	S 49°25'23" W	40.53'
C212	327.75'	7°05'21"	40.55'	S 42°20'02" W	40.53'
C213	327.75'	7°05'21"	40.55'	S 35°14'41" W	40.53'
C214	327.75'	7°05'21"	40.55'	S 28°09'19" W	40.53'
C215	327.75'	7°05'21"	40.55'	S 21°03'58" W	40.53'
C216	327.75'	6°42'56"	38.41'	S 14°09'49" W	38.39'
C217	1065.00'	1°52'50"	34.96'	S 54°02'55" E	34.95'
C218	621.60'	3°27'46"	37.57'	N 16°12'10" E	37.56'
C219	621.60'	3°27'47"	37.57'	N 12°44'23" E	37.57'
C220	770.00'	6°43'07"	90.29'	S 76°04'46" W	90.24'
C221	770.00'	9°04'38"	121.99'	S 68°10'53" W	121.86'
C222	621.60'	3°27'50"	37.58'	N 9°16'34" E	37.57'
C223	1085.00'	0°05'10"	1.63'	N 44°02'04" W	1.63'
C224	621.60'	3°36'21"	39.12'	N 5°44'29" E	39.11'
C225	621.60'	3°19'32"	36.08'	N 2°16'33" E	36.07'
C226	621.60'	3°25'22"	37.14'	N 1°05'54" W	37.13'
C227	621.60'	3°31'24"	38.22'	N 4°34'17" W	38.22'
C228	497.75'	2°42'38"	23.55'	N 26°19'59" E	23.55'
C229	497.75'	3°32'30"	30.77'	N 23°12'25" E	30.76'
C230	640.88'	11°02'14"	123.46'	N 22°29'37" E	123.27'
C231	497.75'	3°32'30"	30.77'	N 19°39'55" E	30.76'
C232	497.75'	3°32'30"	30.77'	N 16°07'24" E	30.76'
C233	497.75'	3°32'30"	30.77'	N 12°34'54" E	30.76'
C234	497.75'	3°32'30"	30.77'	N 9°02'24" E	30.76'
C235	497.75'	3°32'30"	30.77'	N 5°29'53" E	30.76'
C236	497.75'	3°32'30"	30.77'	N 1°57'23" E	30.76'
C237	497.75'	3°14'05"	28.10'	N 1°25'55" W	28.10'
C238	327.75'	5°03'54"	28.97'	S 89°57'51" W	28.96'
C239	327.75'	3°02'13"	17.37'	N 85°59'06" W	17.37'
C240	25.00'	17°37'13"	7.69'	N 86°43'24" E	7.66'
C241	25.00'	34°01'14"	14.84'	N 60°54'10" E	14.63'
C242	60.00'	38°03'54"	39.86'	S 62°55'31" W	39.13'
C243	60.00'	44°35'28"	46.70'	N 75°44'48" W	45.53'
C244	60.00'	94°10'57"	98.63'	N 6°21'36" W	87.89'
C245	955.00'	0°02'38"	0.73'	N 58°46'19" W	0.73'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	175	19.272 AC.
RIGHT-OF-WAY	-	15.484 AC.
RIGHT-OF-WAY DEDICATION	-	0.184 AC.
OPEN SPACE	6	2.248 AC.
OPEN SPACE/DRAINAGE ESMT.	3	10.390 AC.
<b>TOTAL</b>	<b>184</b>	<b>47.578 AC.</b>

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
VALVERDE AVENUE	80.0 FT.	3,055 FT.	MINOR COLLECTOR
VILLA ALTAGRACIA STREET	55.5 FT.	130 FT.	LOCAL
PUNTA CANA STREET	55.5 FT.	791 FT.	LOCAL
SANTO DOMINGO ROAD	55.5 FT.	1,035 FT.	LOCAL
BOCA CHICA STREET	60.0 FT.	1,527 FT.	MINOR COLLECTOR
SANTIAGO PATH	55.5 FT.	511 FT.	LOCAL
SAN CRISTOBAL PATH	55.5 FT.	719 FT.	LOCAL
SAN JUAN TRAIL	55.5 FT.	725 FT.	LOCAL
VILLA BISONO STREET	55.5 FT.	57 FT.	LOCAL
LA ROMANA STREET	55.5 FT.	110 FT.	LOCAL
CONSTANZA TRAIL	55.5 FT.	1,032 FT.	LOCAL
LA VEGA ROAD	60.0 FT.	67 FT.	LOCAL
ESPERANZA ALLEY	20.0 FT.	800 FT.	LOCAL
MOCA ALLEY	20.0 FT.	458 FT.	LOCAL
BANI ALLEY	20.0 FT.	506 FT.	LOCAL
AZUA ALLEY	20.0 FT.	362 FT.	LOCAL
BARAHONA ALLEY	20.0 FT.	449 FT.	LOCAL
TAMBORIL ALLEY	20.0 FT.	1,190 FT.	LOCAL
PERAVIA ALLEY	20.0 FT.	144 FT.	LOCAL
<b>TOTAL LINEAR FEET</b>		<b>13,668 FT.</b>	

FINAL PLAT  
**VALVERDE**  
**SECTION 1**  
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FIELD NOTES FOR A 47.578 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 399.878 ACRE TRACT OF LAND AS CONVEYED UNTO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 47.578 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, a 1/2-inch iron rod found on the westerly right-of-way line of Farm to Market (F.M.) 969 (R.O.W. ~ 80') as shown on the plat of The Colony MUD 1A, Section 1, Phase A, as recorded in Cabinet 6, Page 129A of the Plat Records of Bastrop County, Texas, at the southeast corner of the remainder of said 399.878 acre tract, being the northeast corner of a called 10.01 acre tract of land as conveyed unto Emeraldalda Venes-Maldonado and Fermin Venes-Maldonado in Document Number 201916372 of the Official Public Records of Bastrop County, Texas, THENCE, N 01° 19' 50" W, coincident with the common line of the remainder of the 399.878 acre tract and said right-of-way a distance of 485.39 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 399.878 acre tract the following seven (7) courses:

- 1) N 46° 19' 50" W, a distance of 228.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
2) S 88° 40' 10" W, a distance of 487.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
3) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of S 43° 40' 10" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
4) S 88° 40' 13" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
5) Curving to the left, with a radius of 25.00 feet, an arc length of 37.96 feet, a central angle of 87° 00' 02", a chord bearing of N 44° 45' 00" W, and a chord distance of 34.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
6) Curving to the right, with a radius of 1,040.00 feet, an arc length of 76.41 feet, a central angle of 04° 12' 35", a chord bearing of N 89° 13' 32" W, a distance of 76.39 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
7) S 01° 19' 50" E, a distance of 658.75 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 399.878 acre tract and the aforementioned 10.01 acre tract for a south corner of the herein described tract;

THENCE, S 87° 56' 21" W, coincident with said common line, a distance of 204.86 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a south corner of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 399.878 acre tract, the following twenty-two (22) courses:

- 1) N 02° 03' 39" W, a distance of 9.25 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
2) Curving to the left, with a radius of 30.00 feet, an arc length of 47.12 feet, a central angle of 90° 00' 00", a chord bearing of N 47° 03' 39" W, and a chord distance of 42.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
3) S 87° 56' 21" W, a distance of 59.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
4) N 02° 03' 39" W, a distance of 171.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
5) S 87° 56' 21" W, a distance of 32.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
6) N 02° 03' 39" W, a distance of 140.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
7) S 87° 56' 21" W, a distance of 45.74 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
8) Curving to the right, with a radius of 327.75 feet, an arc length of 73.60 feet, a central angle of 12° 52' 01", a chord bearing of N 85° 37' 39" W, and a chord distance of 73.45 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
9) N 79° 11' 39" W, a distance of 188.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
10) Curving to the left, with a radius of 272.25 feet, an arc length of 439.21 feet, a central angle of 92° 26' 02", a chord bearing of S 54° 35' 20" W, and a chord distance of 393.11 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
11) Curving to the left, with a radius of 25.00 feet, an arc length of 38.21 feet, a central angle of 87° 33' 58", a chord bearing of S 35° 24' 40" E, and a chord distance of 34.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
12) S 11° 02' 10" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
13) Curving to the left, with a radius of 25.00 feet an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of S 55° 48' 21" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
14) N 79° 11' 39" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
15) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 34° 11' 39" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
16) N 79° 11' 39" W, a distance of 165.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;
17) Curving to the right, with a radius of 810.00 feet, an arc length of 56.49 feet, a central angle of 03° 59' 46", a chord bearing of N 77° 37' 47" W, and a chord distance of 56.48 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the end of this curve of the herein described tract;
18) N 75° 33' 18" W, a distance of 8.19 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

- 19) Curving to the left, with a radius of 24.96 feet, an arc length of 38.59 feet, a central angle of 88° 35' 30", a chord bearing of S 57° 59' 35" W, and a chord distance of 34.86 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the end of this curve of the herein described tract;
20) S 13° 55' 08" W, a distance of 202.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
21) Curving to the right, with a radius of 740.00 feet, an arc length of 250.92 feet, a central angle of 19° 25' 41", a chord bearing of S 23° 37' 59" W, and a chord distance of 249.72 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
22) S 33° 20' 50" W, a distance of 38.04 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 399.878 acre tract and a called 25.070 acre tract of land as conveyed unto IIP TX 2 LLC in Document Number 202213654 of the Official Public Records of Bastrop County, Texas, for a south corner of the herein described tract;
THENCE, S 87° 55' 54" W, coincident with said common line, a distance of 98.16 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most westerly south corner of the herein described tract;
THENCE, departing said common line, over and across the remainder of the 399.878 acre tract the following forty (40) courses:
1) N 33° 20' 50" E, a distance of 94.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
2) Curving to the left, with a radius of 660.00 feet, an arc length of 56.39 feet, a central angle of 04° 53' 43", a chord bearing of N 30° 53' 58" E, and a chord distance of 56.37 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
3) Curving to the left, with a radius of 25.00 feet, an arc length of 41.44 feet, a central angle of 94° 58' 08", a chord bearing of N 19° 01' 57" W, and a chord distance of 36.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
4) N 23° 28' 59" E, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of non-tangent curve for a corner of the herein described tract;
5) Curving to the left, with a radius of 25.00 feet, an arc length of 41.44 feet, a central angle of 94° 58' 08", a chord bearing of N 65° 59' 55" E, and a chord distance of 36.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
6) Curving to the left, with a radius of 660.00 feet, an arc length of 52.93 feet, a central angle of 04° 35' 43", a chord bearing of N 16° 13' 00" E, and a chord distance of 52.92 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
7) N 13° 55' 08" E, a distance of 420.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
8) Curving to the right, with a radius of 640.00 feet, an arc length of 354.85 feet, a central angle of 31° 46' 06", a chord bearing of N 29° 48' 11" E, and a chord distance of 350.33 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
9) Curving to the left, with a radius of 25.00 feet an arc length of 37.20 feet, a central angle of 85° 15' 21", a chord bearing of N 03° 03' 33" E, and a chord distance of 33.86 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
10) N 39° 34' 07" W, a distance of 25.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
11) Curving to the left, with a radius of 895.00 feet, an arc length of 293.37 feet, a central angle of 18° 46' 51", a chord bearing of N 48° 57' 33" W, and a chord distance of 292.06 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
12) Curving to the left, with a radius of 25.00 feet, an arc length of 41.00 feet, a central angle of 93° 57' 43", a chord bearing of S 74° 40' 10" W, and a chord distance of 36.56 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
13) N 62° 18' 41" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
14) N 27° 41' 19" E, a distance of 0.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
15) Curving to the left, with a radius of 25.00 feet, an arc length of 40.57 feet, a central angle of 92° 59' 26", a chord bearing of N 18° 48' 24" W, and a chord distance of 36.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
16) Curving to the left, with a radius of 895.00 feet, an arc length of 346.10 feet, a central angle of 22° 09' 22", a chord bearing of N 76° 22' 48" W, and a chord distance of 343.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
17) Curving to the left, with a radius of 25.00 feet, an arc length of 40.77 feet, a central angle of 93° 25' 51", a chord bearing of S 45° 49' 35" W, and a chord distance of 36.40 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
18) S 89° 01' 30" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
19) Curving to the left, with a radius of 25.00 feet, an arc length of 40.81 feet, a central angle of 93° 31' 17", a chord bearing of N 47° 38' 59" W, and a chord distance of 36.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
20) Curving to the left, with a radius of 895.00 feet, an arc length of 65.64 feet, a central angle of 04° 12' 08", a chord bearing of S 83° 29' 19" W, and a chord distance of 65.63 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
21) S 81° 23' 15" W, a distance of 184.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
22) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of S 36° 23' 15" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
23) S 81° 23' 15" W, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
24) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 53° 36' 45" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
25) S 81° 23' 15" W, a distance of 194.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a west corner of the herein described tract;
26) N 08° 36' 45" W, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a west corner of the herein described tract;
27) N 81° 23' 15" E, a distance of 194.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
28) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of N 36° 23' 15" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
29) N 81° 23' 15" E, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
30) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", a chord bearing of S 53° 36' 45" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

- 31) N 81° 23' 15" E, a distance of 184.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
32) Curving to the right, with a radius of 955.00 feet, an arc length of 560.82 feet, a central angle of 33° 38' 48", a chord bearing of S 81° 47' 22" E, and a chord distance of 552.79 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
33) Curving to the left, with a radius of 25.00 feet, an arc length of 38.11 feet, a central angle of 87° 20' 44", a chord bearing of N 71° 21' 40" E, and a chord distance of 34.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
34) N 27° 41' 19" E, a distance of 120.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
35) Curving to the left, with a radius of 442.25 feet, an arc length of 237.26 feet, a central angle of 30° 44' 16", a chord bearing of N 12° 19' 11" E, and a chord distance of 234.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
36) N 03° 02' 57" W, a distance of 30.86 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
37) Curving to the left, with a radius of 25.00 feet, an arc length of 39.05 feet, a central angle of 89° 29' 38", a chord bearing of N 47° 47' 46" W, and a chord distance of 35.20 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
38) N 03° 30' 18" W, a distance of 55.51 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
39) Curving to the left, with a radius of 25.00 feet, an arc length of 39.49 feet, a central angle of 90° 30' 22", a chord bearing of N 42° 12' 14" E, and a chord distance of 35.51 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the end of this curve of the herein described tract;
40) N 03° 02' 57" W, a distance of 98.44 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 399.878 acre tract and The Colony MUD 1A, Section 1, Phase "B" as recorded in Cabinet 6, Page 189A of the Plat Records of Bastrop County, Texas, for the northwest corner of the herein described tract;

THENCE, N 86° 51' 05" E, coincident with the common line of the remainder of the 399.878 acre tract, said The Colony MUD 1A, Section 1, Phase "B" and The Colony MUD 1A, Section 1, Phase "A" as recorded in Cabinet 6, Page 129A of the Plat Records of Bastrop County, Texas, a distance of 1,578.38 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the of the remainder of the 399.878 acre tract and a called 10.599 acre tract of land as conveyed unto SIS Bastrop LLC in Document Number 202107639 of the Official Public Records of Bastrop County, Texas, for the northeast corner of the herein described tract;

THENCE, S 03° 08' 55" E, coincident with the common line of the remainder of the 399.878 acre tract and said 10.599 acre tract, a distance of 321.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 399.878 acre tract the following thirteen (13) courses:

- 1) S 88° 35' 52" W, a distance of 431.56 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
2) S 01° 19' 50" E, a distance of 139.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;
3) Curving to the left, with a radius of 80.50 feet, an arc length of 42.56 feet, a central angle of 30° 17' 40", a chord bearing of S 13° 49' 00" W, and a chord distance of 42.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
4) S 01° 19' 50" E, a distance of 173.06 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
5) Curving to the right, with a radius of 272.25 feet, an arc length of 45.84 feet, a central angle of 09° 38' 53", a chord bearing of S 03° 29' 36" W, and a chord distance of 45.79 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
6) S 08° 19' 46" W, a distance of 149.70 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
7) S 82° 58' 19" E, a distance of 55.55 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
8) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 89° 59' 59", a chord bearing of S 36° 40' 57" E, a distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
9) S 81° 40' 57" E, a distance of 24.86 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
10) Curving to the left, with a radius of 960.00 feet, an arc length of 160.50 feet, a central angle of 09° 34' 44", a chord bearing of S 86° 28' 19" E, and a chord distance of 160.31 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
11) Curving to the left, with a radius of 25.00 feet, an arc length of 39.08 feet, a central angle of 89° 34' 20", a chord bearing of N 43° 27' 20" E, and a chord distance of 35.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
12) N 88° 40' 10" E, a distance of 55.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
13) N 89° 01' 51" E, a distance of 372.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 399.878 acre tract and the aforementioned 10.599 acre tract for an angle point of the herein described tract;

THENCE, coincident with the common line of the remainder of the 399.878 acre tract and said 10.599 acre tract the following two (2) courses:

- 1) N 88° 43' 07" E, a distance of 140.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
2) N 43° 41' 39" E, a distance of 212.04 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, departing the common line of the remainder of the 399.878 acre tract and said 10.599 acre tract N 88°40'10" E, a distance of 140.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the aforementioned east right-of-way line of F.M. 969 for the most northerly east corner of the herein described tract;

THENCE, S 01° 19' 50" E, coincident with the common line of the remainder of the 399.878 acre tract and said right-of-way, a distance of 412.40 feet to the POINT OF BEGINNING and containing 47.578 acres of land, more or less.

FINAL PLAT VALVERDE SECTION 1 PHASE 1 AND 2 A SUBDIVISION OF 47.578 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY ABSTRACT NO. 98 BASTROP COUNTY, TEXAS

8/58-A

FILED April 10, 2024 County Clerk BASTROP COUNTY, TEXAS



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

Q:\TDC\Projects\0411445-00-Valverde\_South\_Site\_Plan\_SV\04\_Final\Drawings\Phase\_1\_2\_Plat.dwg, 4/05/2024 12:32 PM, mmlask, 1:100



8/58-B

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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 47.578 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 SECTION 1 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 4th DAY OF APRIL, 2024, A.D.

*[Signature]*  
JOHN SPARROW, ASSISTANT SECRETARY  
CONTINENTAL HOMES OF TEXAS, L.P.  
6700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN SPARROW, ASSISTANT SECRETARY, 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.

*[Signature]*  
NOTARY PUBLIC STATE OF TEXAS  
*[Signature]*  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES May 29, 2027



STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 BASTROP, TEXAS.

*[Signature]*  
JUAN P. MARTINEZ, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 106158  
MAHONEY ENGINEERING  
TBPELS REGISTRATION NO F-21222  
9501 MENCHACA ROAD, SUITE B200  
AUSTIN, TEXAS 78748

4-4-2024  
DATE



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 BASTROP, TEXAS, UPON COMPLETION OF CONSTRUCTION.

*[Signature]*  
DION P. ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TEXAS 78216

4/4/2024  
DATE



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 47.578 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.

APPROVED THIS 21ST OF DECEMBER, 2023, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:  
*[Signature]*  
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:  
*[Signature]*  
CITY SECRETARY

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  
*[Signature]*~~

~~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 10th DAY OF April, 2024, A.D., AT 9:34 O'CLOCK AM, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET B, PAGE 55-A-58-B

FILED FOR RECORD ON THE 10th DAY OF April, 2024, A.D.

*[Signature]*  
KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

BY: *[Signature]*  
DEPUTY

FILED  
April 10, 2024  
*[Signature]*  
COUNTY CLERK  
BASTROP COUNTY, TEXAS



BGE, Inc.  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\TXC\Projects\DH\Communities\11445-00-Valverde\_South\_Site\_Plan\SV\04\_Final\Drawings\Phase\_1\_2\_Plat\9732-00\_Valverde\_P1-2\_Plat.dwg, 4/04/2024 1:21 PM, rmlbldk, 1:100





# STAFF REPORT

**MEETING DATE:** September 26, 2024

**TITLE:**

Conduct a public hearing and consider action on a recommendation for the Zoning Concept Scheme, changing the zoning of 2 acres out of Building Block 110 east of Water Street, located east of HW 95, within the City of Bastrop from P5 Core to P3 Residential, as shown on Attachment 1.

**STAFF REPRESENTATIVE:**

Kennedy Higgins – Senior Planner, Development Services

**ITEM DETAILS:**

Site Address:	1101 SH 95 (Attachment 1)
Property ID:	R36633
Total Acreage:	2 +/- acres
Acreage Rezoned:	2 +/- acres
Legal Description:	2 +/- acres out of Building Block 110 east of Water Street
Property Owner:	Esther Eula Johnson
Agent Contact:	Venice Johnson
Existing Use:	Agriculture
Existing Zoning:	P5 Core
Proposed Zoning:	P3 Neighborhood
Future Land Use:	Neighborhood Commercial

**BACKGROUND:**

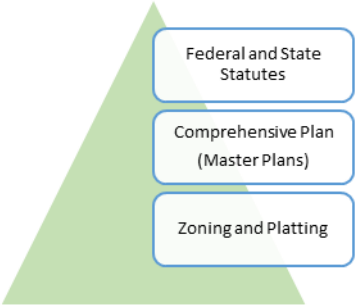
The applicant has applied for a Zoning Concept Scheme for 1101 SH 95. The proposal is to change the zoning from P5 Core to P3 Neighborhood in order to continue using the property for agriculture purposes.

**LAND USE:**

The existing land use is classified as Place Type P5 – Core is defined in the code as a higher density mixture of building types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the public frontage and allow for visible activity along the street edge.

P3 – Neighborhood per the Developers agreement. Low density residential areas. Planting is naturalistic and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.

**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.

(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).

*The public meeting was noticed in the newspaper 09/11/2024, Zoning Change signs were visibly placed in the front of the property on 09/5/2024 and notice was sent to 20 property owners within 200 feet of the property boundary on 09/6/2024. 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 makes a unanimous recommendation of the denial of the zoning request, the City Council must have a minimum vote of three-fourths majority to approve the zoning request.*

**Compliance with 2036 Comprehensive Plan:**

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

*While the future land use map calls for this area to be Neighborhood Commercial, the neighboring properties are Rural Residential. This lot is being requested for rezone alongside the owners adjacent properties.*

**RECOMMENDATION:**

Conduct a public hearing and consider action on a recommendation for the Zoning Concept Scheme, changing the zoning of 2 acres out of Building Block 110 east of Water Street, located east of HW 95, within the City of Bastrop from P5 Core to P3 Residential, as shown on Attachment 1.

**ATTACHMENTS:**

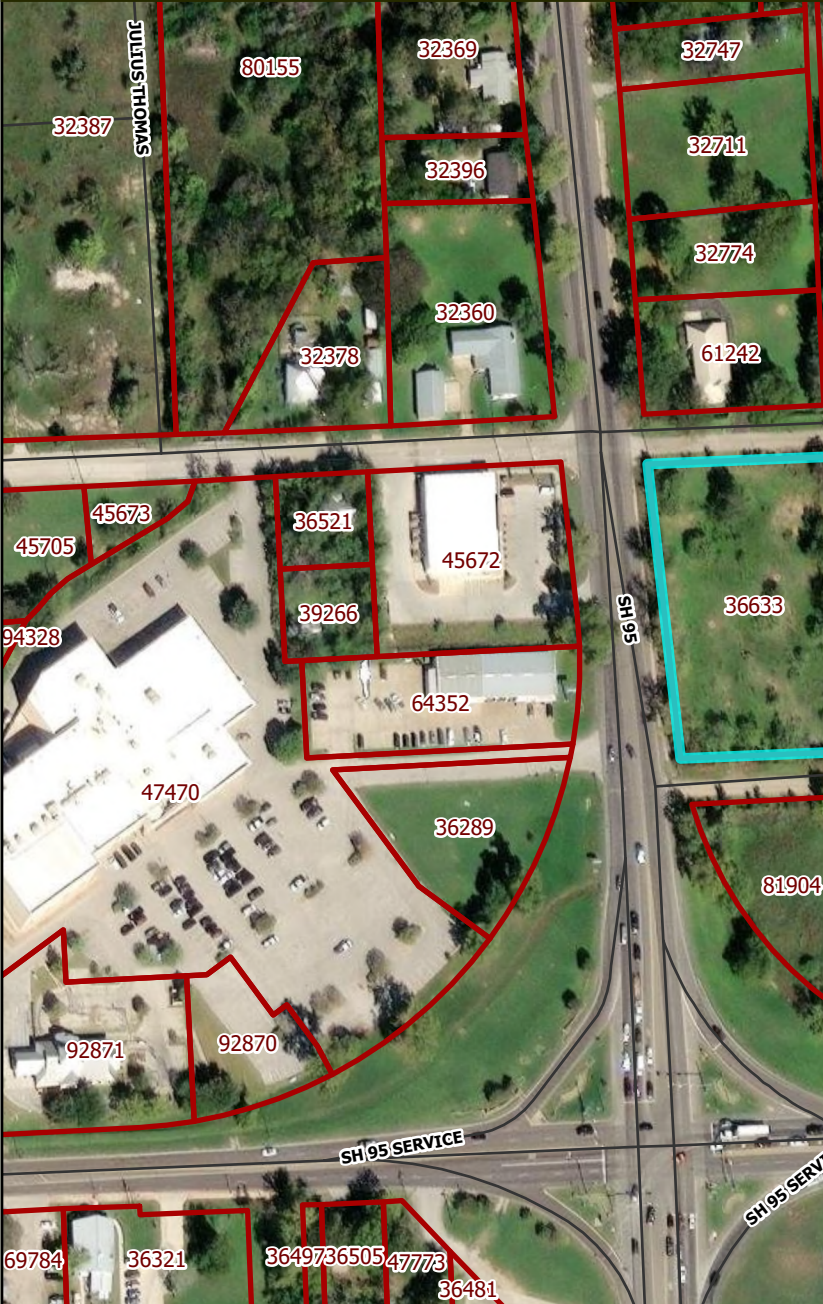
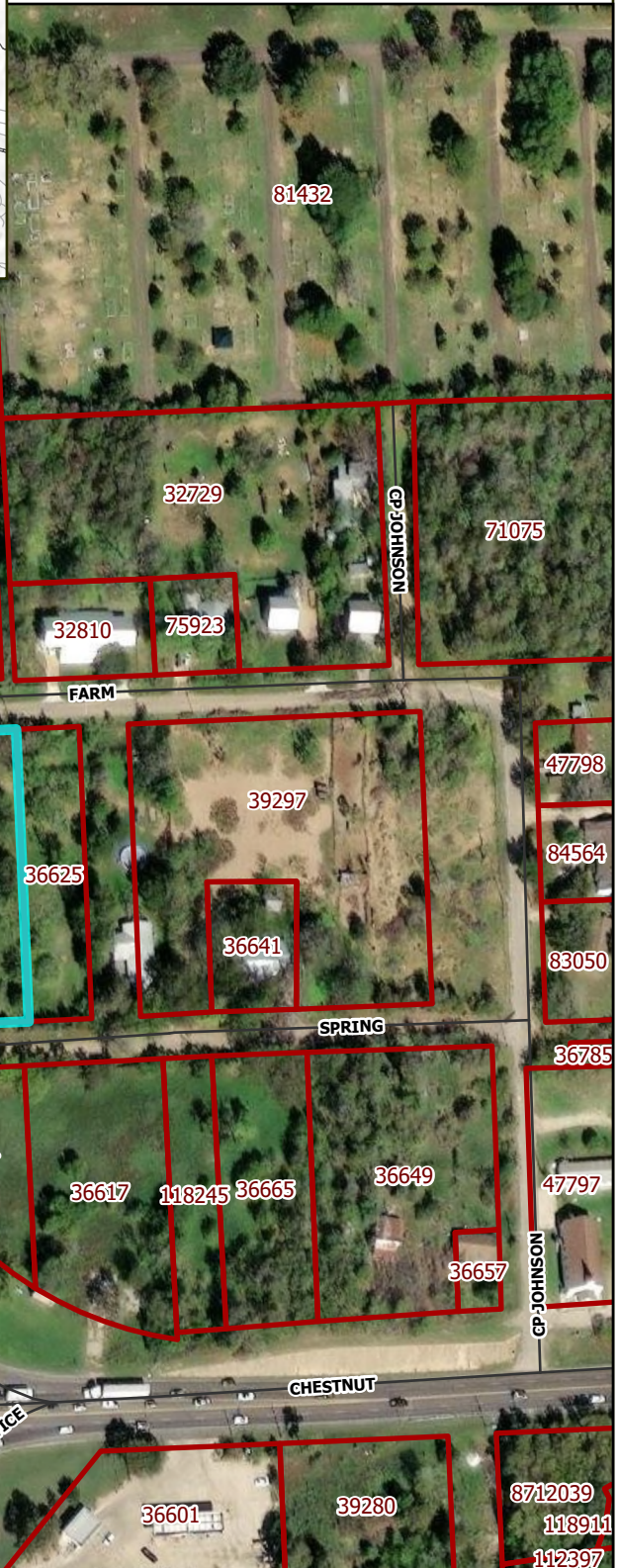
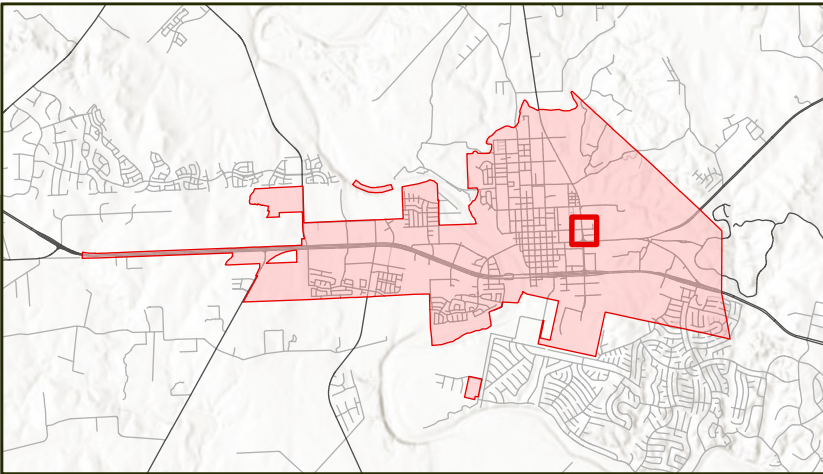
**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Exhibits

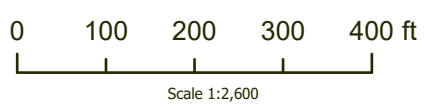




# Attachment 1 Location Map Rezone of PID 36633



9/4/2024

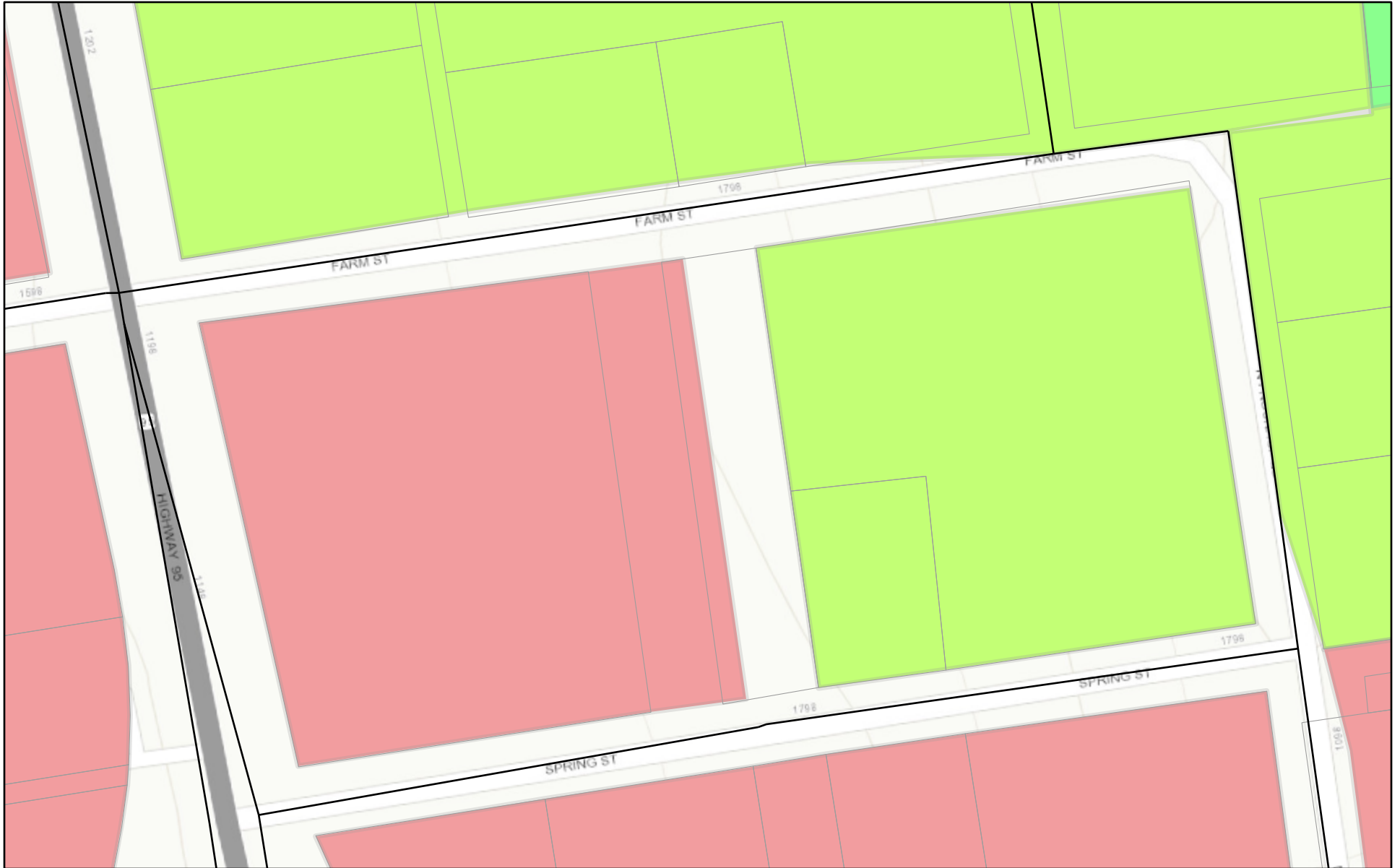


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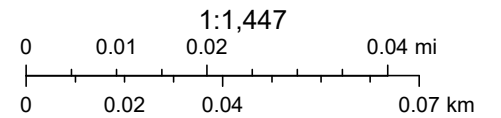
# Future Land Use Map

Item 3C.



9/16/2024

- Roads
- ▭ Parcels
- - - City Limits
- Future Land Use
  - ▭ Neighborhood Commercial
  - ▭ Parks and Open Space
  - ▭ Rural Residential



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



# STAFF REPORT

**MEETING DATE:** September 26, 2024

**TITLE:**

Conduct a public hearing and consider action on a recommendation for the Zoning Concept Scheme, changing the zoning of 2.20 acres out of Building Block 111 east of Water Street, located east of HW 95, within the City of Bastrop from P4 Mix to P3 Residential.

**STAFF REPRESENTATIVE:**

Kennedy Higgins – Senior Planner, Development Services

**ITEM DETAILS:**

Site Address: 1808 Spring Street (Attachment 1)  
 Property ID: R39297  
 Total Acreage: 2.2 +/- acres  
 Acreage Rezoned: 2.2 +/- acres  
 Legal Description: 2.2 +/- acres out of Building Block 110 east of Water Street

Property Owner: Esther Eula Johnson  
 Agent Contact: Cladie Johnson

Existing Use: Agriculture/Homestead  
 Existing Zoning: P4 Mix  
 Proposed Zoning: P3 Neighborhood  
 Future Land Use: Rural Residential

**BACKGROUND:**

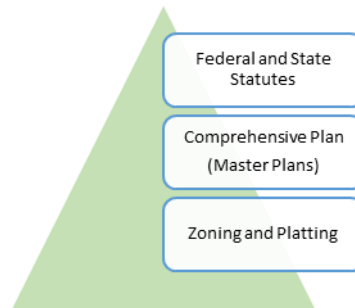
The applicant has applied for a Zoning Concept Scheme for 1808 Spring Street. The proposal is to change the zoning from P4 Mix to P3 Neighborhood to continue using the property for agriculture/homestead purposes.

**LAND USE:**

The existing land use is classified as Place Type P4 – Mix is defined in the code as a More intense Building Types that provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this District only in House form Structures. Because P4 is a transition area, the Street Types consists of multimodal Streets but, are primarily Residential urban fabric.

P3 – Neighborhood per the Developers agreement. Low density residential areas. Planting is naturalistic and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.

#### **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.

(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).

*The public meeting was noticed in the newspaper 09/11/2024, Zoning Change signs were visibly placed in the front of the property on 09/5/2024 and notice was sent to 23 property owners within 200 feet of the property boundary on 09/6/2024. 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 makes a unanimous recommendation of the denial of the zoning request, the City Council must have a minimum vote of three-fourths majority to approve the zoning request.*

**Compliance with 2036 Comprehensive Plan:**

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

*The future land use map calls for this area to be Rural Residential, that matches the neighboring properties also being Rural Residential. This lot is being requested for rezone along side the owners adjacent properties.*

**RECOMMENDATION:**

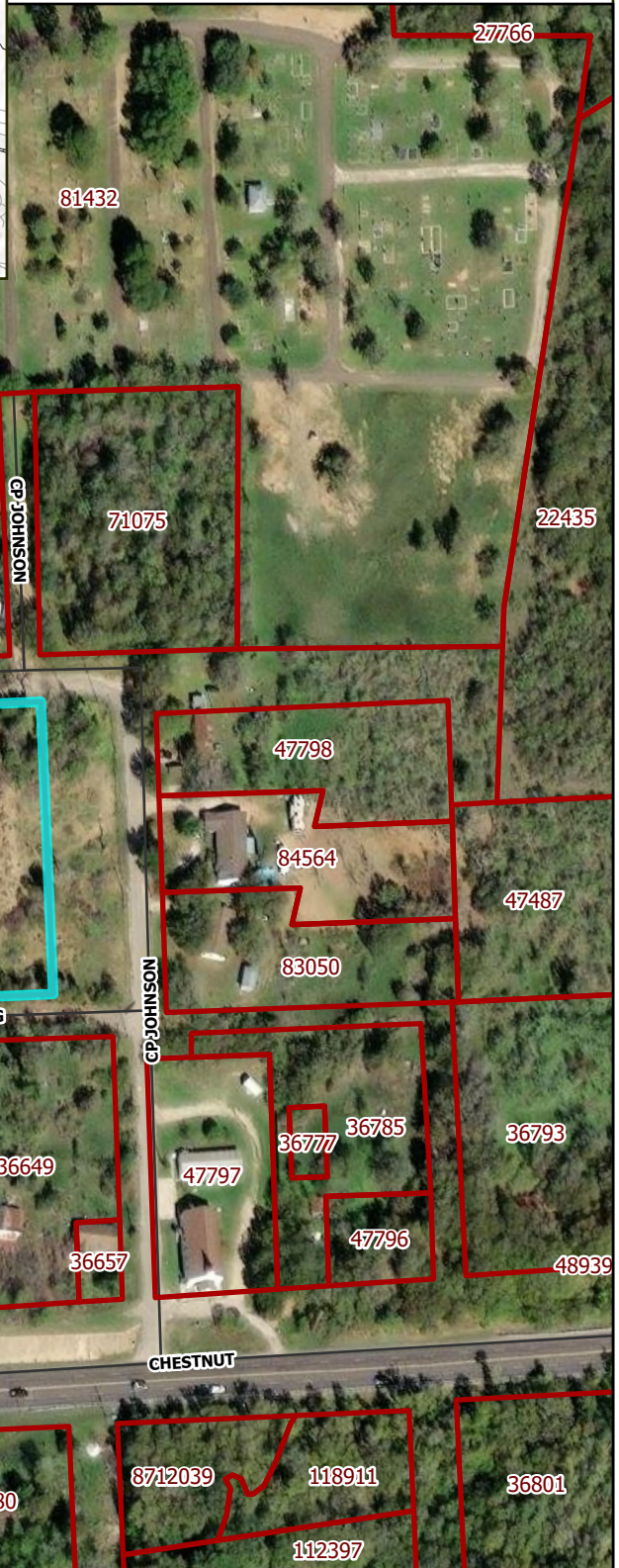
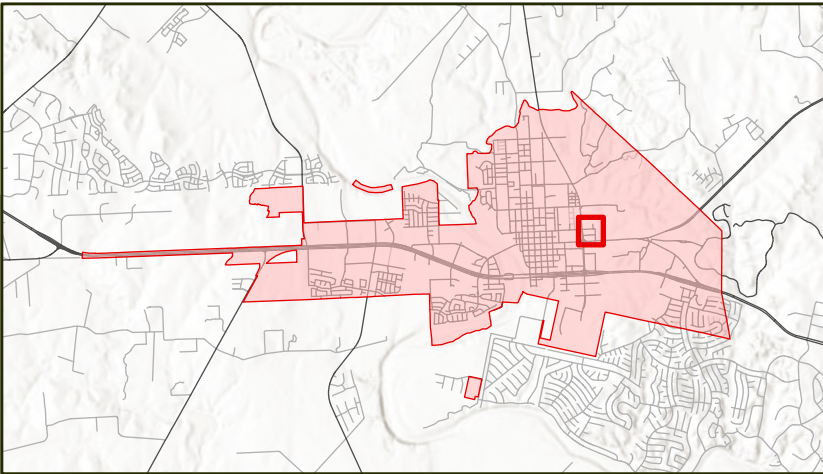
Conduct a public hearing and consider action on a recommendation for the Zoning Concept Scheme, changing the zoning of 2.20 acres out of Building Block 111 east of Water Street, located east of HW 95, within the City of Bastrop from P4 Mix to P3 Residential.

**ATTACHMENTS:**

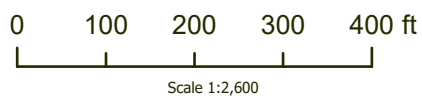
- Attachment 1: Location Map
- Attachment 2: Exhibits



# Attachment 1 Location Map Rezone of PID 39297



9/4/2024

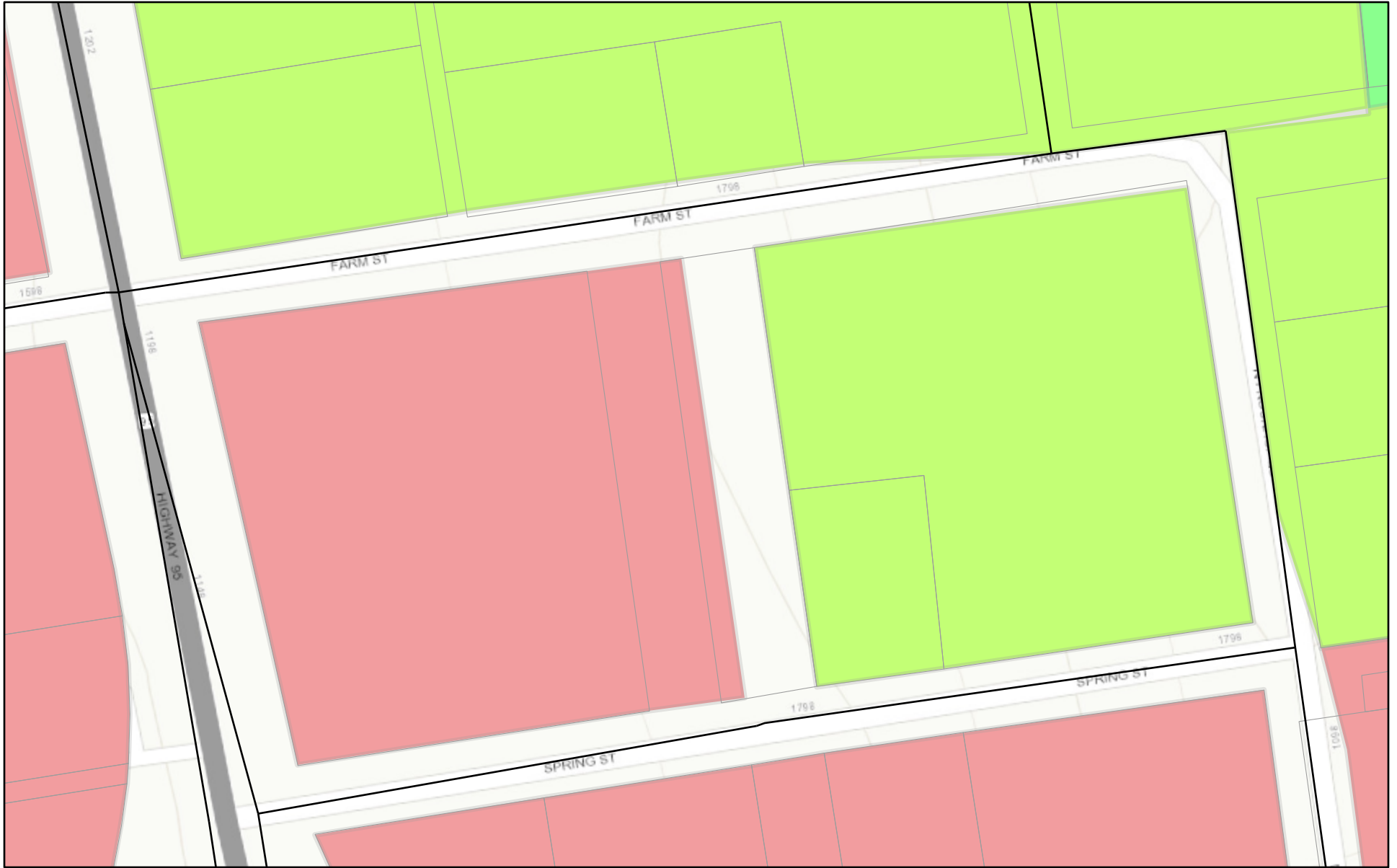


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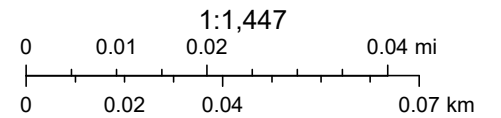
# Future Land Use Map

Item 3D.



9/16/2024

- Roads
- ▭ Parcels
- - - City Limits
- Future Land Use
  - ▭ Neighborhood Commercial
  - ▭ Parks and Open Space
  - ▭ Rural Residential



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



# STAFF REPORT

**MEETING DATE:** September 26, 2024

**TITLE:**

Conduct a public hearing consider action to recommend approval to adopt the 2025 Schedule of Uniform Submittal Dates for Plats in accordance with the Bastrop Building Block (B<sup>3</sup>) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B<sup>3</sup>) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and forward to the October 22, 2024 City Council meeting.

**STAFF REPRESENTATIVE:**

Kennedy Higgins, Senior Planner Development Services

**BACKGROUND/HISTORY:**

House Bill 3167 of the 86<sup>th</sup> Session of the Texas Legislature, subsequently codified in Texas Local Government Code Chapter 212, requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by Staff and Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction.

House bill 3699 of the 88<sup>th</sup> Session of the Texas Legislature removed the applicability of plans to the shot clock regulations, leaving only plats.

**POLICY EXPLANATION:**

Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002 Rules, grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to 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.

To ensure compliance with Texas Local Government Code Chapters 211 and 212, City Council will annually adopt Schedules of Uniform Submittal Dates for Plat applications. The Schedules of Uniform Submittal Dates will include dates applications will be accepted, when submittals will be checked for all items required for review, when recommendations or approvals are made, and dates of any required Planning & Zoning Commission and/or City Council meetings.

Holiday considerations include moving submittal dates to Tuesdays when Monday is a City holiday, moving the Planning & Zoning Commission meeting to the week ahead of the Thanksgiving and Christmas holidays, and adjusting submittal checks around any Tuesday holidays. Adjustments from the regularly scheduled days are in bold and italics on the schedules.

**RECOMMENDATION:**

Conduct a public hearing consider action to recommend approval to adopt the 2025 Schedule of Uniform Submittal Dates for Plats in accordance with the Bastrop Building Block (B<sup>3</sup>) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B<sup>3</sup>) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and forward to the October 22, 2024 City Council meeting.

**ATTACHMENTS:**

- Exhibit A – 2025 Schedule of Uniform Submittal Dates

## 2025 Schedule of Uniform Submittal Dates

### Plats Requiring Planning & Zoning Commission Approval



Preliminary, Final

Submittal Dates	Submittal Check Date	Comments Issued Date	Planning & Zoning Commission Meeting Date	Resubmittal Date	Plat Recommendation	Planning & Zoning Commission Packet Published	Planning & Zoning Commission Meeting Date
Must be received by 4:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	Approved, Approved with Conditions, or Denied (Thursday)		For projects that were Approved with Conditions (Monday)		(Friday)	(Thursday)
1/6/2025	1/7/2025	1/16/2025	1/30/2025	2/10/2025	2/20/2025	2/21/2025	2/27/2025
2/3/2025	2/4/2025	2/13/2025	2/27/2025	3/3/2025	3/13/2025	3/21/2025	3/27/2025
3/3/2025	3/4/2025	3/13/2025	3/27/2025	4/7/2025	4/17/2025	4/18/2025	4/24/2025
4/7/2025	4/8/2025	4/17/2025	4/24/2025	5/5/2025	5/15/2025	5/23/2025	5/29/2025
5/5/2025	5/6/2025	5/15/2025	5/29/2025	6/2/2025	6/12/2025	6/20/2025	6/26/2025
6/2/2025	6/3/2025	6/12/2025	6/26/2025	7/7/2025	7/17/2025	7/25/2025	7/31/2025
7/7/2025	7/8/2025	7/17/2025	7/31/2025	8/4/2025	8/14/2025	8/22/2025	8/28/2025
8/4/2025	8/5/2025	8/14/2025	8/28/2024	<b>9/2/2025</b>	9/11/2025	9/19/2025	9/25/2025
<b>9/2/2025</b>	9/3/2025	9/12/2025	9/25/2024	10/6/2025	10/16/2025	10/24/2025	10/30/2025
10/6/2025	10/7/2025	10/16/2025	10/30/2025	11/3/2025	11/13/2025	<b>11/14/2025</b>	<b>11/20/2025</b>
11/3/2025	11/4/2025	11/13/2025	<b>11/20/2025</b>	12/1/2025	12/11/2025	<b>12/12/2025</b>	<b>12/18/2025</b>
12/1/2025	12/2/2025	12/11/2025	<b>12/18/2025</b>	1/5/2026	1/15/2026	1/23/2026	1/29/2026
1/5/2026	1/6/2026	1/15/2026	1/29/2026	2/2/2026	2/12/2026	2/20/2026	2/26/2026
2/2/2026	2/3/2026	2/12/2026	2/26/2026	<b>3/3/2026</b>	3/12/2026	3/20/2026	3/26/2026

# 2024 Schedule of Uniform Submittal Dates

## Plats Administratively Approved



Amending, Minor, Replat

Submittal Dates	Submittal Check Date	First Administrative Decision Date	Resubmittal Date	Final Administrative Decision Date
Must be received by 4:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	Approved, Approved with Conditions, Denied (Thursday)	For projects that were Approved with Conditions (Monday unless City holiday)	Verify conditions have been met for Approved with Conditions projects
1/6/2025	1/7/2025	1/16/2025	<b>1/21/2025</b>	1/30/2025
2/3/2025	2/4/2025	2/13/2025	2/17/2025	2/27/2025
3/3/2025	3/4/2025	3/13/2025	3/17/2025	3/27/2025
4/7/2025	4/8/2025	4/17/2025	4/21/2025	5/1/2025
5/5/2025	5/6/2025	5/15/2025	5/19/2025	5/29/2025
6/2/2025	6/3/2025	6/12/2025	6/16/2025	6/26/2025
7/7/2025	7/8/2025	7/17/2025	7/21/2025	7/31/2025
8/4/2025	8/5/2025	8/14/2025	8/18/2025	8/28/2025
<b>9/2/2025</b>	9/3/2025	9/12/2025	9/16/2025	9/25/2024
10/6/2025	10/7/2025	10/16/2025	10/20/2025	10/30/2025
11/3/2025	11/4/2025	11/13/2025	11/17/2025	<b>11/20/2025</b>
12/1/2025	12/2/2025	12/11/2025	12/15/2025	<b>12/18/2025</b>
1/5/2026	1/6/2026	1/15/2026	1/19/2026	1/29/2026
2/2/2026	2/3/2026	2/12/2026	2/16/2026	2/26/2026



# STAFF REPORT

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**MEETING DATE:** TABLED August 29, 2024 ---- September 26, 2024

**TITLE:**

Consider and act on a recommendation from the Historic Landmark Commission to begin work again towards becoming a Certified Local Government.

**AGENDA ITEM SUBMITTED BY:**

Kennedy Higgins – Senior Planner, Development Services

**BACKGROUND:**

At the 8/21/2024 Historic Landmark Commission, they made the recommendation to Planning and Zoning to revive the efforts of becoming a Certified Local Government. Code amendments, surveys, public engagement, will all be a part of these efforts.