

**Bastrop Planning and Zoning Commission -
Special Meeting Agenda**
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



July 13, 2023

Agenda - Planning and Zoning Commission - Special Meeting at 6:00 PM

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.

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 elect the Planning and Zoning Commission Chair.

Presented by Doug Haggerty, Senior Planner

[3B.](#) Consider action to elect the Planning and Zoning Commission Vice Chair.

Presented by Doug Haggerty, Senior Planner

4. **WORKSHOP**

[4A.](#) Discussion and workshop on the elimination or amendment of the grid street requirements in the B3 development code.

Submitted by: Sylvia Carrillo, City Manager

[4B.](#) Discussion and workshop the replat for EDC Industrial Park to include a Regional Lift Station, Force Main, and Wastewater Main.

Presented by Trey Job, Assistant City Manager

5. **ITEMS FOR INDIVIDUAL CONSIDERATION**

5A. Items or topics requested by Planning and Zoning Commissioners for future agendas.

Presented by Doug Haggerty, Senior Planner

6. **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 and said Notice was posted on the following date and time: July 7, 2023 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Doug Haggerty
Doug Haggerty, Senior Planner



STAFF REPORT

MEETING DATE: July 13, 2023

TITLE:

Consider action to elect the Planning and Zoning Commission Chair.

STAFF REPRESENTATIVE:

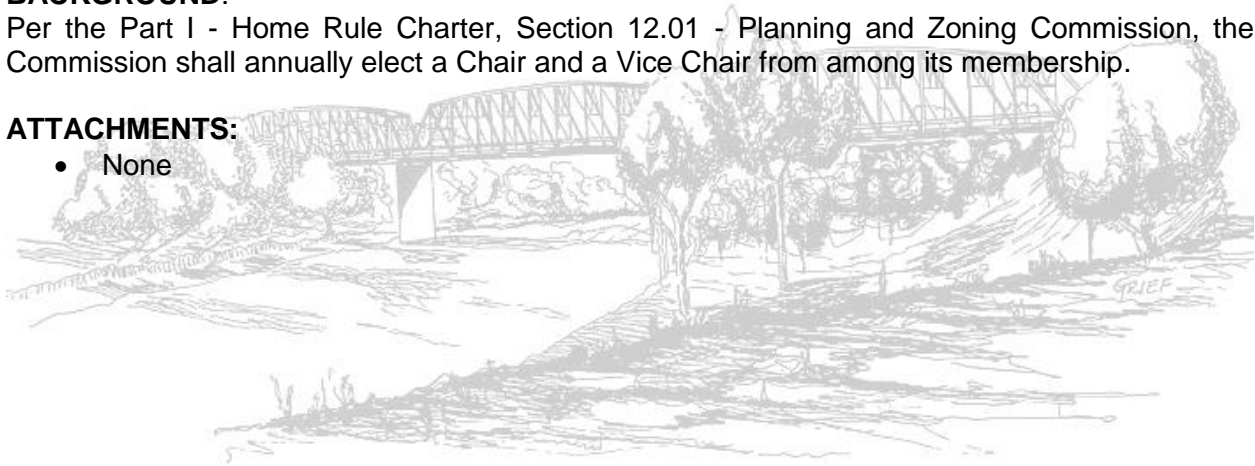
Doug Haggerty, Senior Planner, Development Services Department

BACKGROUND:

Per the Part I - Home Rule Charter, Section 12.01 - Planning and Zoning Commission, the Commission shall annually elect a Chair and a Vice Chair from among its membership.

ATTACHMENTS:

- None





STAFF REPORT

MEETING DATE: July 13, 2023

TITLE:

Consider action to elect the Planning and Zoning Commission Vice Chair.

STAFF REPRESENTATIVE:

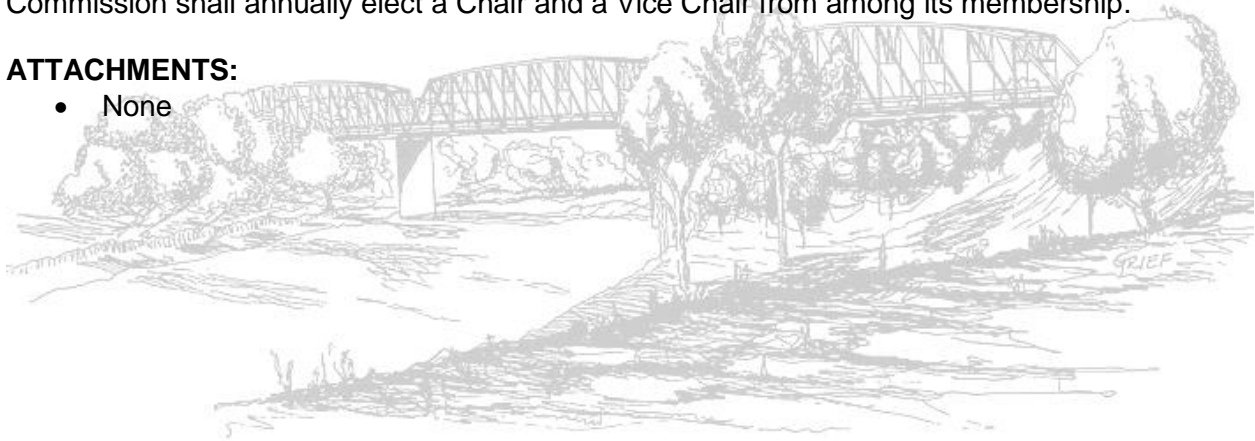
Doug Haggerty, Senior Planner, Development Services Department

BACKGROUND:

Per the Part I - Home Rule Charter, Section 12.01 - Planning and Zoning Commission, the Commission shall annually elect a Chair and a Vice Chair from among its membership.

ATTACHMENTS:

- None





WORKSHOP

MEETING DATE: June 13, 2023

TITLE:

Discussion and workshop on the transportation (grid street) requirement in the B3 development code.

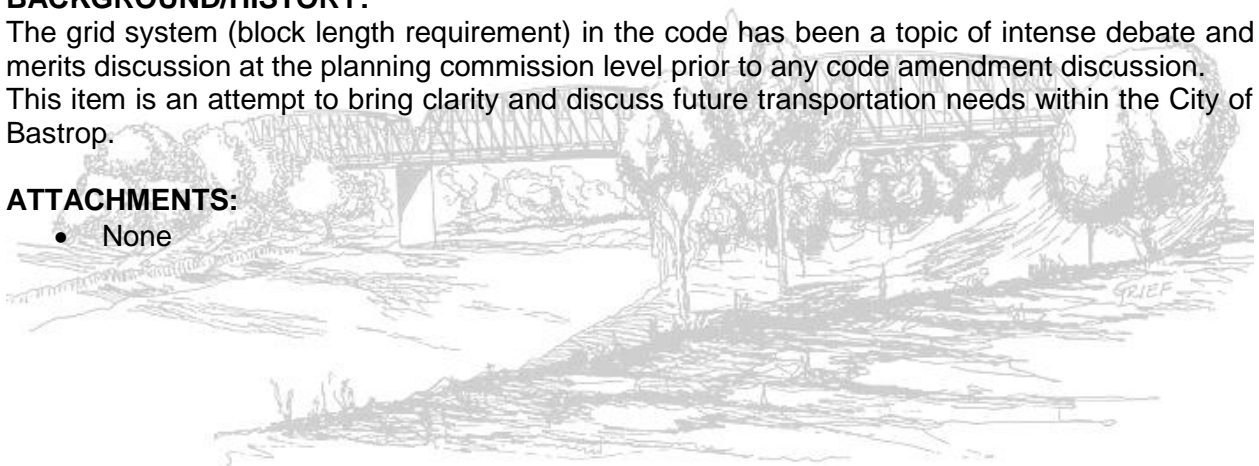
AGENDA ITEM SUBMITTED BY: Sylvia Carrillo, City Manager

BACKGROUND/HISTORY:

The grid system (block length requirement) in the code has been a topic of intense debate and merits discussion at the planning commission level prior to any code amendment discussion. This item is an attempt to bring clarity and discuss future transportation needs within the City of Bastrop.

ATTACHMENTS:

- None





WORKSHOP

MEETING DATE: June 13, 2023

TITLE:

Discussion and workshop on the replat of the industrial business park.

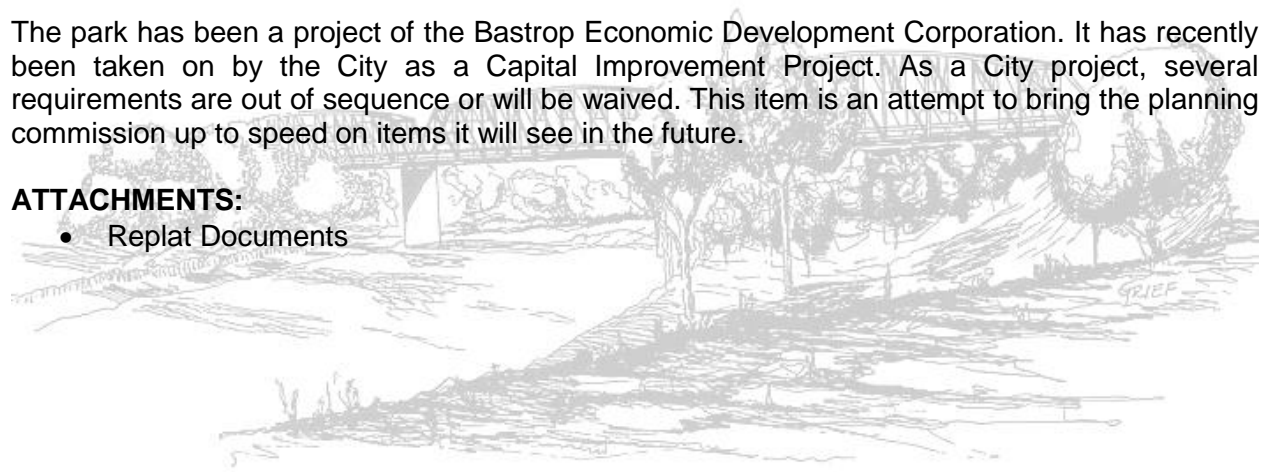
AGENDA ITEM SUBMITTED BY: Trey Job, Assistant City Manager

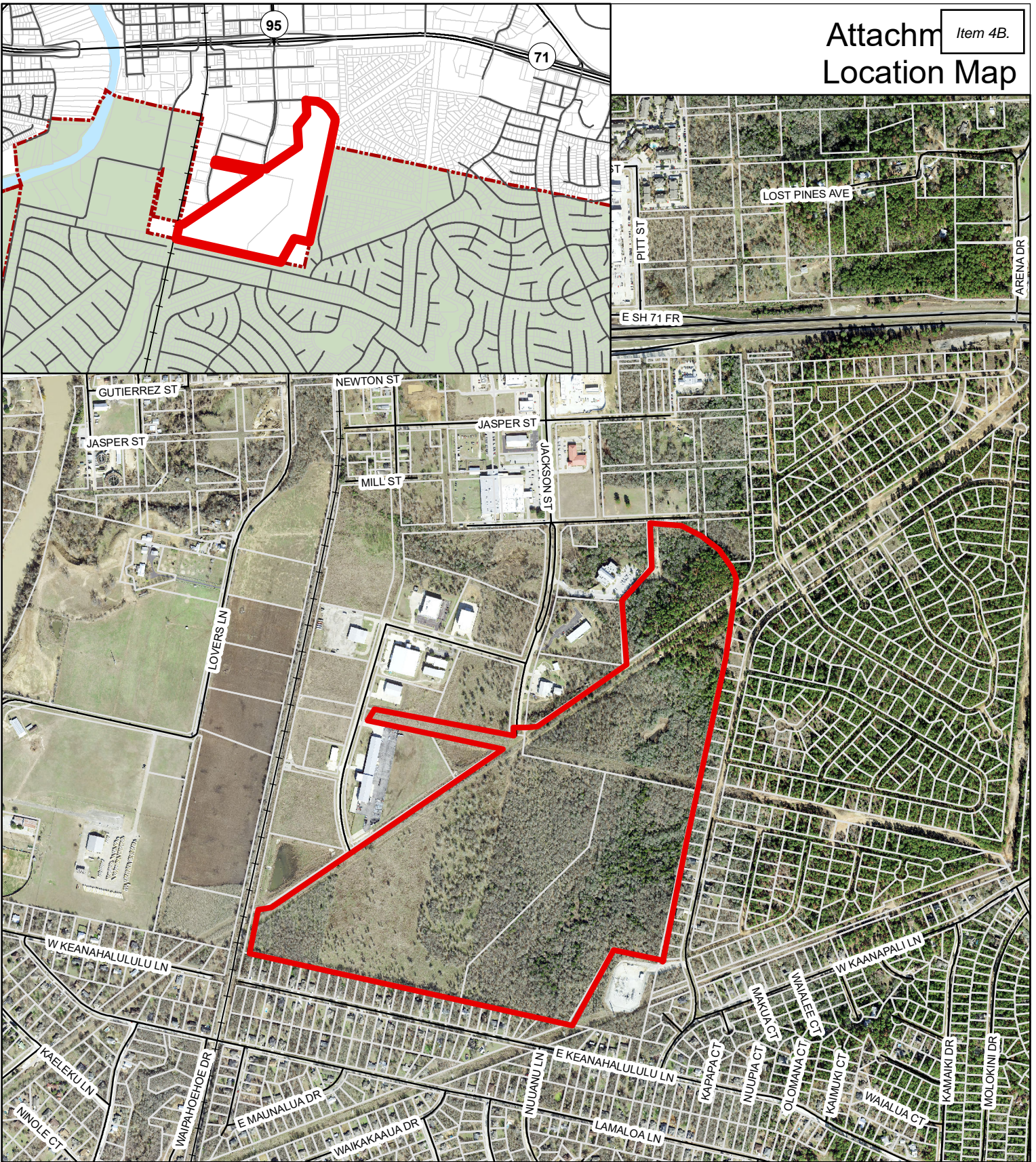
BACKGROUND/HISTORY:

The park has been a project of the Bastrop Economic Development Corporation. It has recently been taken on by the City as a Capital Improvement Project. As a City project, several requirements are out of sequence or will be waived. This item is an attempt to bring the planning commission up to speed on items it will see in the future.

ATTACHMENTS:

- Replat Documents





**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 any information, nor does it represent that its use will not infringe upon privately owned rights.



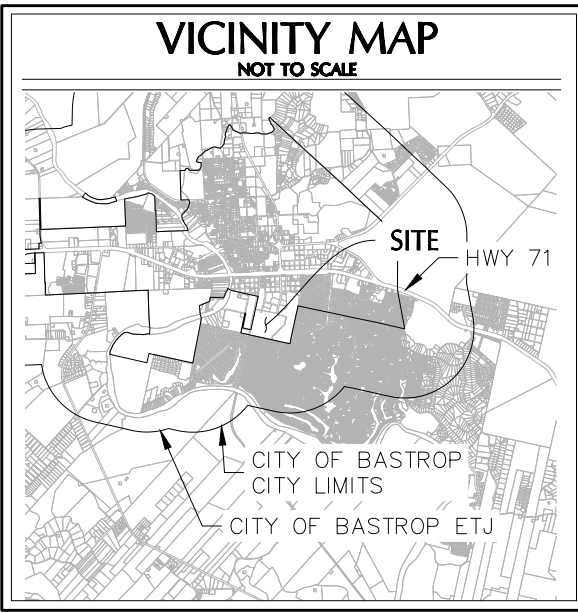
1 inch = 1,000 feet





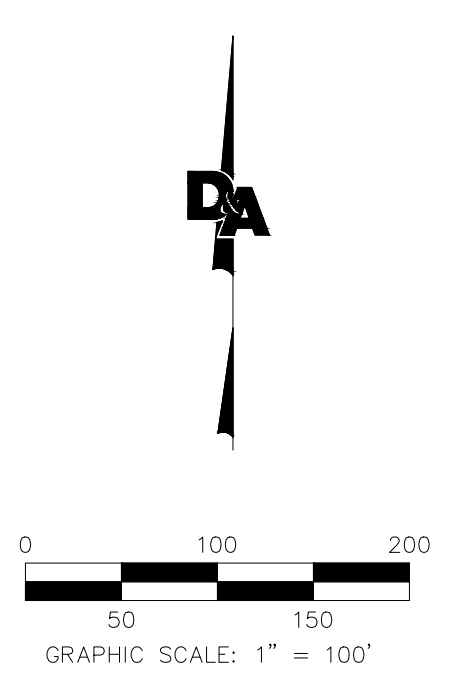
CURVE TABLE

CHORD LENGTH	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11.36	1.9430	270° 11'	11.36
C2	126.47	2.0630	270° 11'	126.38
C3	22.84	2.0630	270° 11'	22.84
C4	22.84	62.00	102° 30'	122.22
C5	2.54	3.00	45° 30'	2.47
C6	40.49	420.00	270° 11'	40.47
C7	128.92	1.9430	270° 11'	128.87
C8	128.92	62.00	102° 30'	127.40
C9	20.37	25.00	90° 00'	20.36
C10	20.37	25.00	90° 00'	20.36
C11	20.37	25.00	90° 00'	20.36
C12	20.37	25.00	90° 00'	20.36
C13	20.37	25.00	90° 00'	20.36
C14	20.37	25.00	90° 00'	20.36
C15	20.37	25.00	90° 00'	20.36
C16	20.37	25.00	90° 00'	20.36
C17	20.37	25.00	90° 00'	20.36
C18	20.37	25.00	90° 00'	20.36
C19	20.37	25.00	90° 00'	20.36
C20	20.37	25.00	90° 00'	20.36



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

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: 05/15/2023

Scale: 1" = 100'

Drawn by: PD

Reviewer: JB

Project: 2014-004

Sheet: 1 OF 6

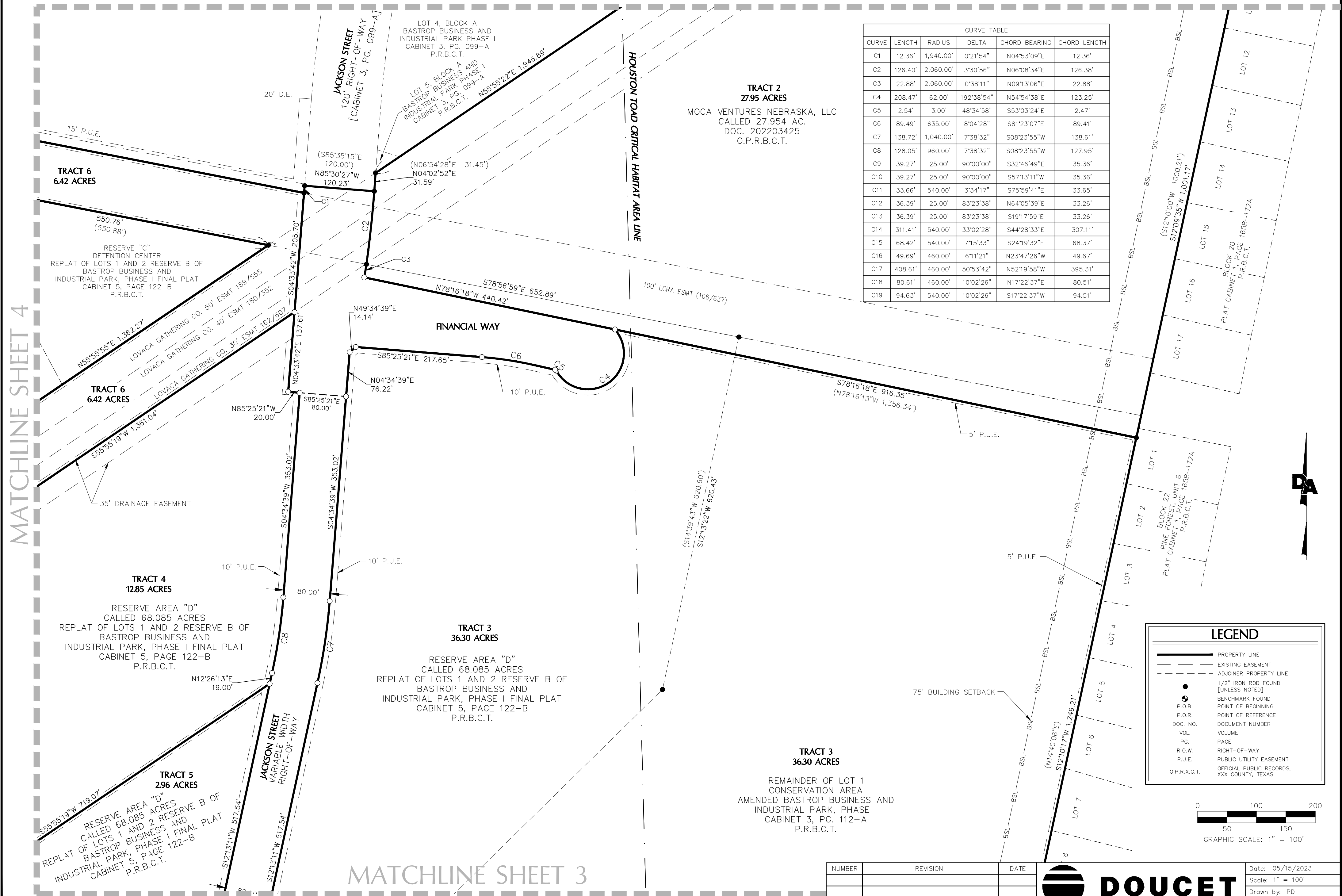
Field Book: TBD

Party Chief: ADM

Survey Date: TBD

MATCHLINE SHEET 2

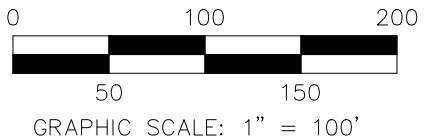
MATCHLINE SHEET 1



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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
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MATCHLINE SHEET 4

MATCHLINE SHEET 3

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

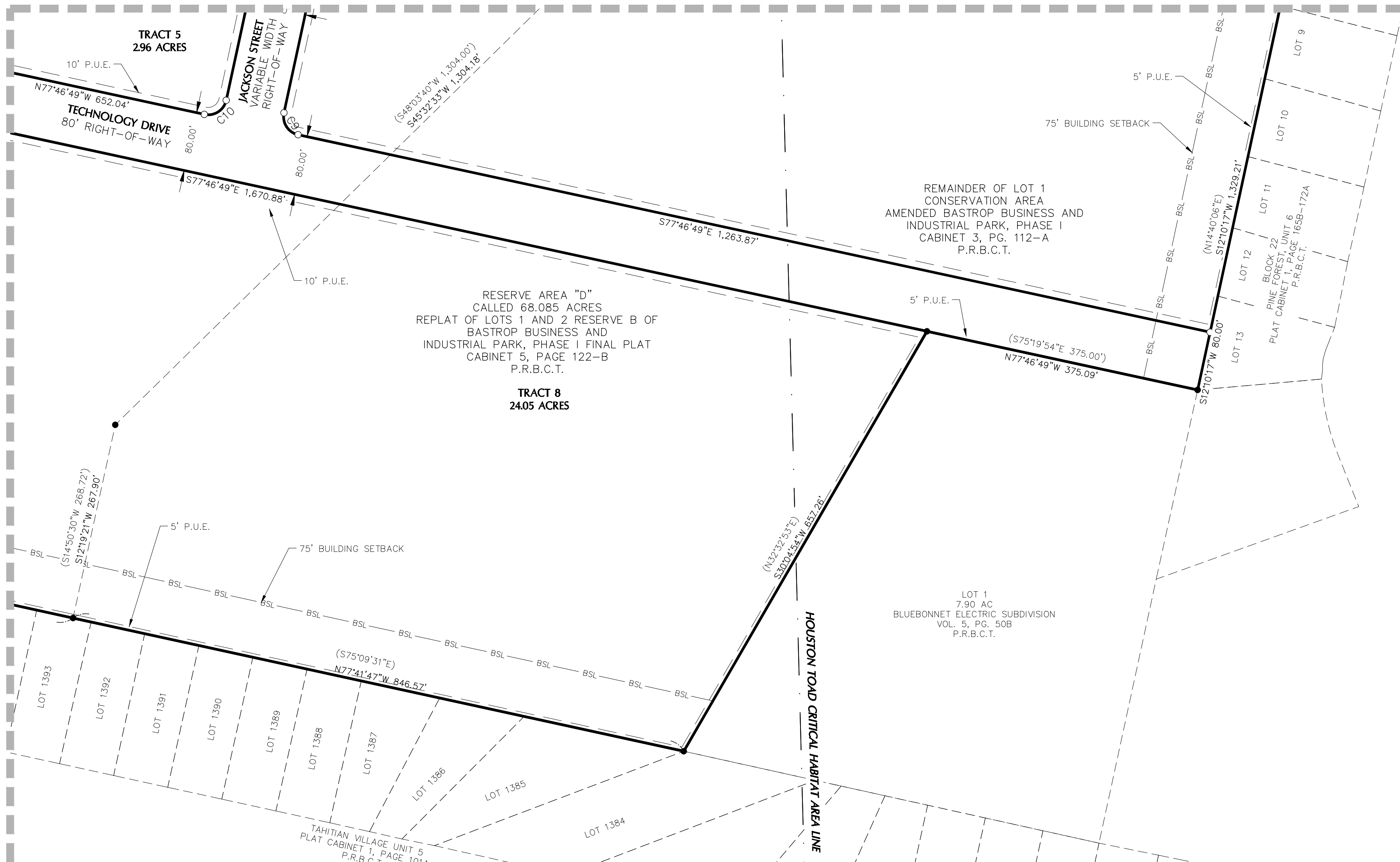
NUMBER	REVISION	DATE

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:	05/15/2023
Scale:	1" = 100'
Drawn by:	PD
Reviewer:	JB
Project:	2014-004
Sheet:	2 OF 6
Field Book:	TBD
Party Chief:	ADM
Survey Date:	TBD

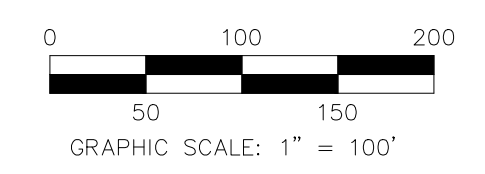
MATCHLINE SHEET 2

MATCHLINE SHEET 5



LEGEND

- PROPERTY LINE
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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'
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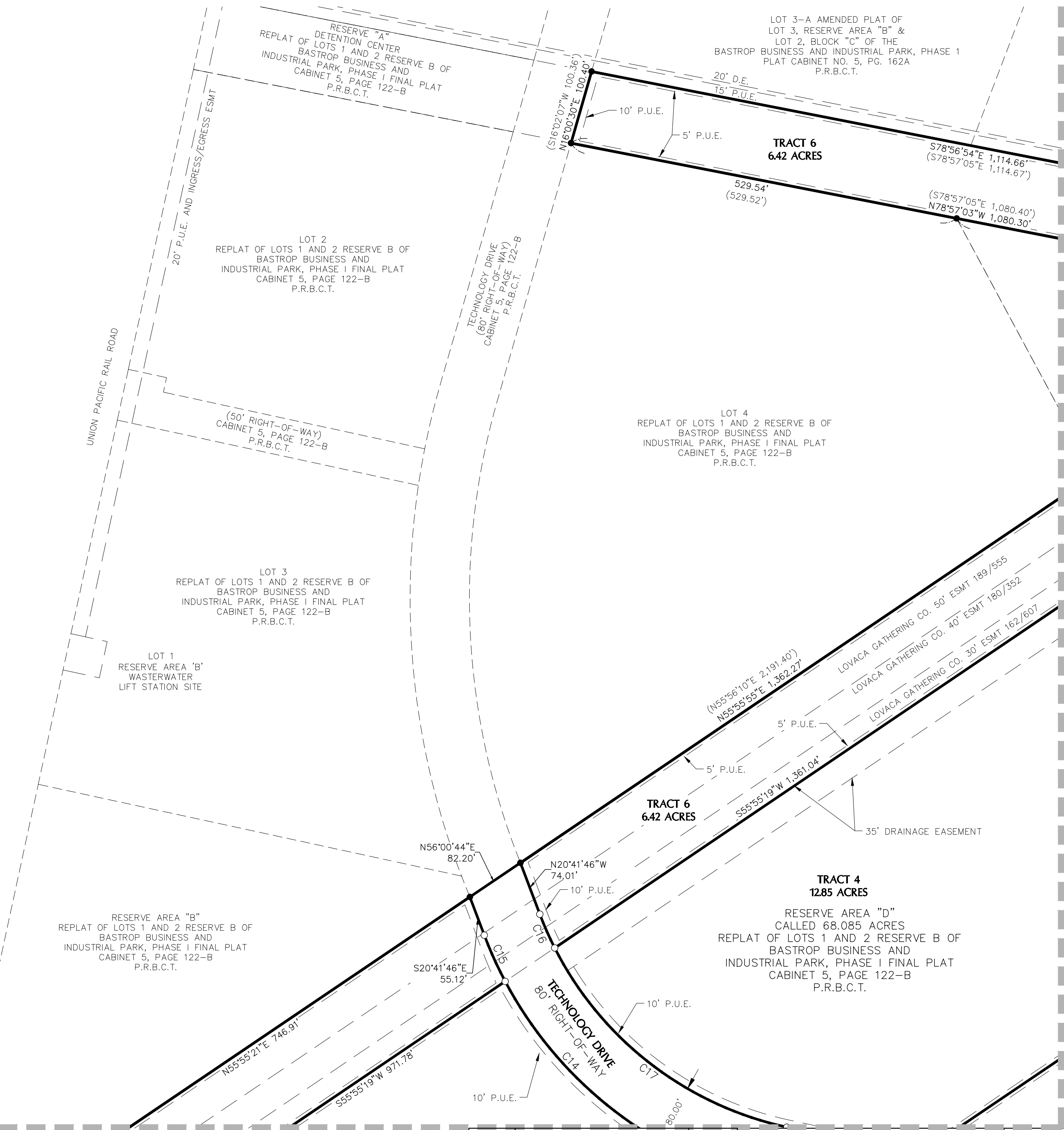
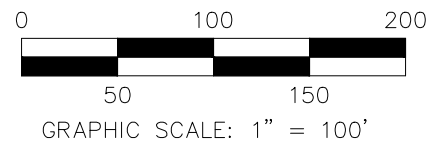
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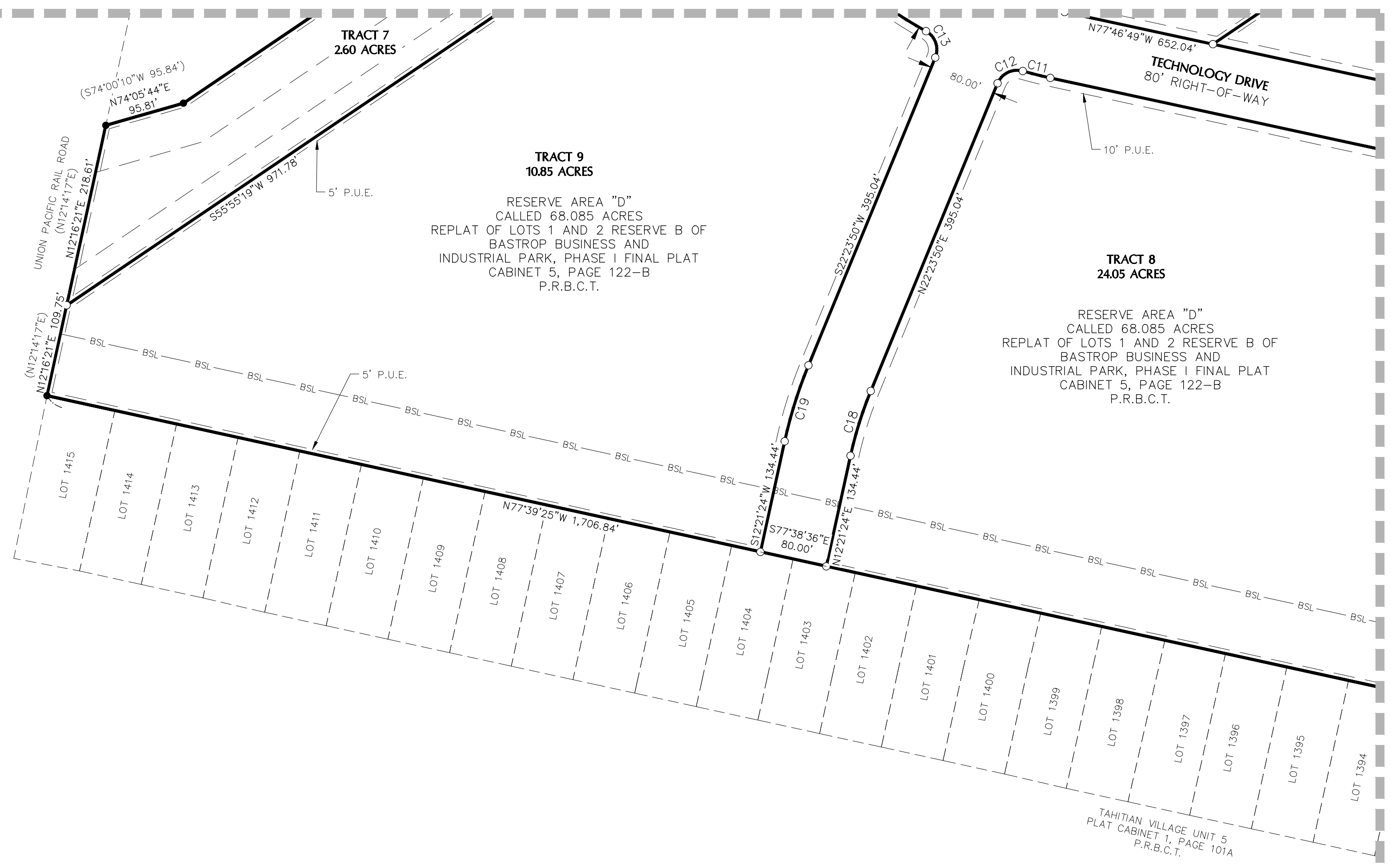
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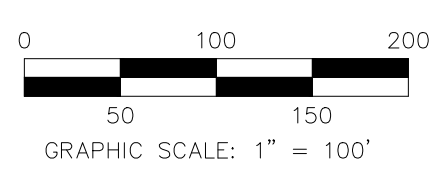
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MATCHLINE SHEET 3



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Reviewer:	JB
Project:	2014-004
Sheet:	5 OF 6
Field Book:	TBD
Party Chief:	ADM
Survey Date:	TBD

NOTES:

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. 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.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
4. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
5. ALL NEW UTILITIES WILL BE UNDERGROUND.
6. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
7. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
8. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DESCRIPTION FOR OFF-SITE IMPROVEMENTS.
9. 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.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
11. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
12. ALL EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
13. 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).
14. 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.
15. 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.
16. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
17. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN SUBDIVISION BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
18. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
19. 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.
20. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BASTROP.
21. 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.
22. 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.
23. SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF BASTROP**

KNOWN ALL MEN BY THESE PRESENTS, THAT BASTROP DEVELOPMENT CORP., BEING THE OWNER OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D", RECORDED IN CABINET 3, PAGE 112-A, AND CABINET 5, PAGE 122-B RESPECTIVLY OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN STEPEHN F. AUSTIN SURVEY, ABSTRACT NUMBER 2 AND THE BASTROP TOWN TRACT SURVEY, ABSTRACT NUMBER 11, OF BASTROP COUNTY.

DO HEREBY SUBDIVIDE SAID 12.39 ACRES (TRACT 1), 27.95 ACRES (TRACT 2), 36.30 ACRES (TRACT 3), 12.85 ACRES (TRACT 4), 2.96 ACRES (TRACT 5), 6.42 ACRES (TRACT 6), 2.60 ACRES (TRACT 7), 24.05 (TRACT 8), 10.85 (TRACT 9) AND 9.84 ACRES (PROPOSED RIGHT-OF-WAY) 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 THE _____ DAY OF _____, 20__ A.D.

PRELIMINARY

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

**STATE OF TEXAS
COUNTY OF BASTROP**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND 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, DAVID SPEICHER, 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

DAVID SPEICHER, PE
TEXAS REGISTRATION NO. 94630
DOUCET & ASSOCIATES
DSPEICHER@DOUCETENGINEERS.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@DOUCETENGINEERS.COM

**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=10,012,098.6372
E=3,253,075.0916
ELEV.=404.7334
CP=IRSAC 1/2 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).

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.

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

NUMBER	REVISION	DATE

DOUCET

Civil Engineering // Entitlements // Geospatial
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www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date: 05/15/2023
Scale: 1" = 100'
Drawn by: PD
Reviewer: JB
Project: 2014-004
Sheet: 6 OF 6
Field Book: TBD
Party Chief: ADM
Survey Date: TBD

