

# Bastrop Special Planning and Zoning Commission

## Agenda

City Hall City Council Chambers | 1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



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March 13, 2025

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

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

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1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

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

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

3. **WELCOME**

3A. Introduction of the new Planning and Zoning Commissioner Jimmy Crouch.

4. **ITEMS FOR INDIVIDUAL CONSIDERATION**

4A. Consider and act to approve, the West Bastrop Village, Phase 1, Section 3 Final Plat, consisting of 57.970 acres out of the Nancy Blakey Survey A-98, located west of F.M.

20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

Submitted by: James E. Cowey, Director of Development Services

- 4B. Consider and act to approve, the West Bastrop Village, Phase 1, Section 4 Final Plat, consisting of 22.036 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

Submitted by: James E. Cowey, Director of Development Services

- 4C. Conduct a public hearing, consider and act on the request for a Zoning Concept Scheme to rezone the project site from P5 Core to Planned Development District ("PDD") with a base district of P5 Core, for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas. This development is more commonly known as the Nixon Tract.

Submitted by: James E. Cowey, Director of Development Services

5. **WORKSHOP**

- 5A. Update and discussion on tree removals within the city limits and newly adopted standards.

6. **ADJOURNMENT**

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***Notice is hereby given of the possibility of a quorum of members from any City of Bastrop Council , Boards, and/or Commissions, at this Planning and Zoning Commission Meeting.***

***NO Council/Board/Commission action will be taken; NO deliberations will be held; and NO Council/Board/Commission business will be conducted.***

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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 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: Monday, March 10, 2025 at 2:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Nicole Peterson  
Nicole Peterson, Development Coordinator



# STAFF REPORT

**MEETING DATE:** March 13, 2025

**TITLE:**

Consider and act to approve, the West Bastrop Village, Phase 1, Section 3 Final Plat, consisting of 57.970 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

**STAFF REPRESENTATIVE:**

James E. Cowey, Director of Development Services

**ITEM DETAILS:**

Site Address:	West of F.M. 20 (Attachment 1)
Total Acreage:	57.970 acres
Legal Description:	57.970 acres of the Nancy Blakey Survey A-98
Property Owner:	West Bastrop Village, Ltd./Myra Goepp
Agent:	Carlson, Brigrance & Doering, Inc./ Taunia Halcomb
Existing Use:	Vacant
Existing Place Type Zoning:	None – ETJ
Character District:	None – ETJ
Development Agreement:	West Bastrop Planned Development Agreement, August 11, 2006
Future Land Use:	Neighborhood Residential

**BACKGROUND/HISTORY:**

The West Bastrop Village Development is a Municipal Utility District that was started in 2006. The City approved the Consent Agreement for the creation of the MUD and approved a Planned Development Agreement in August 2006. The Development Agreement contains development regulations, a controlling land use plan and master plan for 348.048 acres of land located to the southwest of the Bastrop city limits (Attachment 2). The development contains a master plan to include 1,200 residential units (mix of densities and types), 125,000 square feet of commercial space, 15.3 acres of civic space and 75 acres of open space (public and private).

The City has been working with the developer to establish a utility agreement so the City can serve wholesale water and wastewater to the development. Now that that agreement is in place, they are moving forward with another phase of the development with the West Bastrop Village, Phase 1, Section 3 Final Plat.

The section contains 58 single-family residential lots, and 4 lots for Amenity, Commercial or Multi-Family one of which will serve the new BISD Adelton Elementary School.

Infrastructure	Available (Y/N)	Proposed
Water	Y	MUD (City)

Wastewater	Y	MUD
Drainage	Y	Onsite
Transportation	Y	6 new streets, 2 alleyways
Reserve / Open Space	Y	11.915 acres

### Utilities

Water service will be provided by the City via the 16" main. This area is served by the West Bastrop Village MUD for stormwater, wastewater, and Bluebonnet Electric within the development. Gas service will be provided by Center Point Energy. The City of Bastrop will serve wholesale water and wastewater service to the MUD.

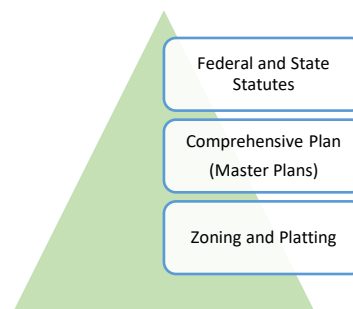
### Streets

The subdivision will connect directly to F.M. 20 at Adelton Boulevard. The remainder of the streets are located internally to the subdivision with two paved lanes totaling 28 feet face to face and standard 6-inch curb and gutter.

### Drainage

A Final Drainage Plan was approved January 25, 2025 by the City Engineer. The drainage for this subdivision will convey to the drainage pond on the west and north side of the property.

### **POLICY EXPLANATION:**



### Local Government Code

- Sec. 212.002. Rules.

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

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

- Sec. 212.010. Standards for Approval

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

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

*The plat conforms to the Future Land Use Plan, which is designated as Neighborhood Residential.*



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

*The plat will dedicate 5,391 linear feet of right-of-way conforming with the Transportation Master Plan with some alley loaded lots. The development will install water and wastewater lines from within the development and connect to existing utilities along F.M. 20.*

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

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

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

*The final plat complies with the requirements of the adopted B<sup>3</sup> Code and the approved West Bastrop Village Planned Development Agreement.*

**Compliance with 2036 Comprehensive Plan:**

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

*This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area, providing residential lots with walkable access to neighborhood commercial areas.*

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

- Section 1.3.001 Standard Procedure - Platting

*The Development Review Committee has reviewed the West Bastrop Village Phase 1, Section 3, Final Plat for compliance with subdivision and utility standards. A Final Drainage Plan and Public Infrastructure Plan has been reviewed and approved by the City Engineer.*

**RECOMMENDATION:**

Consider and act to approve, the West Bastrop Village, Phase 1, Section 3 Final Plat, consisting of 57.970 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

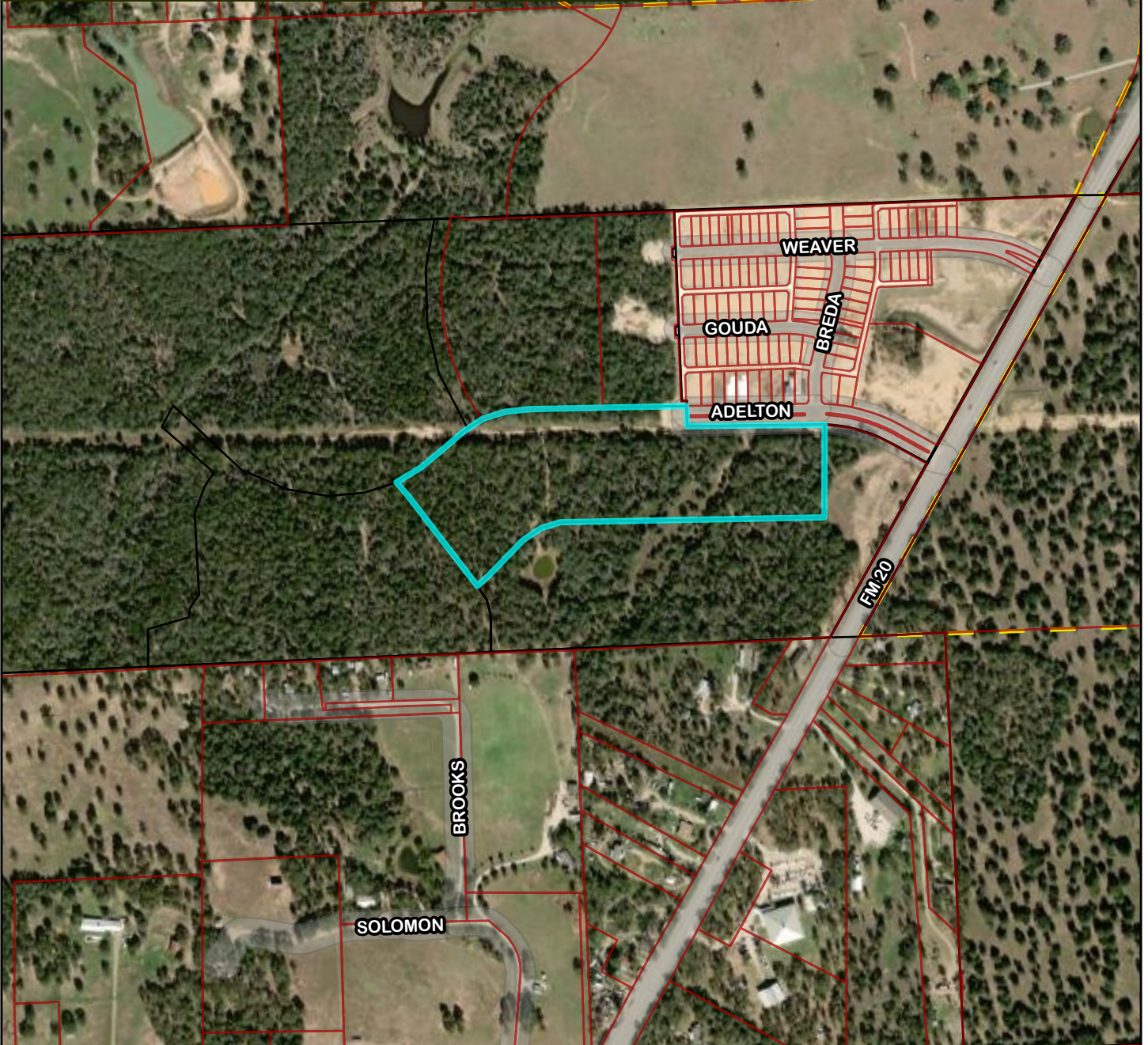
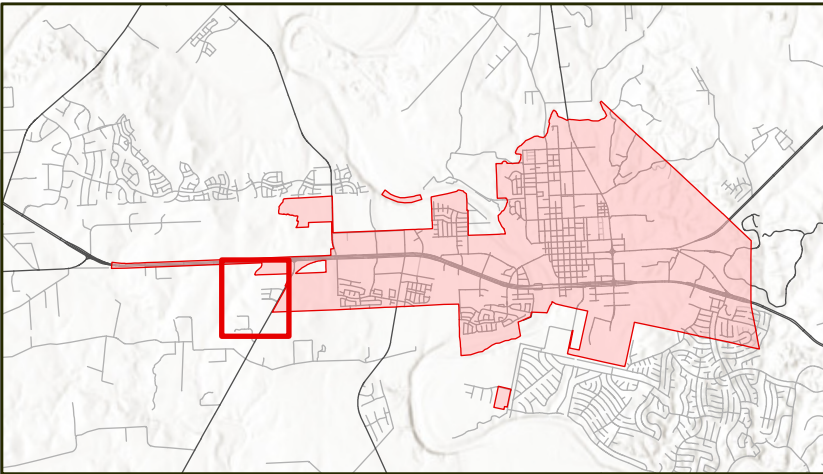
**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: West Bastrop Village Phase 1 Section 3 Final Plat



Attachment  
Location Map

West Bastrop Village  
Phase 1 Section 3



2/13/2025

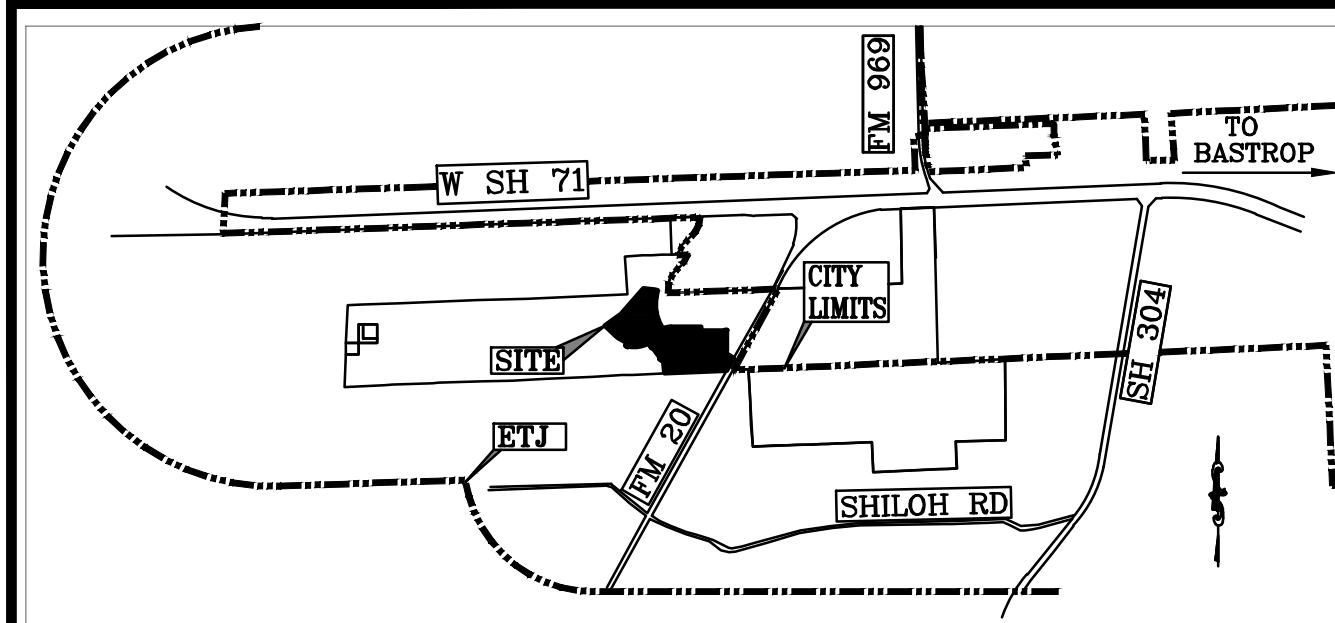
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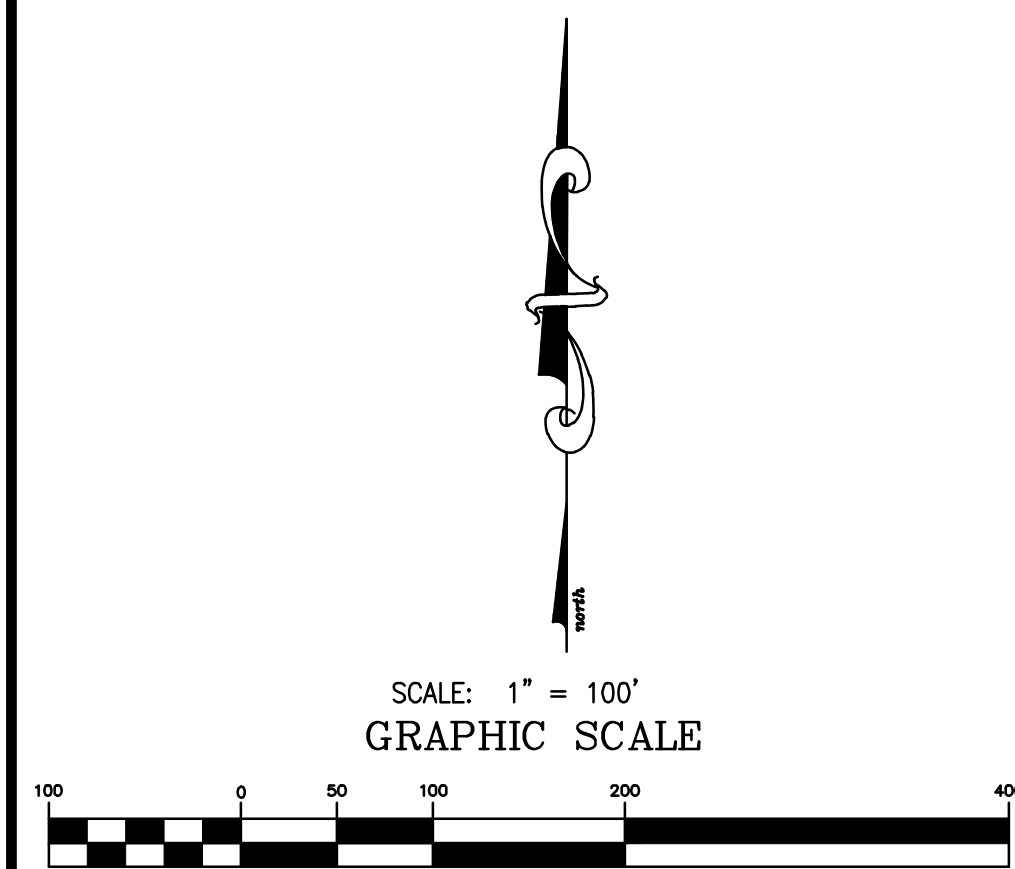
The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.



# THE FINAL PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 3



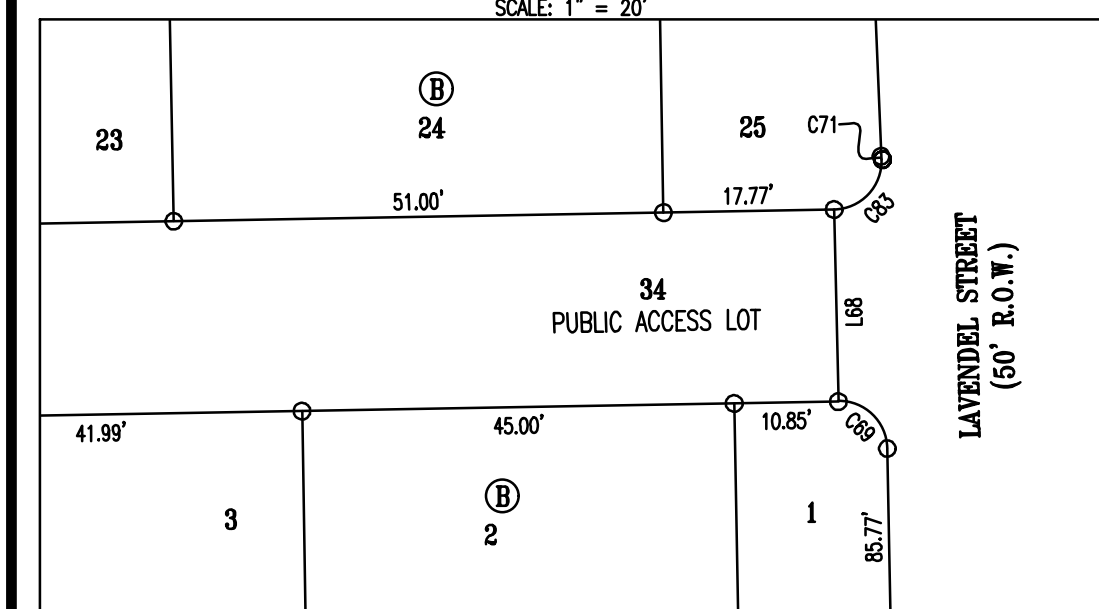
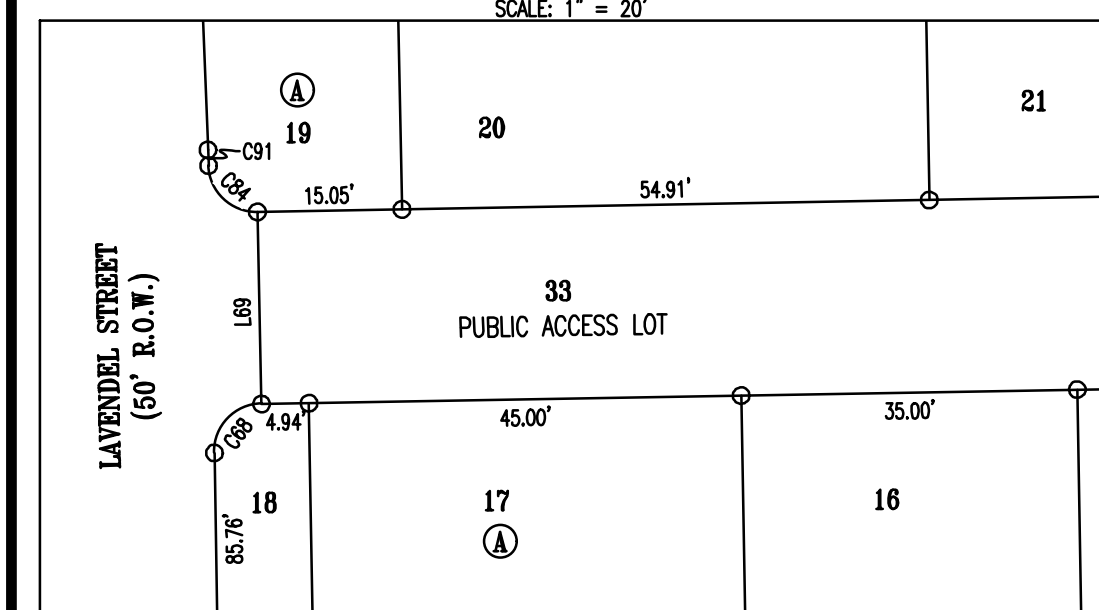
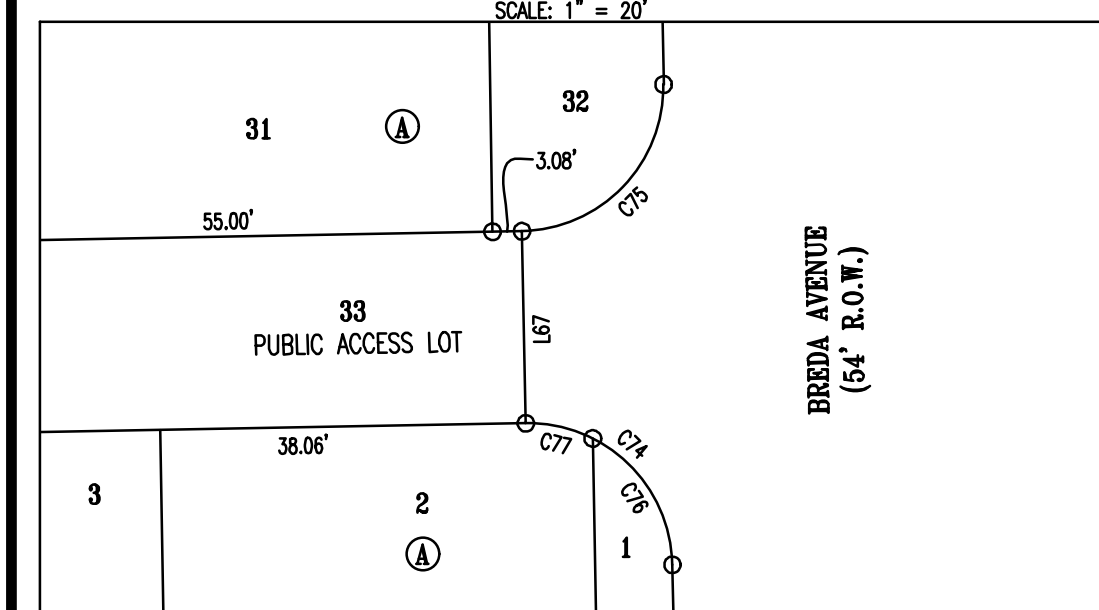
LOCATION MAP  
NOT TO SCALE



## LEGEND

- 1/2" CAPPED IRON ROD SET
- STAMPED "CBD SETSTONE"
- CAPPED IRON ROD FOUND
- UNLESS OTHERWISE NOTED
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- E.E. ELECTRIC EASEMENT
- O.S. OPEN SPACE
- S.W.E. SIDEWALK EASEMENT
- ..... SIDEWALK
- ..... APPROXIMATE FEMA 100-YR FLOODPLAIN (ZONE A)

WEST BASTROP VILLAGE LTD.  
(346.518 ACRES)  
VOL. 2221, PG. 213  
CORRECTED  
DOC. NO.  
201503938



DATE: FEBRUARY 24, 2025

OWNER:  
WEST BASTROP VILLAGE LTD.  
2043 S. LAMAR BLVD, SUITE 2150  
AUSTIN, TX 78704  
PHONE: (512) 472-7455  
FAX: (512) 472-7499

BASTROP INDEPENDENT SCHOOL DISTRICT  
906 FARM STREET  
BASTROP, TX 78602

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, Inc.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5160  
(512) 280-5165 fax

REVISION	DATE	COMMENT
1		

LINEAR FOOTAGE OF PUBLIC ACCESS LOTS		
LOT 33, BLOCK A	20' R.O.W.	650'
LOT 34, BLOCK B	20' R.O.W.	936'
TOTAL		1,586'

LINEAR FOOTAGE OF RIGHT-OF-WAY			
ADELTON BLVD	R.O.W. VARIES	1,633'	COLLECTOR
BLUME DRIVE	60' R.O.W.	891'	COLLECTOR
BREDA LANE	54' R.O.W.	287'	LOCAL
FARN DRIVE	54' R.O.W.	1,448'	LOCAL
LAUVENEL STREET	50' R.O.W.	368'	LOCAL
VOGEL LANE	50' R.O.W.	764'	LOCAL
TOTAL		5,391'	

TOTAL ACREAGE: 57,970 ACRES  
SURVEY: NANCY BLAKEY SURVEY, A-98

RESIDENTIAL LOTS:  
AMENITY/COMMERCIAL/MULTI-FAMILY LOTS:  
D.E., P.U.E., & OPEN SPACE LOTS:  
D.E., & OPEN SPACE LOTS:  
MEDIAN LOTS:  
SCHOOL LOTS:  
R.O.W.:  
PUBLIC ACCESS ALLEY LOTS:

58 TOTAL: 8.884 ACRES  
3 TOTAL: 0.293 ACRES  
6 TOTAL: 11.622 ACRES  
2 TOTAL: 0.224 ACRES  
4 TOTAL: 9.765 ACRES  
1 TOTAL: 7.297 ACRES  
2 TOTAL: 0.668 ACRES

NO. OF BLOCKS:

9

J:\AC3D\5548\Survey\PLAT - WEST BASTROP VILLAGE PHASE 1, SECTION 3

**SHEET 1 OF 3**

**Carlson, Brigance & Doering, Inc.**

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

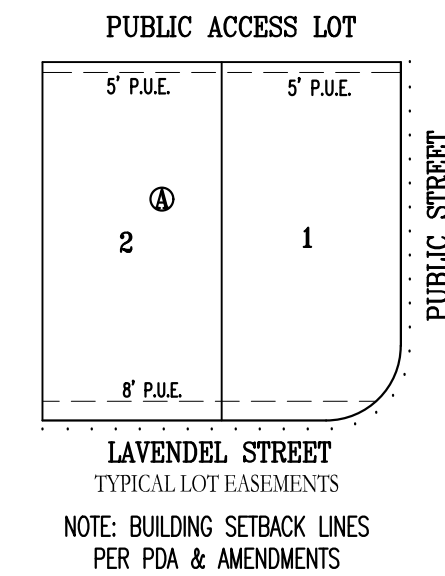
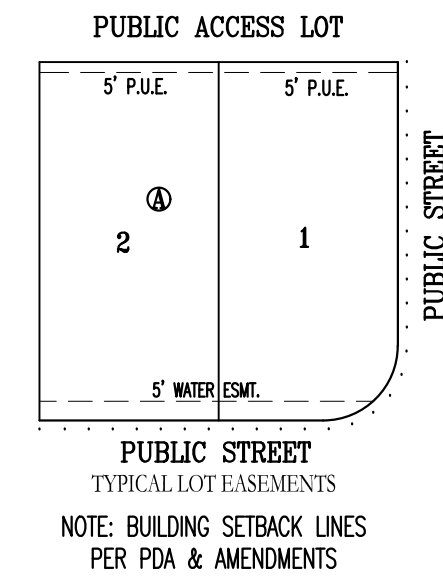
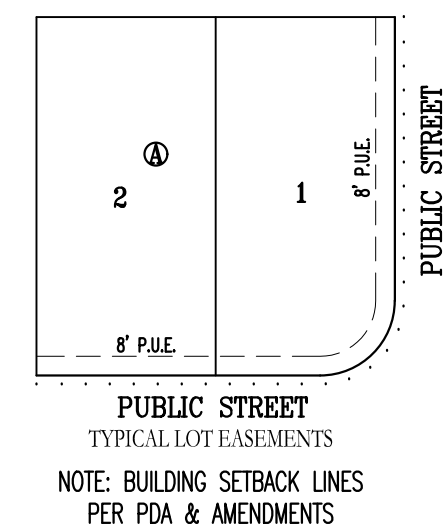
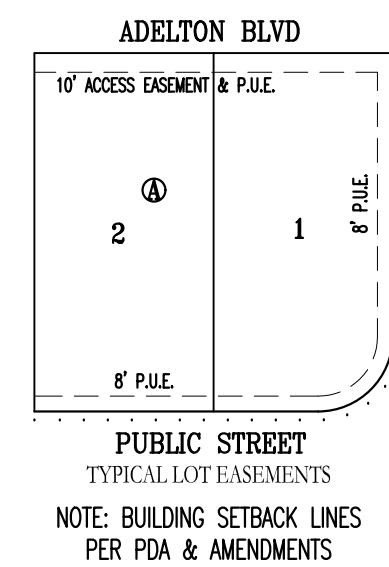
# THE FINAL PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 3

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	46.43	580.00	S88°42'08"E	46.41	23.23
C2	24.89	15.00	S46°02'52"W	22.13	16.40
C3	122.54	121.00	S31°59'19"E	117.37	67.11
C4	109.84	175.00	N19°42'43"W	108.04	56.80
C5	24.77	15.00	N87°03'34"W	22.05	16.26
C6	21.48	15.00	N03°19'33"E	19.69	13.05
C7	23.56	15.00	N82°41'34"W	21.21	15.00
C8	23.56	15.00	N07°18'28"E	21.21	15.00
C9	21.02	15.00	N77°49'46"W	19.34	12.65
C10	412.84	640.00	S80°30'49"W	405.72	213.89
C11	22.35	15.00	S56°18'58"W	20.34	13.83
C12	22.94	15.00	N30°10'55"W	20.77	14.40
C13	252.26	560.00	N61°05'54"W	250.13	128.31
C14	11.25	50.00	S89°44'21"E	11.23	5.65
C15	615.17	870.00	S09°33'01"E	602.43	321.07
C16	21.74	15.00	S71°19'51"E	19.89	13.28
C17	384.64	560.00	N86°19'10"E	377.13	200.26
C18	92.25	564.00	S56°59'35"W	92.15	46.23
C19	39.97	636.00	N53°39'25"E	39.96	14.99
C20	26.67	440.00	S54°03'13"W	26.67	13.34
C21	230.58	360.00	S70°38'21"W	226.66	119.40
C22	23.21	15.00	N46°40'18"W	20.96	14.65
C23	23.89	15.00	S43°22'44"W	21.44	9.11
C24	12.57	4.00	N01°03'44"W	8.00	INFINITY
C25	12.65	4.00	N01°35'34"W	8.00	382.23
C26	12.57	4.00	S24°39'35"E	8.00	210356.85
C27	13.40	4.00	S35°43'02"E	7.96	38.20
C28	12.92	4.00	S06°27'16"W	7.99	90.22
C29	335.99	604.00	N82°38'38"E	331.68	172.47
C30	331.59	596.00	S82°40'07"W	327.33	170.21
C31	5.96	2.00	N25°39'32"W	3.99	24.92

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C32	6.28	2.00	N36°18'28"W	4.00	INFINITY
C33	27.31	598.00	N53°37'06"E	27.31	13.66
C34	27.44	602.00	S53°36'51"W	27.44	13.72
C35	151.29	404.00	S78°16'39"W	150.41	76.54
C36	147.99	396.00	N78°18'08"E	147.13	74.87
C37	39.27	25.00	S45°59'53"E	35.35	25.00
C38	39.27	25.00	N44°00'17"E	35.36	25.00
C39	23.54	15.00	N46°01'44"W	21.20	14.98
C40	23.58	15.00	N43°58'16"E	21.23	15.02
C41	223.96	353.00	S70°49'46"W	220.22	115.89
C42	226.10	299.00	S67°20'28"W	220.76	116.77
C43	21.83	15.00	S03°59'33"W	19.95	13.36
C44	25.30	15.00	S86°00'28"E	22.40	16.84
C45	141.22	225.00	N19°42'43"W	138.91	73.02
C46	24.27	15.00	S08°39'25"W	21.71	15.72
C47	636.90	560.00	S80°46'32"E	603.13	357.89
C48	60.06	564.00	N58°37'41"E	60.03	30.06
C49	32.19	564.00	N53°56'32"E	32.18	16.10
C50	43.22	360.00	S85°33'55"W	43.19	21.64
C51	113.19	360.00	S73°07'06"W	112.73	57.07
C52	56.62	360.00	S59°36'18"W	56.56	28.37
C53	17.54	360.00	S53°42'12"W	17.54	8.77
C54	13.37	353.00	S46°45'47"W	13.37	6.69
C55	167.93	440.00	N78°04'43"E	166.91	85.00
C56	55.07	353.00	N57°07'24"E	55.02	27.59
C57	38.81	353.00	N64°14'32"E	38.79	19.42
C58	39.27	353.00	N71°04'45"E	39.25	19.66
C59	39.71	353.00	N77°29'20"E	39.69	19.87
C60	39.63	353.00	N83°55'40"E	39.61	19.84
C61	11.46	353.00	N88°04'28"E	11.46	5.73
C62	7.82	5.00	S82°31'05"E	7.05	4.97

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C63	7.46	5.00	N05°04'44"E	6.79	4.63
C64	23.18	25.00	S27°33'33"E	22.36	12.50
C65	16.09	25.00	S72°33'23"E	15.81	8.34
C66	9.36	25.00	N78°16'37"E	9.31	4.74
C67	29.91	25.00	N33°16'37"E	28.16	17.04
C68	7.85	5.00	S43°59'37"W	7.07	5.00
C69	7.82	5.00	N46°12'25"W	7.05	4.97
C70	22.41	15.00	N12°59'33"E	20.38	13.89
C71	0.36	475.00	N02°13'30"W	0.36	0.18
C72	16.42	15.00	N30°17'24"E	15.61	9.14
C73	7.16	15.00	N75°19'25"E	7.10	3.65
C74	23.55	15.00	N46°02'22"W	21.21	14.99
C75	23.57	15.00	N43°57'37"E	21.22	15.01
C76	16.34	15.00	N32°15'59"W	15.54	9.09
C77	7.21	15.00	N77°14'47"W	7.14	3.68
C78	20.50	402.00	N53°45'40"E	20.50	10.25
C79	20.23	398.00	S53°38'40"W	20.23	10.12
C80	657.59	930.00	S09°33'01"E	643.98	343.22
C81	413.89	930.00	N17°03'27"W	410.48	210.43
C82	243.71	930.00	N03°11'57"E	243.01	122.56
C83	7.96	5.00	N43°22'05"E	7.15	5.11
C84	7.76	5.00	S46°32'35"E	7.01	4.91
C85	16.97	95.00	N83°53'10"E	16.95	8.51
C86	43.87	95.00	N65°32'14"E	43.48	22.33
C87	25.09	75.00	S61°53'25"W	24.97	12.66
C88	22.96	75.00	S80°14'38"W	22.87	11.57
C89	60.85	95.00	N70°39'21"E	59.81	31.51
C90	48.04	75.00	S70°39'21"W	47.22	24.87
C91	1.63	525.00	N02°09'28"W	1.63	0.82

Easement Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
(C92)	20.96	546.00	S52°48'04"E	20.96	10.48
(C93)	185.50	550.00	S63°33'28"E	184.62	93.64
(C94)	29.82	540.00	S74°46'56"E	29.81	14.91
(C95)	355.49	550.00	N85°08'18"E	349.33	184.20
(C96)	89.99	554.00	N56°57'39"E	89.89	45.09
(C97)	27.29	450.00	N54°02'40"E	27.28	13.65
(C98)	7.47	5.00	N12°59'14"E	6.79	4.63
(C99)	30.90	550.00	S50°05'29"E	30.90	15.45
(C100)	2.27	360.00	S64°17'28"W	2.27	1.13
(C101)	14.70	15.00	S27°43'08"W	14.12	8.00
(C102)	15.01	560.00	N49°56'13"W	15.01	7.50
(C103)	19.19	360.00	S65°59'56"W	19.19	9.60
(C104)	231.42	860.00	S02°59'51"W	230.72	116.41
(C105)	355.60	860.00	S17°57'40"E	353.07	180.38
(C106)	167.35	450.00	N78°21'03"E	166.39	84.65
(C107)	227.72	560.00	S62°21'14"E	226.15	115.45



Line Table		
Line #	Length	Direction
L1	80.00	S01°03'59"E
L2	63.49	S02°58'31"E
L3	108.51	S61°00'06"E
L4	150.23	N01°43'51"W
L5	50.00	N44°18'58"W
L6	9.64	N45°41'02"E
L7	50.00	N37°41'34"W
L8	39.00	N37°41'34"W
L9	1.60	S13°38'21"W
L10	50.00	N76°21'39"W
L11	80.00	N15°59'48"E
L12	113.56	S81°49'58"E
L13	115.52	S86°07'52"E
L14	60.00	S79°17'37"E
L15	18.75	S10°42'23"W
L16	67.03	S78°17'37"E
L17	136.98	N87°48'55"E
L18	97.49	S02°15'17"E
L19	45.93	S02°13'48"E
L20	97.50	S02°14'48"E
L21	59.00	S02°08'55"E
L22	96.50	S02°18'24"E
L23	155.05	S02°14'48"E
L24	111.65	N89°00'43"E

Line Table		
Line #	Length	Direction
L25	111.65	S89°00'43"W
L26	117.67	N89°00'17"E
L27	66.93	N52°18'26"E
L28	50.23	S56°52'29"W
L29	84.53	S52°18'26"W
L30	84.34	S52°18'26"W
L31	49.65	S47°41'10"W
L32	67.79	N52°18'26"E
L33	60.44	N29°48'25"W
L34	85.76	N00°59'43"W
L35	65.77	S00°59'44"E
L36	9.00	S52°18'26"E
L37	96.93	N52°18'26"E
L38	96.93	S52°18'26"W
L39	21.21	S07°18'31"W
L40	21.21	S82°41'29"E
L41	36.28	N15°53'10"E
L42	45.86	S59°41'54"E
L43	34.01	N33°26'38"W
L44	36.06	S33°18'25"E
L45	42.75	S08°29'11"W
L46	36.50	N10°16'42"W
L47	97.15	N35°05'35"W
L48	86.35	N07°04'58"W

Line Table		
Line #	Length	Direction
L49	93.96	N02°06'37"W
L50	70.06	N02°51'47"E
L51	102.09	N86°35'39"E
L52	165.02	N00°59'43"W
L53	112.61	N01°01'37"W
L54	25.11	N59°45'06"E
L55	25.04	S88°55'53"W
L56	110.76	N01°01'37"W
L57	114.00	S00°59'43"E
L58	48.84	S88°51'16"W
L59	84.77	S52°18'17"W
L60	84.81	N52°18'40"E
L61	51.30	S54°32'46"W
L62	51.30	N50°04'00"E
L63	65.57	N52°18'26"E
L64	9.00	N52°18'26"E
L65	62.44	S29°48'25"E
L66	20.03	N49°13'25"E
L67	20.00	S01°08'03"E
L68	20.00	S01°16'59"E
L69	20.00	N01°15'03"W
L70	85.98	S01°03'41"E
L71	65.57	S52°18'26"W
L72	6.74	N37°41'34"W

Easement Line Table		
Line #	Length	Direction
(L73)	276.78	S48°11'36"E
(L74)	10.00	N41°48'24"E
(L75)	30.00	S48°12'25"E
(L76)	10.00	S41°49'07"W
(L77)	10.21	S53°32'02"W
(L78)	4.00	N38°17'56"E
(L79)	60.43	N29°48'25"W
(L80)	4.00	S36°51'09"W
(L81)	49.63	N52°18'26"E
(L82)	10.00	N15°42'54"E
(L83)	40.66	S86°36'13"W
(L84)	13.79	N60°31'29"W
(L85)	52.09	N86°35'39"E
(L86)	7.50	S04°32'20"E
(L87)	12.51	N41°53'27"E
(L88)	83.93	N52°18'26"E
(L89)	46.53	N47°41'10"E



THE FINAL PLAT OF  
WEST BASTROP VILLAGE PHASE 1, SECTION 3

STATE OF TEXAS           §  
COUNTY OF BASTROP   §     KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, WEST BASTROP VILLAGE, LTD. BEING THE OWNER OF A CALLED 346.518 ACRE TRACT OF LAND, CONVEYED BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND BASTROP INDEPENDENT SCHOOL DISTRICT, BEING THE OWNER OF A CALLED 9.765 ACRE TRACT OF LAND, CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER, 202406879, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 57.905 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"WEST BASTROP VILLAGE PHASE 1, SECTION 3"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

WEST BASTROP VILLAGE LTD. (C/O MYRA GOEPP)  
2043 S. LAMAR BLVD, SUITE 2150  
AUSTIN, TX 78704

STATE OF TEXAS           §  
COUNTY OF BASTROP   §     KNOW ALL MEN BY THESE PRESENTS:

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 OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

BARRY EDWARDS, SUPERINTENDENT  
BASTROP INDEPENDENT SCHOOL DISTRICT  
906 FARM ST.  
BASTROP, TX 78602

STATE OF TEXAS           §  
COUNTY OF BASTROP   §     KNOW ALL MEN BY THESE PRESENTS:

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 OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BASTROP COUNTY FLOODPLAIN NOTES:

- A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0335F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193.
- 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, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
- FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

STATE OF TEXAS           §  
COUNTY OF TRAVIS   §     KNOW ALL MEN BY THESE PRESENTS:

I, MAHER HARMOUICHE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAHER HARMOUICHE, P.E. NO. 143982  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS           §  
COUNTY OF TRAVIS   §     KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERIC J. DANNHEIM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

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. FOR REVIEW ONLY. RELEASE DATE 02/10/25.

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ERIC J. DANNHEIM, R.P.L.S. NO. 6075  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

METES AND BOUNDS

BEING A 57.970 ACRE TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A CALLED 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND ALL OF A CALLED 9.765 ACRE TRACT OF LAND CONVEYED TO BASTROP INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN DOCUMENT NUMBER 202406879, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 57.970 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF LOT 10, BLOCK I, WEST BASTROP VILLAGE SECTION 1, PHASE 1, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 175-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, BEING AT THE NORTH TERMINUS CORNER OF ADELTON BOULEVARD (80' R.O.W.), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, AND WITH THE WEST AND SOUTH LINES OF SAID ADELTON BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- S01°03'59"E, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- N89°00'17"E, A DISTANCE OF 492.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, AN ARC LENGTH OF 46.43 FEET, AND A CHORD THAT BEARS S88°42'08"E, A DISTANCE OF 46.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.89 FEET, AND A CHORD THAT BEARS S46°02'52"W, A DISTANCE OF 22.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S01°03'42"E, A DISTANCE OF 338.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°58'31"E, A DISTANCE OF 63.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 121.00 FEET, AN ARC LENGTH OF 122.54 FEET, AND A CHORD THAT BEARS S31°59'19"E, A DISTANCE OF 117.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- S61°00'06"E, A DISTANCE OF 108.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE EAST LINE OF SAID 346.518 ACRE TRACT, BEING ON THE WEST LINE OF F.M. 20 (R.O.W. VARIES).

THENCE, S29°08'02"W, A DISTANCE OF 283.52 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 346.518 ACRE TRACT OF LAND, BEING THE NORTHEAST CORNER OF A CALLED 0.999 ACRE TRACT OF LAND CONVEYED TO JOEL CALDERON GARRIGO BY DEED RECORDED IN DOCUMENT NUMBER 202210967, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S86°58'02"W, WITH THE SOUTH LINE OF SAID 346.518 ACRE TRACT, THE NORTH LINE OF SAID 0.999 ACRE TRACT, AND THE NORTH LINE OF A CALLED 7.217 ACRE TRACT OF LAND CONVEYED TO CARL S. AND BECKY A. CLARDY BY DEED RECORDED IN VOLUME 1765, PAGE 703, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, A DISTANCE OF 980.81 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 7.217 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF A CALLED 10.000 ACRE TRACT OF LAND CONVEYED TO PAMPERED LAWNS AUSTIN, INC. BY DEED RECORDED IN VOLUME 1588, PAGE 787, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE, S88°16'07"W, WITH THE COMMON LINE OF SAID 10.000 ACRE TRACT AND SAID 346.518 ACRE TRACT, A DISTANCE OF 321.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES, NUMBERED 1 THROUGH 26,

- N01°43'51"W, A DISTANCE OF 150.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 109.84 FEET, AND A CHORD THAT BEARS N19°42'43"W, A DISTANCE OF 108.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.77 FEET, AND A CHORD THAT BEARS N87°03'34"W, A DISTANCE OF 22.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N44°18'58"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N45°41'02"E, A DISTANCE OF 9.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.48 FEET, AND A CHORD THAT BEARS N03°19'33"E, A DISTANCE OF 19.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N37°41'34"W, A DISTANCE OF 239.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N82°41'34"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N37°41'34"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N07°18'26"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N37°41'34"W, A DISTANCE OF 39.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.02 FEET, AND A CHORD THAT BEARS N77°49'46"W, A DISTANCE OF 19.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 412.84 FEET, AND A CHORD THAT BEARS S80°30'49"W, A DISTANCE OF 405.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.35 FEET, AND A CHORD THAT BEARS S56°18'58"W, A DISTANCE OF 20.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S13°38'21"W, A DISTANCE OF 1.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N76°21'39"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.94 FEET, AND A CHORD THAT BEARS N30°10'55"W, A DISTANCE OF 20.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N15°59'48"E, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 252.26 FEET, AND A CHORD THAT BEARS N61°05'54"W, A DISTANCE OF 250.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N48°11'36"W, A DISTANCE OF 306.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N53°32'02"E, A DISTANCE OF 405.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N40°52'09"E, A DISTANCE OF 711.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S81°49'58"E, A DISTANCE OF 113.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S86°07'52"E, A DISTANCE OF 115.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S79°17'37"E, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- S10°42'23"W, A DISTANCE OF 18.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 9.765 ACRE TRACT,

THENCE, WITH THE NORTH LINE OF SAID 9.765 ACRE TRACT AND CROSSING SAID 346.518 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THOUGH 3,

- S79°17'37"E, A DISTANCE OF 67.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 11.25 FEET, AND A CHORD THAT BEARS S85°44'21"E, A DISTANCE OF 11.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- N87°48'55"E, A DISTANCE OF 136.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "BURY" AT A CORNER ON THE EAST LINE OF SAID 346.518 ACRE TRACT, BEING AT THE SOUTHWEST CORNER OF A CALLED 40.114 ACRE TRACT OF LAND CONVEYED TO RANCHO 117, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 202419886, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR CORNER,

THENCE, N87°45'12"E, WITH THE COMMON LINE OF SAID 346.518 ACRE TRACT, SAID 9.765 ACRE TRACT OF LAND, AND SAID 40.114 ACRE TRACT, A DISTANCE OF 340.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT AND WITH THE EAST LINE OF SAID 9.765 ACRE TRACT OF LAND, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- S02°14'48"E, A DISTANCE OF 189.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°15'17"E, A DISTANCE OF 97.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°13'48"E, A DISTANCE OF 45.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°14'48"E, A DISTANCE OF 97.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°08'55"E, A DISTANCE OF 59.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S02°18'24"E, A DISTANCE OF 96.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- S02°14'48"E, A DISTANCE OF 155.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID 9.765 ACRE TRACT OF LAND,

THENCE, N89°00'17"E, CONTINUING OVER AND ACROSS SAID 346.518 ACRE TRACT A DISTANCE OF 319.69 FEET TO THE POINT OF BEGINNING, CONTAINING 57.970 ACRES OF LAND.

1. THE BENCHMARKS USED ARE:

- BM #1 NORTHING 10014765.93', EASTING 3231956.56', ELEVATION 407.77' (NAV088), CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1.  
BM #2 NORTHING 10014694.90', EASTING 3229745.14', ELEVATION 460.29' (NAV088), 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC 1.

2. WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.

3. WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.

4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.

5. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.

6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 18TH DAY OF SEPTEMBER, 2023, AD.

7. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

8. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP, BCSD #1, AND THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

9. 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 AND THE WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

10. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

11. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.

12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.

13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.

14. ALL NEW UTILITIES WILL BE UNDERGROUND.

15. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING AND THE WATER AND WASTEWATER WHOLESALE AGREEMENTS RESOLUTION NO. R-2019-99 AND R-2019-100 RESPECTIVELY.

16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.

17. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48021C0335F FOR BASTROP COUNTY, EFFECTIVE MAY 9, 2023, COMMUNITY NUMBER 481193, AND IS ON ZONE A.

18. IN THE EVENT THAT OFF-SITE IMPROVEMENTS ARE INCLUDED, OWNER AGREES TO PROVIDE CITY WITH TEMPORARY AND PERMANENT EASEMENTS FOR ACCESS.

19. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS OR AS APPROVED ON THE PIP. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE OR AS APPROVED ON THE PIP.

20. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.

21. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.

22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS AND EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE MAINTAINED ACCORDING TO THE EASEMENT DEDICATION LANGUAGE.

23. 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).

24. 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.

25. 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 DRAINAGES WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.

26. 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 WEST BASTROP MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.

27. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

LIEN HOLDER  
CORNERSTONE CAPITAL BANK, SSB  
710 STATE HIGHWAY 71 WEST  
BASTROP, TEXAS 78602

CORNERSTONE CAPITAL BANK, SSB, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT.

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

BY: \_\_\_\_\_  
JOHN R. WOMBLE  
EVP / MARKET PRESIDENT

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

JOHN R. WOMBLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS           §  
COUNTY OF BASTROP   §

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CETIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET \_\_\_\_ PAGE \_\_\_\_

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

DEPUTY \_\_\_\_\_ COUNTY CLERK, BASTROP COUNTY, TEXAS

APPROVED THIS DAY \_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

CBD

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering

5501 West William Cannon  
Phone No. (512) 280-5160

Surveying

Austin, Texas 78749  
♦ Fax No. (512) 280-5165



# STAFF REPORT

**MEETING DATE:** March 13, 2025

**TITLE:**

Consider and act to approve, the West Bastrop Village, Phase 1, Section 4 Final Plat, consisting of 22.036 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

**STAFF REPRESENTATIVE:**

James E. Cowey, Director of Development Services

**ITEM DETAILS:**

Site Address:	West of F.M. 20 (Attachment 1)
Total Acreage:	22.036 acres
Legal Description:	22.036 acres of the Nancy Blakey Survey A-98
Property Owner:	West Bastrop Village, Ltd./Myra Goepp
Agent:	Carlson, Brigrance & Doering, Inc./ Taunia Halcomb
Existing Use:	Vacant
Existing Place Type Zoning:	None – ETJ
Character District:	None – ETJ
Development Agreement:	West Bastrop Planned Development Agreement, August 11, 2006
Future Land Use:	Neighborhood Residential

**BACKGROUND/HISTORY:**

The West Bastrop Village Development is a Municipal Utility District that was started in 2006. The City approved the Consent Agreement for the creation of the MUD and approved a Planned Development Agreement in August 2006. The Development Agreement contains development regulations, a controlling land use plan and master plan for 348.048 acres of land located to the southwest of the Bastrop city limits (Attachment 2). The development contains a master plan to include 1,200 residential units (mix of densities and types), 125,000 square feet of commercial space, 15.3 acres of civic space and 75 acres of open space (public and private).

The City has been working with the developer to establish a utility agreement so the City can serve wholesale water and wastewater to the development. Now that that agreement is in place, they are moving forward with another phase of the development with the West Bastrop Village, Phase 1, Section 4 Final Plat.

The section contains 65 single-family residential lots, and one lot for a lift station with 3 open space lots.

Infrastructure	Available (Y/N)	Proposed
Water	Y	MUD (City)
Wastewater	Y	MUD

Drainage	Y	Onsite
Transportation	Y	5 new streets
Reserve / Open Space	Y	6.189 acres

### Utilities

Water service will be provided by the City via the 16" main. This area is served by the West Bastrop Village MUD for stormwater, wastewater, and Bluebonnet Electric within the development. Gas service will be provided by Center Point Energy. The City of Bastrop will serve wholesale water and wastewater service to the MUD.

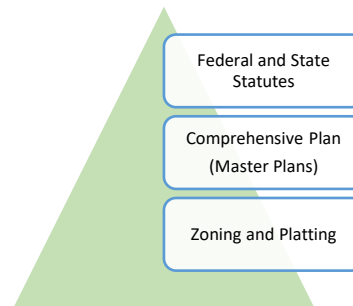
### Streets

The subdivision will connect directly to F.M. 20 at Adelton Boulevard. The remainder of the streets are located internally to the subdivision with two paved lanes totaling 28 feet face to face and standard 6-inch curb and gutter.

### Drainage

A Final Drainage Plan was approved January 25, 2025 by the City Engineer. The drainage for this subdivision will convey to the drainage pond on the west and north side of the property.

### **POLICY EXPLANATION:**



### Local Government Code

- Sec. 212.002. Rules.

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

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

- Sec. 212.010. Standards for Approval
  - (a) The municipal authority responsible for approving plats shall approve a plat if:
    - (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

*The plat conforms to the Future Land Use Plan, which is designated as Neighborhood Residential.*



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

*The plat will dedicate 3,108 linear feet of right-of-way. The development will install water and wastewater lines from within the development and connect to existing utilities along F.M. 20.*

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

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

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

*The final plat complies with the requirements of the adopted B<sup>3</sup> Code and the approved West Bastrop Village Planned Development Agreement.*

#### Compliance with 2036 Comprehensive Plan:

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

*This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area, providing residential lots with walkable access to neighborhood commercial areas.*

#### B<sup>3</sup> Code - Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

*The Development Review Committee has reviewed the West Bastrop Village Phase 1, Section 4, Final Plat for compliance with subdivision and utility standards. A Final Drainage Plan and Public Infrastructure Plan has been reviewed and approved by the City Engineer.*

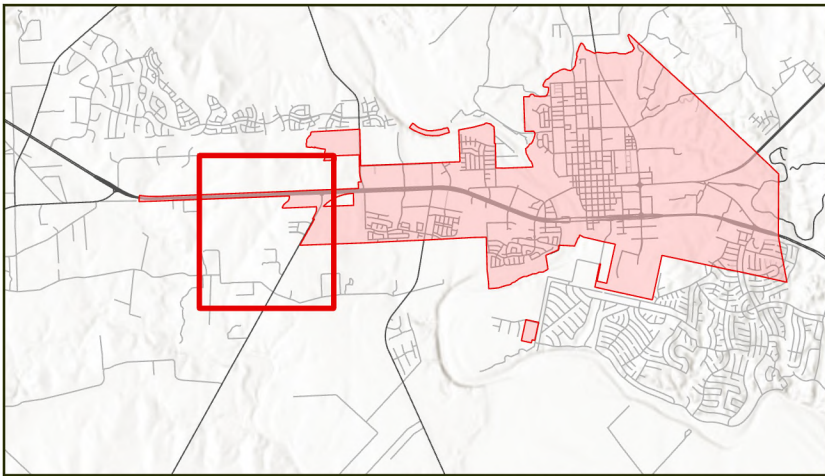
#### **RECOMMENDATION:**

Consider and act to approve, the West Bastrop Village, Phase 1, Section 4 Final Plat, consisting of 22.036 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

#### **ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: West Bastrop Village Phase 1 Section 4 Final Plat

West Bastrop Village  
Phase 1, Section 4

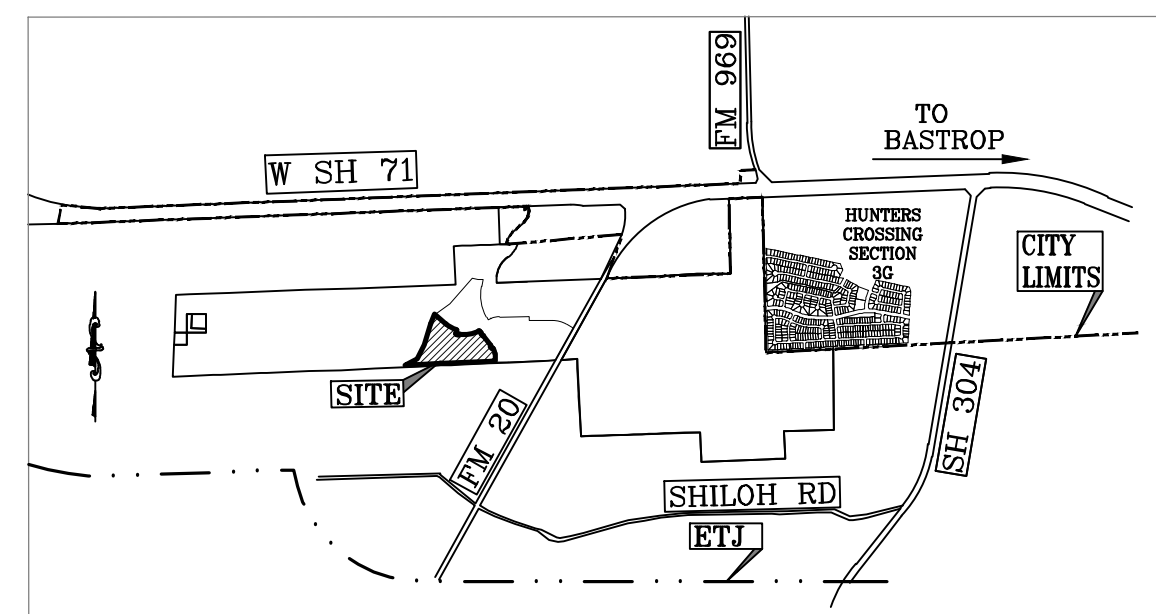


0 500 1,000 1,500 2,000 ft  
Scale 1:14,000

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.



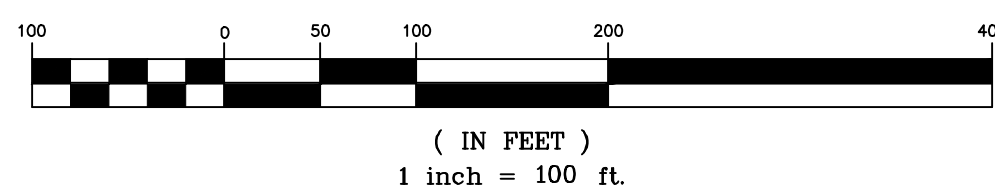
# THE FINAL PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 4



LOCATION MAP  
NOT TO SCALE

SCALE: 1" = 100'

GRAPHIC SCALE



## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
- O.S. OPEN SPACE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.L.E. WATER LINE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- FEMA 100 YEAR FLOOD PLAIN
- SIDEWALK

DATE: FEBRUARY 11, 2025

### OWNER:

WEST BASTROP VILLAGE LTD.  
2043 S. LAMAR BLVD, SUITE 2150  
AUSTIN, TX 78704  
PHONE: (512) 472-7455  
FAX: (512) 472-7499

### ENGINEER & SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5160

TOTAL ACREAGE: 22.036 ACRES

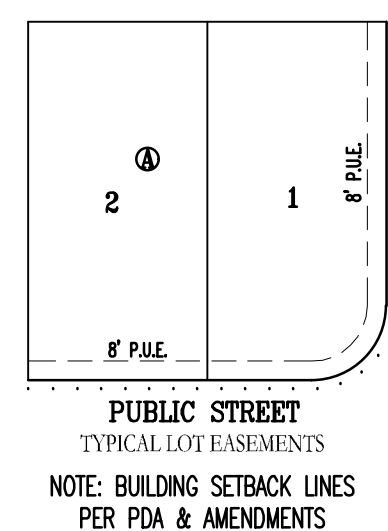
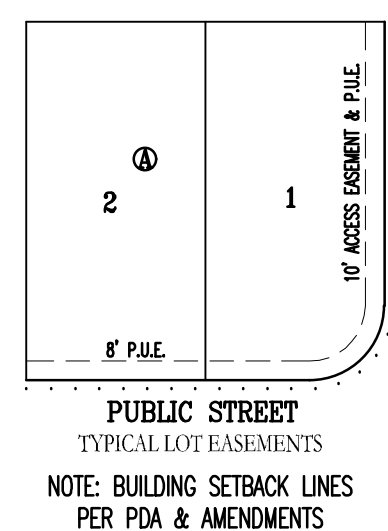
SURVEY: NANCY BLAKEY SURVEY, A-98

RESIDENTIAL LOTS:	65	TOTAL:	11.454 ACRES
O.S., P.U.E. & S.W.E. LOT:	2	TOTAL:	0.622 ACRES
D.E., P.U.E. & O.S. LOT:	1	TOTAL:	5.567 ACRES
LIFT STATION:	1	TOTAL:	0.422 ACRES
R.O.W.:		TOTAL:	3.971 ACRES

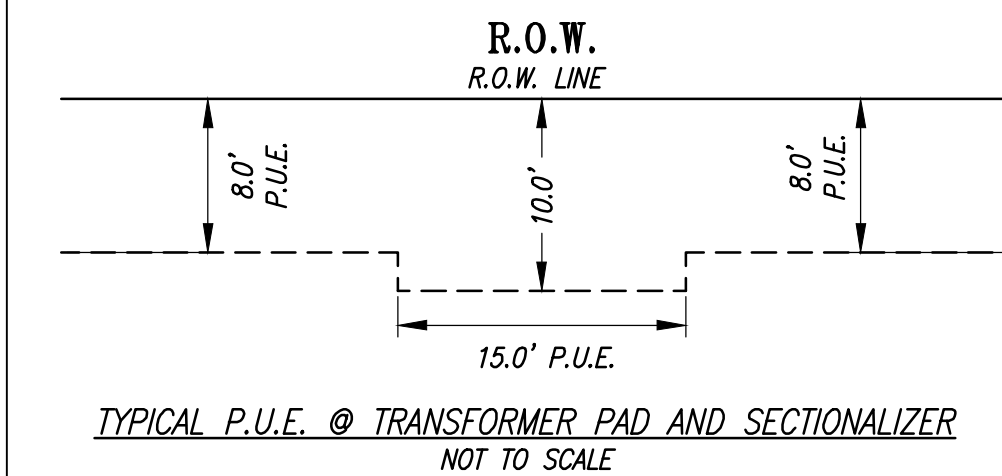
NO. OF BLOCKS: 4

### FLOOD PLAIN NOTE:

A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. F.E.M.A. MAP NO. 48021C0335F, BASTROP COUNTY, TEXAS, DATED MAY 9, 2025



AN EASEMENT CONFORMING TO THE EXAMPLE BELOW  
SHALL BE LOCATED AT EACH TRANSFORMER PAD AND SECTIONALIZER



LINEAR FOOTAGE OF RIGHT-OF-WAY			
ADELTON BLVD	80' R.O.W.	561'	COLLECTOR
BULLE STREET	50' R.O.W.	585'	LOCAL
FARN DRIVE	50' R.O.W.	1,050'	LOCAL
KAMPEN STREET	50' R.O.W.	525'	LOCAL
REH HILL DRIVE	50' R.O.W.	387'	LOCAL
TOTAL		3,108'	

REVISION	DATE	COMMENT
1	02/14/25	CITY OF BASTROP COMMENTS

Line Table		
Line #	Length	Direction
L1	306.09	S48°11'36"E
L2	80.00	S15°59'48"W
L3	50.00	S78°21'39"E
L4	1.60	N13°38'21"E
L5	39.00	S37°41'34"E
L6	50.00	S37°41'34"E
L7	9.64	S45°41'02"W
L8	50.00	S44°18'58"E
L9	123.19	S07°43'51"E
L10	71.30	N83°32'58"W
L11	63.77	N45°41'02"E
L12	73.41	N45°41'02"E
L13	36.96	N78°21'39"W
L14	32.78	N75°06'18"E
L15	44.26	S05°07'13"E
L16	36.51	S52°18'26"W
L17	36.51	N52°18'26"E
L18	261.04	S87°11'21"W
L19	40.10	N78°21'39"W
L20	8.03	N13°38'21"E
L21	141.84	N71°04'33"W
L22	123.38	N56°15'30"W
L23	63.84	S13°38'21"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	252.26	560.00	S61°05'54"E	250.13	128.31	25°48'35"
C2	22.94	15.00	S30°10'55"E	20.77	14.40	87°38'33"
C3	22.35	15.00	N56°18'58"E	20.34	13.83	85°21'14"
C4	412.84	640.00	N80°30'49"E	405.72	213.89	36°57'33"
C5	21.02	15.00	S77°49'46"E	19.34	12.65	80°16'24"
C6	23.56	15.00	S07°18'26"W	21.21	15.00	90°00'00"
C7	23.56	15.00	S82°41'34"E	21.21	15.00	90°00'00"
C8	21.48	15.00	S03°19'33"W	19.69	13.05	87°02'13"
C9	24.77	15.00	S87°03'34"E	22.05	16.26	94°36'46"
C10	109.84	175.00	S19°42'43"E	108.04	56.80	35°57'43"
C11	15.12	15.00	S26°04'25"W	14.49	8.28	57°46'09"
C12	19.46	60.00	S45°40'05"W	19.37	9.81	18°34'48"
C13	52.60	60.00	S11°15'42"W	50.94	28.13	50°13'59"
C14	26.57	60.00	S26°32'38"E	26.36	13.51	25°22'37"
C15	42.86	60.00	S59°41'40"E	41.95	22.39	40°55'32"
C16	50.39	60.00	N75°46'59"E	48.92	26.79	48°07'09"
C17	13.66	60.00	N45°12'09"E	13.63	6.86	13°02'13"
C18	15.12	15.00	N67°33'58"E	14.49	8.28	57°46'09"
C19	162.99	225.00	S66°26'12"W	159.45	85.26	41°30'19"
C20	5.93	225.00	S84°18'15"E	5.93	2.96	1°30'34"
C21	30.44	225.00	S88°56'05"E	30.42	15.24	7°45'07"
C22	41.46	225.00	N81°54'37"E	41.40	20.79	10°33'29"
C23	46.10	225.00	N70°45'42"E	46.02	23.13	11°44'20"
C24	46.21	225.00	N59°00'30"E	46.13	23.19	11°46'05"
C25	29.22	225.00	N49°24'14"E	29.20	14.63	7°26'25"
C26	15.12	15.00	S67°33'58"W	14.49	8.28	57°46'09"
C27	210.11	275.00	N19°04'37"E	205.03	110.48	43°46'32"
C28	23.34	15.00	N03°36'51"W	21.06	14.78	89°09'30"
C29	36.37	225.00	N88°10'48"W	36.33	18.22	9°15'41"
C30	93.72	225.00	S29°23'22"W	93.04	47.55	23°51'53"
C31	79.59	225.00	S07°19'23"W	79.18	40.22	20°16'05"
C32	173.31	225.00	N19°15'20"E	169.06	91.21	44°07'57"
C33	21.14	15.00	S43°10'48"E	19.43	12.75	80°44'19"
C34	21.64	175.00	S87°05'31"E	21.63	10.83	7°05'06"
C35	6.65	175.00	N88°16'39"E	6.65	3.32	2°10'35"
C36	28.29	175.00	N88°10'48"W	28.26	14.17	9°15'41"
C37	23.56	15.00	S42°11'21"W	21.21	15.00	90°00'00"
C38	15.64	175.00	N00°14'59"W	15.64	7.83	5°07'19"
C39	34.60	175.00	N07°58'31"E	34.54	17.36	11°19'41"
C40	5.57	15.00	N02°59'47"E	5.54	2.82	21°17'08"
C41	50.24	175.00	S05°24'51"W	50.07	25.30	16°27'00"
C42	232.55	640.00	S63°35'58"E	231.27	117.57	20°49'08"
C43	22.38	15.00	N84°04'07"E	20.36	13.86	85°29'38"
C44	82.50	175.00	N73°41'04"E	81.73	42.03	27°00'34"
C44	20.46	15.00	N87°44'36"E	18.91	12.18	78°08'40"
C45	44.27	175.00	N52°55'54"E	44.16	22.26	14°29'45"
C45	17.37	15.00	S40°49'29"E	16.42	9.81	66°21'25"
C46	126.77	175.00	S66°26'12"W	124.02	66.31	41°30'19"
C47	65.39	175.00	S63°00'41"W	65.01	33.08	21°24'29"
C48	41.15	175.00	S80°27'08"W	41.06	20.67	13°28'26"
C49	49.24	225.00	N66°32'29"W	49.14	24.72	12°32'20"
C50	15.36	225.00	N78°18'59"W	15.36	7.68	3°54'40"
C51	26.53	15.00	S52°58'46"W	23.20	18.30	10°19'11"
C52	11.19	125.00	S00°14'44"E	11.19	5.60	5°07'49"
C53	64.60	225.00	S84°35'09"E	64.38	32.52	16°27'00"
C54	23.56	15.00	N47°48'39"W	21.21	15.00	90°00'00"
C55	106.54	175.00	N69°44'54"E	104.90	54.98	34°52'55"
C56	76.10	125.00	S69°44'54"W	74.93	39.27	34°52'55"
C57	50.24	175.00	N84°35'09"W	50.07	25.30	16°27'00"
C58	21.99	14.00	N31°21'39"W	19.80	14.00	90°00'00"
C59	205.54	60.00	N43°10'48"W	118.79	419.57	196°16'36"
C60	1.92	15.00	N43°59'48"E	1.92	0.96	7°20'58"
C61	12.57	4.00	S36°48'58"W	8.00	INFINITY	180°00'00"
C62	208.57	595.95	N63°35'40"W	207.51	105.36	20°03'10"
C63	211.11	603.99	S63°34'37"E	210.04	106.64	20°01'36"
C64	6.59	4.01	N63°51'48"E	5.87	4.31	94°13'48"
C65	6.22	4.01	N29°15'19"W	5.62	3.94	89°00'04"

SHEET NO. 1 OF 2

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #F3791 • R.E.G. # 10024900

Civil Engineering      Surveying  
5501 West William Cannon      5251 West William Cannon  
Phone No. (512) 280-5160      Fax No. (512) 280-5165

J:\AC3D\5549\Survey\PLAT - WEST BASTROP VILLAGE 1-4

THE FINAL PLAT OF  
WEST BASTROP VILLAGE PHASE 1, SECTION 4

BEING A 22.036 ACRE TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEED RECORDED IN VOLUME 2221, PAGE 213, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 22.036 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 346.518 ACRE TRACT, BEING THE NORTHEAST CORNER OF A CALLED 0.999 ACRE TRACT OF LAND CONVEYED TO JOEL CALDERON GARRIGO BY DEED RECORDED IN DOCUMENT NUMBER 202210967, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 20 (R.O.W. VARIES), FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

THENCE, S87°17'19"W, OVER AND ACROSS SAID 346.518 ACRE TRACT, A DISTANCE OF 1302.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SAID 346.518 ACRE TRACT, BEING ON THE NORTH LINE OF A CALLED 10.000 ACRE TRACT OF LAND CONVEYED TO PAMPERED LAWNS AUSTIN, INC., BY DEED RECORDED IN VOLUME 1588, PAGE 787, O.P.R.B.C.TX.,

THENCE, S88°16'07"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT AND SAID 10.000 ACRE TRACT, A DISTANCE OF 451.48 FEET TO A 1/2 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO BRIAN C. BALDWIN BY DEED RECORDED IN VOLUME 1654, PAGE 666, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S88°16'07"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT AND SAID 10.000 ACRE TRACT, A DISTANCE OF 130.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO BRIAN C. AND SHARLA J. BALDWIN BY DEED RECORDED IN VOLUME 1654, PAGE 666, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, BEING IN THE SOUTHERN LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF AN 80.549 ACRE TRACT OF LAND CONVEYED TO FLOYD KELLEY AND ALLAN KELLEY BY DEED RECORDED IN VOLUME 446, PAGE 222, O.P.R.B.C.TX., BEING ALSO THE NORTHWEST CORNER OF SAID 1.190 ACRE TRACT,

THENCE, S87°10'40"W, WITH THE SOUTH LINE OF SAID 346.518 ACRE TRACT, THE NORTH LINE OF SAID 1.000 ACRE TRACT, THE NORTH LINE OF A CALLED 1.081 ACRE TRACT CONVEYED TO ROBERT MENDOZA BY DEED RECORDED IN DOCUMENT NUMBER 202108606, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, THE NORTH LINE OF A CALLED 1.477 ACRE TRACT CONVEYED TO CHARLI JOEL ORTEGA BY DEED RECORDED IN DOCUMENT NUMBER 202420839, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND THE NORTH LINE OF A CALLED 1.190 ACRE TRACT CONVEYED TO JAY L. ROUGEAU AND SUSAN C. ROUGEAU BY DEED RECORDED IN VOLUME 1954, PAGE 583, O.P.R.B.C.TX., A DISTANCE OF 966.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 1.19 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF A CALLED 80.549 ACRE TRACT OF LAND CONVEYED TO FLOYD KELLEY AND ALLAN KELLEY BY DEED RECORDED IN VOLUME 446, PAGE 222, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS,

THENCE, S87°08'00"W, WITH THE COMMON LINE OF SAID 346.518 ACRE TRACT AND SAID 80.549 ACRE TRACT, A DISTANCE OF 735.19 FEET TO A 1/2 INCH CAPPED IRON ROD SET STAMPED "CBD SETSTONE", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15,

- 1) N61°01'53"E, A DISTANCE OF 282.18 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N26°58'21"E, A DISTANCE OF 322.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N17°05'05"E, A DISTANCE OF 439.96 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N21°17'15"E, A DISTANCE OF 212.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S48°11'36"E, A DISTANCE OF 306.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 252.26 FEET, AND A CHORD THAT BEARS S61°05'54"E, A DISTANCE OF 250.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S15°59'48"W, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.94 FEET, AND A CHORD THAT BEARS S30°10'55"E, A DISTANCE OF 20.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S76°21'39"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N13°38'21"E, A DISTANCE OF 1.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.35 FEET, AND A CHORD THAT BEARS N56°18'58"E, A DISTANCE OF 20.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 412.84 FEET, AND A CHORD THAT BEARS N80°30'49"E, A DISTANCE OF 405.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.02 FEET, AND A CHORD THAT BEARS S77°49'46"E, A DISTANCE OF 19.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S37°41'34"E, A DISTANCE OF 39.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 15) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S07°18'26"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) S37°41'34"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 17) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S82°41'34"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) S37°41'34"E, A DISTANCE OF 239.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 19) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.48 FEET, AND A CHORD THAT BEARS S03°19'33"W, A DISTANCE OF 19.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) S45°41'02"W, A DISTANCE OF 9.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S44°18'58"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 22) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.77 FEET, AND A CHORD THAT BEARS S87°03'34"E, A DISTANCE OF 22.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 109.84 FEET, AND A CHORD THAT BEARS S19°42'43"E, A DISTANCE OF 108.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 24) S01°43'51"E, A DISTANCE OF 150.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.036 ACRES OF LAND.

BASTROP COUNTY FLOODPLAIN NOTES:

1. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0335F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193.
2. 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, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
3. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

1. THE BENCHMARKS USED ARE:  
BM #1 NORTHING 10014765.93', EASTING 3231956.56', ELEVATION 407.77' (NAVD88), CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1.  
BM #2 NORTHING 10014694.90', EASTING 3229745.14', ELEVATION 460.29' (NAVD88), 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1.
2. WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
3. WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY.
4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
5. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 18TH DAY OF SEPTEMBER, 2023, AD.
7. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP, BCESD #1, AND THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
9. 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 AND THE WEST BASTROP VILLAGE PLANNED DEVELOPMENT AGREEMENT. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
11. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
14. ALL NEW UTILITIES WILL BE UNDERGROUND.
15. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING AND THE WATER AND WASTEWATER WHOLESALE AGREEMENTS RESOLUTION NO. R-2019-99 AND R-2019-100 RESPECTIVELY.
16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
17. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48021C0335F FOR BASTROP COUNTY, EFFECTIVE MAY 9, 2023, COMMUNITY NUMBER 481193, AND IS ON ZONE A.
18. IN THE EVENT THAT OFF-SITE IMPROVEMENTS ARE INCLUDED, OWNER AGREES TO PROVIDE CITY WITH TEMPORARY AND PERMANENT EASEMENTS FOR ACCESS.
19. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS OR AS APPROVED ON THE PIP. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE OR AS APPROVED ON THE PIP.
20. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
21. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS AND EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE MAINTAINED ACCORDING TO THE EASEMENT DEDICATION LANGUAGE.
23. 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).
24. 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.
25. 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 DRAINAGES WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
26. 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 WEST BASTROP MUNICIPAL UTILITY DISTRICT OF BASTROP COUNTY, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
27. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

LIEN HOLDER  
CORNERSTONE CAPITAL BANK, SSB  
710 STATE HIGHWAY 71 WEST  
BASTROP, TEXAS 78602

CORNERSTONE CAPITAL BANK, SSB, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT.

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

BY: \_\_\_\_\_  
JOHN R. WOMBLE  
EVP / MARKET PRESIDENT

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

JOHN R. WOMBLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS  
COUNTY OF BASTROP

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET \_\_\_\_\_, PAGE \_\_\_\_\_.

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

DEPUTY \_\_\_\_\_ COUNTY CLERK, BASTROP COUNTY, TEXAS

THE STATE OF TEXAS §

COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, WEST BASTROP VILLAGE, LTD., BEING THE OWNERS OF 22.036 ACRES OUT OF A 346.518 ACRE TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE, LTD. BY DEEDS RECORDED IN DOCUMENT NUMBER 201503938 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"WEST BASTROP VILLAGE PHASE 1, SECTION 4"

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

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

WEST BASTROP VILLAGE, LTD. (C/O MYRA GOEPP)  
2043 S. LAMAR BLVD., SUITE 2150  
AUSTIN, TX 78704 USA

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_ §  
KNOW ALL MEN BY THESE PRESENTS:

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 OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS:

I, MAHER G. HARMOUCHE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAHER G. HARMOUCHE, P.E. NO. 143982  
CARLSON, BRIGANCE & DOERING, INC.  
5701 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

STATE OF TEXAS  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

*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. FOR REVIEW PURPOSES ONLY.*

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_

AARON V. THOMASON ~ R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PLANNING & ZONING COMMISSION  
CHAIRPERSON \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

CBD

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ R-L.G. # 10024900

Civil Engineering ♦ Surveying

5501 West William Cannon ♦ Austin, Texas 78749

Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165





# STAFF REPORT

**MEETING DATE:** March 13, 2025

**TITLE:**

Conduct a public hearing, consider and act on the request for a Zoning Concept Scheme to rezone the project site from P5 Core to Planned Development District ("PDD") with a base district of P5 Core, for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas. This development is more commonly known as the Nixon Tract.

**AGENDA ITEM SUBMITTED BY:**

James E. Cowey, Director of Development Services

**ITEM DETAILS:**

Site Address:	540 W Highway 71, Bastrop TX
Total Acreage:	43.112 acres
Acreage Rezoned:	43.112 acres
Legal Description:	43.112 acres out of the No. 98 Nancy Blakey Survey
Property Owner:	Deborah Kay Dixon
Agent Contact:	Sara Boza / Pharis Design
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P5 Core
Proposed Zoning:	Planned Development District, P5 Core Base Zoning
Character District:	Meadows
Future Land Use:	General Commercial, Transitional Residential, and Residential Neighborhood

**BACKGROUND/HISTORY:**

The applicant has applied for a Zoning Concept Scheme for the Nixon Tract (Attachment 2). The proposal is to place a Planned Development District (PDD) with a P5 Core base zoning to appropriately incorporate a mixed-use community that offers a variety of housing types, commercial and retail and enhance the connectivity in the city.

The existing land use is classified as P5-Core. However, the future land use map calls for "General Commercial", "transitional residential" and "Neighborhood Residential" as defined below.

Place Type 5 – Core is defined in the code as:

"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.”

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Detention pond
Transportation	Y	Extensions of public streets
Parks and Open Space	Y	Park

### Drainage

Drainage will be managed by each section individually; the pre and post development will remain the same. A drainage plan will be submitted and reviewed by the City Engineer prior to Final Plat approval.

### Utilities

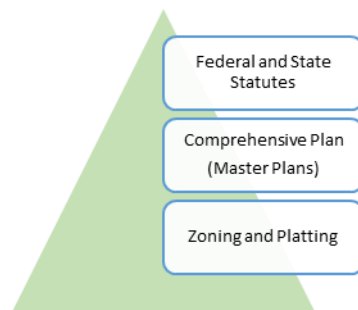
Wastewater and water service (domestic and fire) will be provided by the City of Bastrop via line extensions, exact locations to be determined prior to platting. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) requirements.

Electric service provided by Bluebonnet Electric.

Gas will be provided by Center Point Energy.

### Traffic Impact and Streets

This zoning concept plan was designed in order to maximize pedestrian and vehicular circulation within the development. There will be public streets that connect the property to Agnes Street and Orchard Parkway. The developer will construct the southern portion of the Orchard Parkway extension, extending the 60’ public right of way from Agnes Street to the southern property boundary of the PDD site. A traffic impact analysis is not required at this time.



### Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures

for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

*Zoning Change signs were visibly placed in front of the property and notice were sent to property owners within 500 feet of the property boundary.*

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

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

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

*The public meeting was noticed in the newspaper on 02/26/2025, Zoning Change signs were visibly placed in front of the property on 03/04/2025 and notice was sent to property owners within 600 feet of the property boundary on 02/28/2025. Notice of the meeting was posted at least 72 hours in advance.*

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

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

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

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

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

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

*If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of three-fourths majority to approve the zoning request.*



### Compliance with 2036 Comprehensive Plan:

The Future Land Use Plan shows this area as Transitional Residential, General Commercial and Neighborhood Residential:

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

*Representative land uses that are appropriate in Transitional Residential include multifamily apartments which are proposed within the Nixon Tract.*

The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

*Representative land uses that are appropriate in General Commercial include food service, general retail sales, medical and health care facilities, personal services establishments, and professional offices.*

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 area may include higher density housing types or neighborhood oriented commercial uses of limited scale.

*Representative land uses that are appropriate in Neighborhood Residential include Single-family detached dwellings, Elementary and secondary schools, parks and playgrounds, places of worship, play fields, public safety and emergency services facilities and trails.*

### **FISCAL IMPACT:**

None

**RECOMMENDATION:**

Take action on the request for a Zoning Concept Scheme to rezone the project site from P5 Core to Planned Development District ("PDD") with a base district of P5 Core for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas. This development is more commonly known as the Nixon Tract.

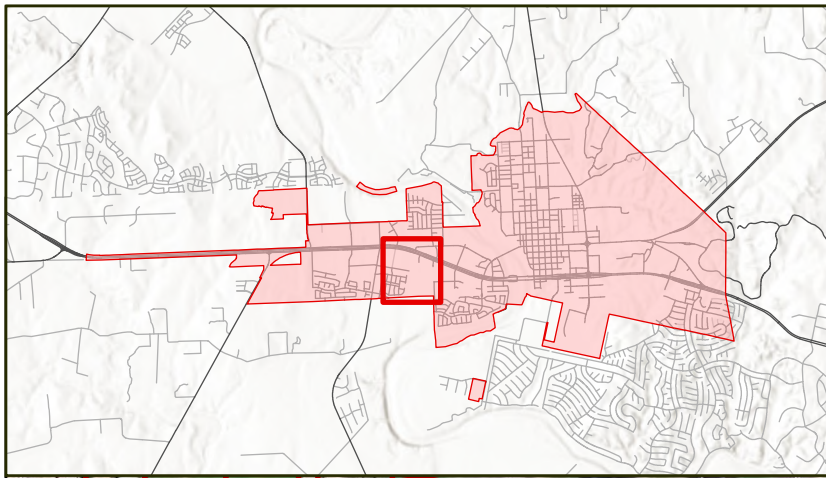
**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Nixon PDD
- Attachment 3: Schematic Framework Plan
- Attachment 4: Schematic Master Plan
- Attachment 5: Parkland Typology Overlay

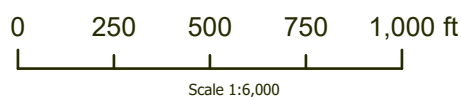


## Attachment 1 Location Map

# Rezone PID 72237



10/23/2024



The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

# Nixon PDD

## City of Bastrop, Texas Planned District Development (PDD)

March 7, 2025

**Applicant:** Wilson Capital  
Attn: Taylor Wilson  
6034 W. Courtyard Drive Suite 288  
Austin, Texas 78730  
taylor@wilsoncapitalllp.com

**Prepared by:** Pharis Design, LJA Engineering  
2525 S Lamar Blvd  
Unit 3  
Austin, TX 78704



## ARTICLE I. GENERAL PROVISIONS

### 1.1 Property

- A. The Nixon tract, otherwise referred to as the Nixon PDD, is located in Southeast Bastrop at the intersection of Agnes Street and the State Highway 71 frontage road. The PDD consists of 43.112 acres described in Exhibit A. Property Legal Description, herein defined as “Property.” The Property, abutting State Highway 71, is wholly located within the city limits of the City of Bastrop.
- B. The Property shall maintain its Place Type P5 Core base zoning designation. A Planned District Development (PDD) overlay shall be established to allow for maximum development flexibility. The Nixon PDD may include commercial, multi-family, and mixed residential land uses.
- C. This PDD ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

### 1.2 Purpose

- A. The purpose and intent of this PDD zoning district is to develop a horizontally integrated mixed-use community that may incorporate commercial, multi-family, and mixed residential land uses. This PDD serves to augment and/or modify the standards for development outlined in the City of Bastrop Building Block (B3) form-based unified development code (“Code”) to implement the vision for the Property and ensure a cohesive, quality development not otherwise feasible solely through the underlying base zoning district.
- B. The zoning and associated design criteria standards in this PDD ordinance will facilitate land development that fulfills the intended uses and goals identified in both the City’s latest Comprehensive Plan (2016 – 2036), adopted in December 2016, for the Transitional Residential and General Commercial Bastrop Character Areas highlighted in the plan’s Future Land Use Map, as well as in the City of Bastrop Building Block (B3) Code for the Place Type P5 Core zoning district, adopted in November 2019 and updated in August 2023, and will promote the following list of purposes.
  - 1. Develop with higher densities and a variety of housing types. *[Transitional Residential District Intent, City of Bastrop Comprehensive Plan, 2016]*
  - 2. Support local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. *[General Commercial District Intent, City of Bastrop Comprehensive Plan, 2016]*
  - 3. Provide a greater diversity of housing options in Bastrop. *[Goal 4.1. Housing and Neighborhoods, City of Bastrop Comprehensive Plan, 2016]*

4. Enhance east-west connectivity in Bastrop, prioritize pedestrian and bicycling connectivity, and incorporate Complete Streets principles in the design and construction of roadway projects. *[Goals 6.2 and 6.8, Transportation, City of Bastrop Comprehensive Plan, 2016]*
5. Enhance and maintain pedestrian safety through well-designed streets, sidewalks, crosswalks, and traffic control devices. Provide increased opportunities for public interaction and recreation. *[Goal 6. Trails and Recreation, City of Bastrop Comprehensive Plan, 2021]*
6. Establish a highly walkable area marked by a higher density mixture of building types that accommodate commercial, retail, offices, row houses, and apartments, including a tight network of streets with wide sidewalks and steady street tree plantings. *[Place Type P5 Intent, City of Bastrop Building Block (B3) Code, 2023]*

### 1.3 Zoning

- A. The Property is designated Place Type P5 Core base zoning with a PDD overlay, and shall be developed in accordance with Bastrop Code, Exhibit B. PDD Schematic Framework Plan, and this agreement.
  1. The Property's Base Zoning District: Place Type P5 Core
- B. Except as otherwise provided in this PDD, the Property and PDD shall be governed by the City of Bastrop Building Block (B3) form-based unified development code ("Code") in effect as of the approval date of this PDD ordinance. In the case that this PDD does not address a specific City requirement, the Bastrop Code noted above shall apply. In the event of a conflict between the regulations of this PDD and the regulations of the base zoning district, the PDD shall control.

### 1.4 Modifications

- A. It is recognized that changes may be made to the development plans for the Property. As a result, Minor Modifications may be made to this agreement, including the PDD Master Plan, by the Developer and the City's Director of Planning and Development without action of the City of Bastrop City Council or the Planning & Zoning Commission. Minor Modifications may be approved administratively and in writing by the City's Director of Planning and Development. Such minor modifications shall include, but are not limited to:
  1. Modifications in land use from what is shown in Exhibit B. PDD Schematic Framework Plan that do not result in an increase in the overall density of the development of the Property.
  2. Modifications to street and driveway alignments, parking layouts, and pedestrian and trail connectivity alignments, which do not (a) eliminate a roadway connection to an adjacent Property or, (b) materially or adversely affect traffic patterns.
  3. Modifications to utility alignments and drainage ways.

4. Modifications to lot layouts, lot sizes, building footprints and locations, building and unit sizes, or building elevations and other adjustments that do not result in an increase in the overall density of the development of the Property.
- B. All other changes to this agreement and/or Exhibit B. PDD Schematic Framework Plan that are not considered Minor Modifications, shall be considered a Major Modification and shall be approved as an amendment to this PDD with recommendation by the City of Bastrop Planning & Zoning Commission and final approval by the City Council.
  - C. Minor Modifications to this agreement and/or Exhibit B. PDD Schematic Framework Plan allowed by this PDD ordinance shall not be deemed as changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to this agreement and/or Exhibit B. PDD Schematic Framework Plan shall be deemed as changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the Bastrop Code and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise. Approval of this PDD ordinance does not constitute plat or site plan approval, and all development related approvals required by the City of Bastrop Code are still required.

## **ARTICLE II. PDD MASTER PLAN**

### **2.1 Land Use Plan**

- A. Two PDD Master Plans have been attached to this PDD, Exhibit B. PDD Schematic Framework Plan and Exhibit C. PDD Schematic Master Plan, to illustrate the design intent and overall community vision for the Property. The design of the community is not final and is subject to refinement during the platting and site planning stages. This PDD does not constitute a plat or site plan approval of the attached plan.
- B. Multi-family and mixed residential land uses will be located throughout the Property, as illustrated in Exhibit B. PDD Schematic Framework Plan. This area will offer diverse housing opportunities for the City of Bastrop.
- C. Commercial land uses may be located only within the areas delineated as Optional Commercial, as illustrated in Exhibit B. PDD Schematic Framework Plan. This area will offer general commercial, retail, office, and similar services to the region and surrounding neighborhoods within this area of the City.

### **2.2 Zoning Districts**

- A. The PDD consists of two land use districts, illustrated in Exhibit B. PDD Schematic Framework Plan, which include:
  1. PD-MU – Mixed-Use District of 14.8 acres, approximately 34% of the PDD site.



2. PD-MR – Mixed-Use Residential District of 25.0 acres, approximately 58% of the PDD site.

- B. Public right-of-way, consisting of portions of both the Agnes Street and Orchard Parkway expansions, comprising 3.3 acres or 8% of the Property, are not included in the PDD land use districts.

### 2.3 PDD District Development Standards

- A. The PDD District development standards shall comply with the standards established in Table A.1 below. The zoning ordinance standards should be amended as follows.

Table A.1 PDD District Development Standards		
Land Use District	PD-MU	PD-MR
Land Use	<b>Mixed-Use</b> <u>Multi-Family:</u> Apartment & residential amenities <u>*Commercial:</u> General Commercial, Retail & Services, Restaurant, Office, Professional, Educational & Institutional <u>Open Space:</u> Green, Square, Plaza, Playground, & Pocket Parks	<b>Mixed-Use Residential</b> <u>Mixed Residential:</u> Apartment, Rowhouse, Cluster Housing, Sideyard, Courtyard, & Edgeyard House, & residential amenities <u>*Commercial:</u> General Commercial Retail & Services, Restaurant, Office, Professional, Educational & Institutional <u>Open Space:</u> Green, Square, Plaza, Playground, & Pocket Parks
Min. Lot Area	15,000 SF	12,000 SF
Min. Lot Width	100'	100'
Min. Lot Depth	110'	110'
Min. Dwelling Unit Size	Apartment: 650 SF	Apartment: 650 SF Mixed Residential: 1,100 SF
Min. Front Yard Setback	10'	10'
Min. Interior Side Yard Setback	5'	5'
Min. Street Side Yard Setback	10'	10'
Min. Rear Yard Setback	15'	15'
Max. Building Height	60'	60'
Max. Impervious Cover	70%	70%

Land Use District	PD-MU	PD-MR
<b>Min. Density</b>	Apartment: 22 units/acre	Apartment: 22 units/acre Mixed Residential: 6 units/acre
<b>**Max. Density</b>	Apartment: 25 units/acre	Apartment: 25 units/acre Mixed Residential: 8 units/acre
<b>Min. Open Space</b>	3.5 acres	4.5 acres

\* See Commercial Land Use notes in sections 2.3(B)(2)(i) and 2.3(C)(2)(i) below.

\*\* See Maximum Density notes in sections 2.3(B)(1)(iii) and 2.3(C)(1)(iii) below.

B. The PD-MU Mixed-Use District may contain:

1. Multi-Family land uses including Apartment and residential amenities.
  - i. Multi-family land uses may be located anywhere within the PD-MU District boundaries.
  - ii. The minimum density allowed for Apartment land uses is twenty-two dwelling units per acre (22 du/acre).
  - iii. The Apartment area shall be developed at a net area density of no more than twenty-five dwelling units per acre (25 du/acre). The maximum allowed number of Apartment units is 370 units.
2. Commercial land uses appropriate for high-traffic and/or high-density residential environments including but not limited to General Commercial, Retail and Services, Restaurant, Office, Professional, and Educational and Institutional uses.
  - i. Commercial land uses may only be located within the PD-MU District area delineated as Optional Commercial illustrated in Exhibit B. PDD Schematic Framework Plan.
3. Open Space including Green, Square, Plaza, Playground, and Pocket Parks.
  - i. Open Space uses may be located anywhere within the PD-MU District boundaries.

C. The PD-MR Mixed-Use Residential District may contain:

1. Mixed-Residential land uses including Apartment, Rowhouse, Cluster Housing, Sideyard House, Courtyard House, Edgeyard House, and residential amenities.
  - i. Mixed-Residential land uses may be located anywhere within the PD-MR District boundaries.
  - ii. The minimum density allowed for Mixed Residential land uses is six dwelling units per acre (6 du/acre).

- iii. The Mixed Residential area shall be developed at a net area density of no more than eight dwelling units per acre (8 du/acre). The maximum allowed number of Mixed Residential units is 200 units.
  - 2. Commercial land uses appropriate for high-traffic and/or high-density residential environments including but not limited to General Commercial, Retail and Services, Restaurant, Office, Professional, and Educational and Institutional uses.
    - i. Commercial land uses may only be located within the PD-MR District area delineated as Optional Commercial illustrated in Exhibit B. PDD Schematic Framework Plan.
  - 3. Open Space including Green, Square, Plaza, Playground, and Pocket Parks.
    - i. Open Space uses may be located anywhere within the PD-MR District boundaries.
- D. The allowable and prohibited land uses within each PDD District shall comply with the standards established in Table A.2 below. Land Uses not already defined in the City of Bastrop B3 Code are defined in the following section, Section 2.3E. The zoning ordinance standards should be amended as follows.

Table A.2 PDD District Land Use Standards			
PD-MU		PD-MR	
Allowed	Prohibited	Allowed	Prohibited
<b>Civic Space</b>			
Green	Park	Green	Park
Commercial Place		Commercial Place	
Square		Square	
Plaza		Plaza	
Playground		Playground	
Pocket park		Pocket Park	
Court		Court	
Close		Close	
<b>Building Types: Rearyard</b>			
Apartment		Apartment	
Commercial	Rowhouse	Rowhouse	
		Commercial	
<b>Building Types: Sideyard</b>			
	Sideyard	Sideyard	

PD-MU		PD-MR	
Allowed	Prohibited	Allowed	Prohibited
<b>Building Types: Courtyard</b>			
Courtyard Apartment Building	Courtyard House	Courtyard House	
		Courtyard Apartment Building	
<b>Building Types: Edgeyard</b>			
	Ranch House, Villa	Ranch House, Villa	
	House	House	
	Duplex	Duplex	
	Triplex, Fourplex	Triplex, Fourplex	
<b>Building Types: Miscellaneous Residential</b>			
	Cluster Housing	Cluster Housing	
<b>Commercial Uses</b>			
General Commercial		General Commercial	
Office		Office	
Institutional		Institutional	

E. Land uses not already defined in the City of Bastrop B3 Code are defined below.

1. Cluster Housing: Detached horizontal residential condominium.
2. General Commercial: Low intensity general commercial and retail, neighborhood-scale shopping, hotels, restaurants, and service facilities for the retail sale of goods and services.
3. Office: Low intensity flex office and professional service uses.
4. Institutional: Low intensity civic, education, and research facilities.

F. The allowable building encroachment types throughout the Property applicable to both the PD-MU and PD-MR Districts includes the following.

1. Porch, Dooryard, Terrace, Stoop, Lightwell, Gallery, and Arcade.

G. Other Property Development Standard applicable to both the PD-MU and PD-MR Districts include the following.

1. The maximum block length shall be no more than 600 feet.

2. Maximum perimeter block length requirements are not applicable.
  3. Private Realm Development Standards of the Place Type P5 zoning district do not apply to the following land uses: Apartments and Cluster Housing.
- H. Private, common area residential amenity elements will be provided for the enjoyment of residents within this PDD in both the PD-MU and PD-MR Districts. Residential amenity elements may include, but are not limited to, the items from the list below.
1. Swimming pool
  2. Fenced dog park
  3. Picnic area with tables and grills
  4. Private fitness facility
  5. Sports courts
  6. Business center
  7. Open play lawn
  8. Kitchen available for resident use
  9. Social room available for resident use
  10. All ages playground
  11. Other amenities approved by the City's Director of Planning and Development

## 2.4 Streets, Circulation, Access, and Parking

- A. The street types allowed and prohibited within the PDD Property are established in Table A.3 below. The zoning ordinance standards should be amended as follows.

Table A.3 PDD Property Street Types	
Allowed	Prohibited
Neighborhood Street I	
Neighborhood Street II	
Boulevard	
Avenue	
Connector	
Commercial Street I	
Commercial Street II	
Court Street	
Slip Street	
Park Drive	
Boardwalk	
Pedestrian Street	
Alley	

- B. Agnes Street and the Orchard Parkway Expansion will be considered public streets to be maintained in perpetuity by the City of Bastrop. Refer to Article III Sections 3.2A and 3.3A for additional information.
- C. The Developer may utilize private drives or streets throughout the Property. Development of the Property's drives and/or streets shall generally follow the private drive sections illustrated in Exhibits C through E of this PDD, and have the following general design criteria. All drives and/or streets shall comply with fire access requirements per the International Fire Code 2018 and the City of Bastrop Code. Final drive and/or street locations and alignments must be approved through site plan submittal.

## 2.5 Parkland Dedication

- A. The Developer shall dedicate a minimum of three (3) acres of contiguous green space to the City of Bastrop to meet minimum parkland dedication requirements. Parkland to be dedicated to the City is illustrated in Exhibit D. PDD Parkland Typology Overlay. Parkland to be dedicated will comply with the following minimum standards.
  - 1. A minimum of one (1) acre will be dedicated for each one hundred (100) single-family units planned for the Property. A minimum of one (1) acre will be dedicated for each two hundred (200) multi-family units planned for the Property. If both residential land uses are planned for the Property, the parkland to be dedicated will be calculated appropriately as stated above.
  - 2. Parkland to be dedicated to the City shall not include planned detention pond areas or be constrained by 100-year floodplain.
  - 3. Parkland to be dedicated shall contain a minimum of one hundred feet (100') of public right-of-way frontage and be easily accessible by vehicular and pedestrian traffic.
  - 4. Final locations and extent of parkland to be dedicated to the City of Bastrop shall be finalized and agreed upon by all parties at the time of platting.
- B. Parkland to be dedicated to the City of Bastrop shall be developed, programmed, and maintained in perpetuity by the City of Bastrop.

## ARTICLE III. MISCELLANEOUS PROVISIONS

### 3.1 Other Development Standard Restrictions

- A. Other development regulations and restrictions may be established in supplementary Property documents, including but not limited to Design Guidelines and Covenants, Conditions, and Restrictions (CCRs). Supplementary development regulation documents will include provisions for limiting building plan elevations, building street setbacks, building exterior selections, and uniform standards for landscaping. In the event of a conflict between these supplementary regulations and this PDD, the PDD shall control.

### **3.2 Orchard Parkway Extension**

- A. The Developer will honor previously agreed obligations to develop and construct the southern portion of the Orchard Parkway Extension, extending the sixty-foot-wide (60') public right-of-way from Agnes Street to the southern Property boundary of the PDD site, to be maintained in perpetuity by the City of Bastrop. The construction of the southern portion of the Orchard Parkway Extension will be in lieu of Developer fees related to the Property's Traffic Impact Fees.

### **3.3 Agnes Street Curb Cuts and Utility Tie-Ins**

- A. The Developer will coordinate closely with the City of Bastrop in regard to Agnes Street construction plans. All Developer impacts to Agnes Street will be paid for by the Developer. Otherwise, all other Agnes Street construction, improvements, and maintenance shall be the responsibility of the City of Bastrop.

### **3.4 Management Associations**

- A. Wilson Capital, or its successors, shall be responsible for all Property management and ongoing maintenance of private uses, land, amenities, transportation and access corridors, and utilities.
- B. The onsite Property management will provide the general maintenance for all on-site, privately maintained community signage, lighting, walls, medians, common area open spaces, landscaping, irrigation, drainage improvements, private yards, buffers, pedestrian corridors, walls and/or fences, amenities, and detention pond areas.

### **3.5 Project Phasing**

- A. The development of the Property is dependent on many factors, including market conditions, and therefore, development of the Property is not required within any specific timeframe.



## LIST OF EXHIBITS

**Exhibit A. Property Legal Description**

**Exhibit B. PDD Schematic Framework Plan**

**Exhibit C. PDD Schematic Master Plan**

**Exhibit D. PDD Parkland Typology Overlay**

**Exhibit E. Access Private Drive Section**

**Exhibit F. Mixed Residential Private Drive Section**

**Exhibit G. One-Way Private Drive Section**



127 West Point Loop  
West Point, Texas 78963

Licensed State Land Surveyor  
Phone (979)242-3485

January 15, 2004

**FIELD NOTE DESCRIPTION OF 43.112 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, IN BASTROP COUNTY, TEXAS, AND BEING THAT SAME (43.00 ACRE) TRACT OF LAND CONVEYED TO LISA BERDOLL IN A DEED AS RECORDED IN VOLUME 631 PAGE 485 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a capped iron rod found (stamped "property corner") at the southeast corner of that certain (43.00 acre) tract of land conveyed to Lisa Berdoll, as trustee, in a deed as recorded in Volume 631 Page 485 of the Official Records of Bastrop County, Texas, and being at the southwest corner of that certain (74.347 acre) tract of land conveyed to Francis Schaefer Buckhaults, et. al. in a deed as recorded in Volume 533 Page 684 of the Official Records of Bastrop County, Texas, and being along the north line of that certain (94.00 acre) tract of land conveyed to Jo Ann Griesenbeck Cantrell in a deed as recorded in Volume 445 Page 684 of the Official Records of Bastrop County, Texas, and being for the most southeasterly corner of the tract herein described,

**THENCE**, with a fence along the south line of the Berdoll tract, **S 88 deg. 43' 55" W 955.23 feet** to a capped iron rod found (stamped "property corner") at the southeast corner of that certain (145.697 acre) tract of land conveyed to Brundage Bastrop, Ltd. in a deed as recorded in Volume 1130 Page 14 of the Official Records of Bastrop County, Texas, and being for the most southwesterly corner of this tract,

**THENCE**, with the common line between the Berdoll tract and the Brundage tract, **N 11 deg. 27' 49" E 2904.69 feet** to a capped iron rod found (stamped "property corner") in the southwesterly right-of-way line of State Highway 71, being at the most northwesterly corner of this tract, and from which a brass disk in concrete (stamped "Texas Department of Transportation") bears **N 77 deg. 44' 00" W 1548.13 feet**,

**THENCE**, with said right-of-way line, along a curve to the right, having a radius of 5058.31 feet, and a chord which bears **S 67 deg. 56' 43" E 173.58 feet** to a capped iron rod found (stamped "Tx. Dept. of Trans."), and **S 66 deg. 58' 03" E 252.23 feet** to a capped iron rod found (stamped "property corner"), being at the most northwesterly corner of the Buckhaults tract, and also being for the most northeasterly corner of this tract, and from which another brass disk in concrete (stamped "Texas Department of Transportation") bears **S 66 deg. 57' 49" E 3666.29 feet**,

**THENCE**, leaving said right-of-way line, and with the common line between the Berdoll tract and the Buckhaults **S 00 deg. 19' 46" W 2661.79 feet** to the **PLACE OF BEGINNING**, in all containing 43.112 acres of land.

SURVEYED: January 13, 2004

BY:

Timothy D. Hearitige  
Registered Professional Land Surveyor



see accompanying map no. C 117124

## Exhibit B PDD Schematic Framework Plan

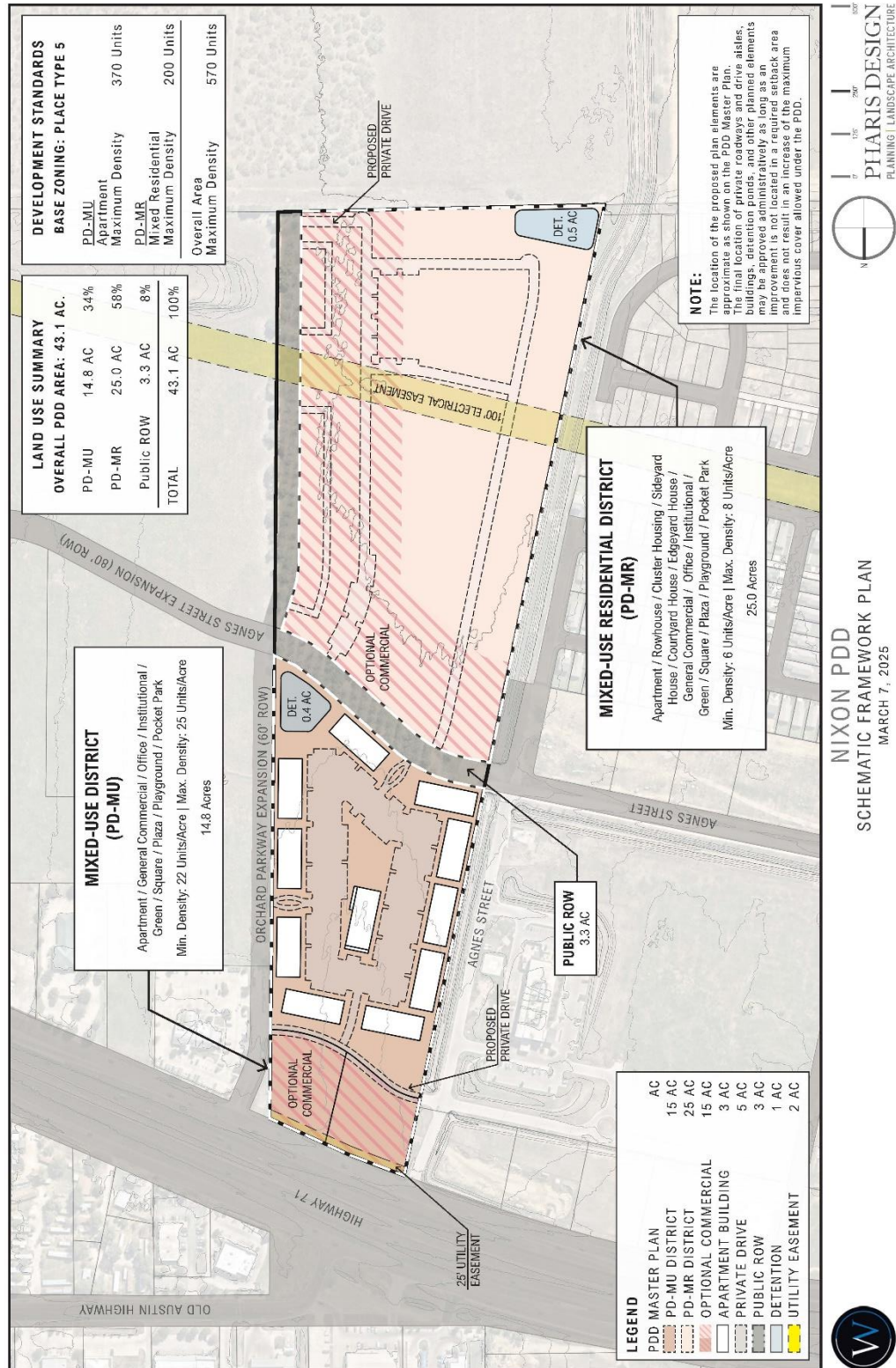
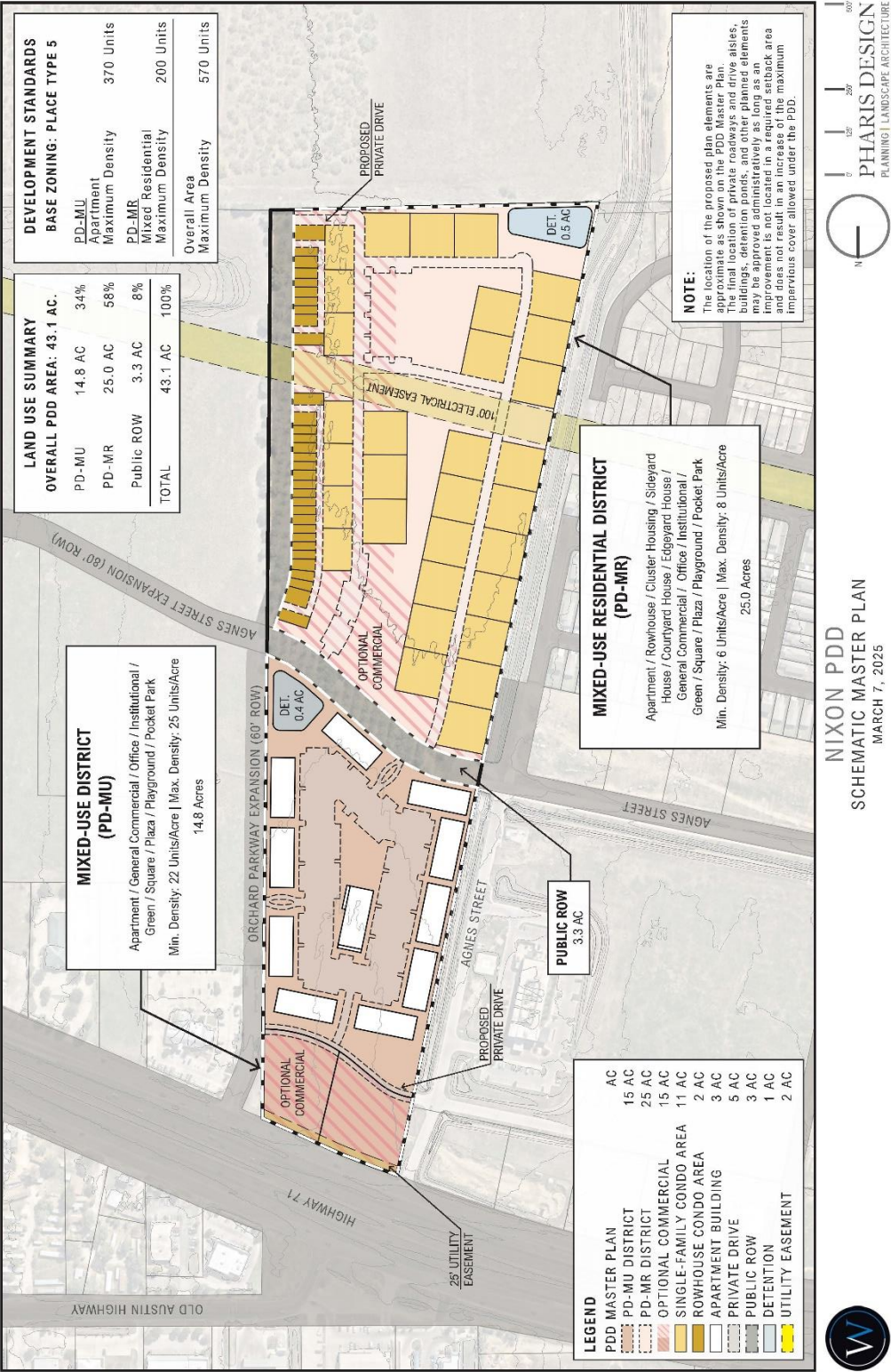
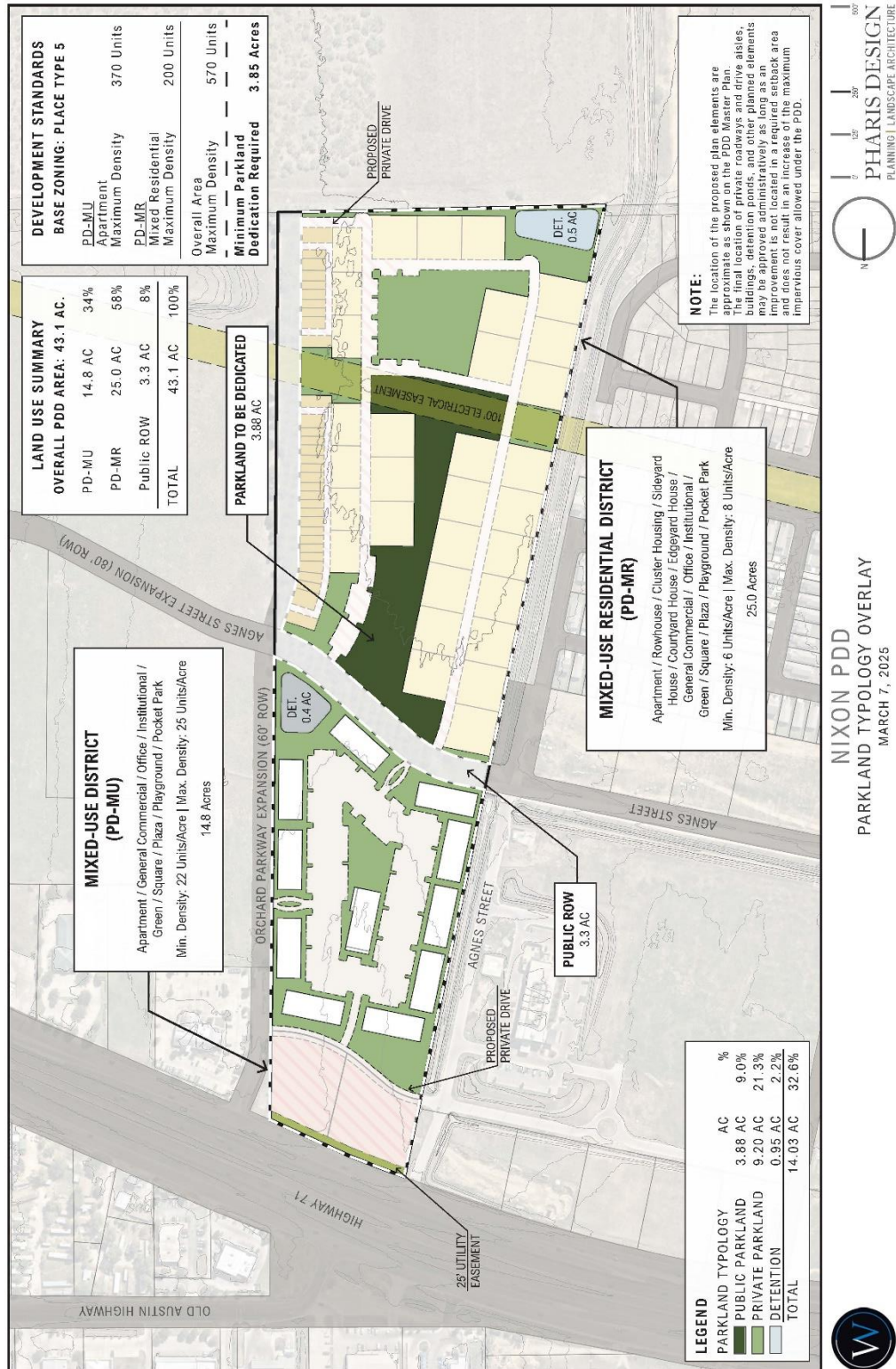




Exhibit C  
PDD Schematic Master Plan



## Exhibit D PDD Parkland Typology Overlay



# Exhibit E Access Private Drive Section

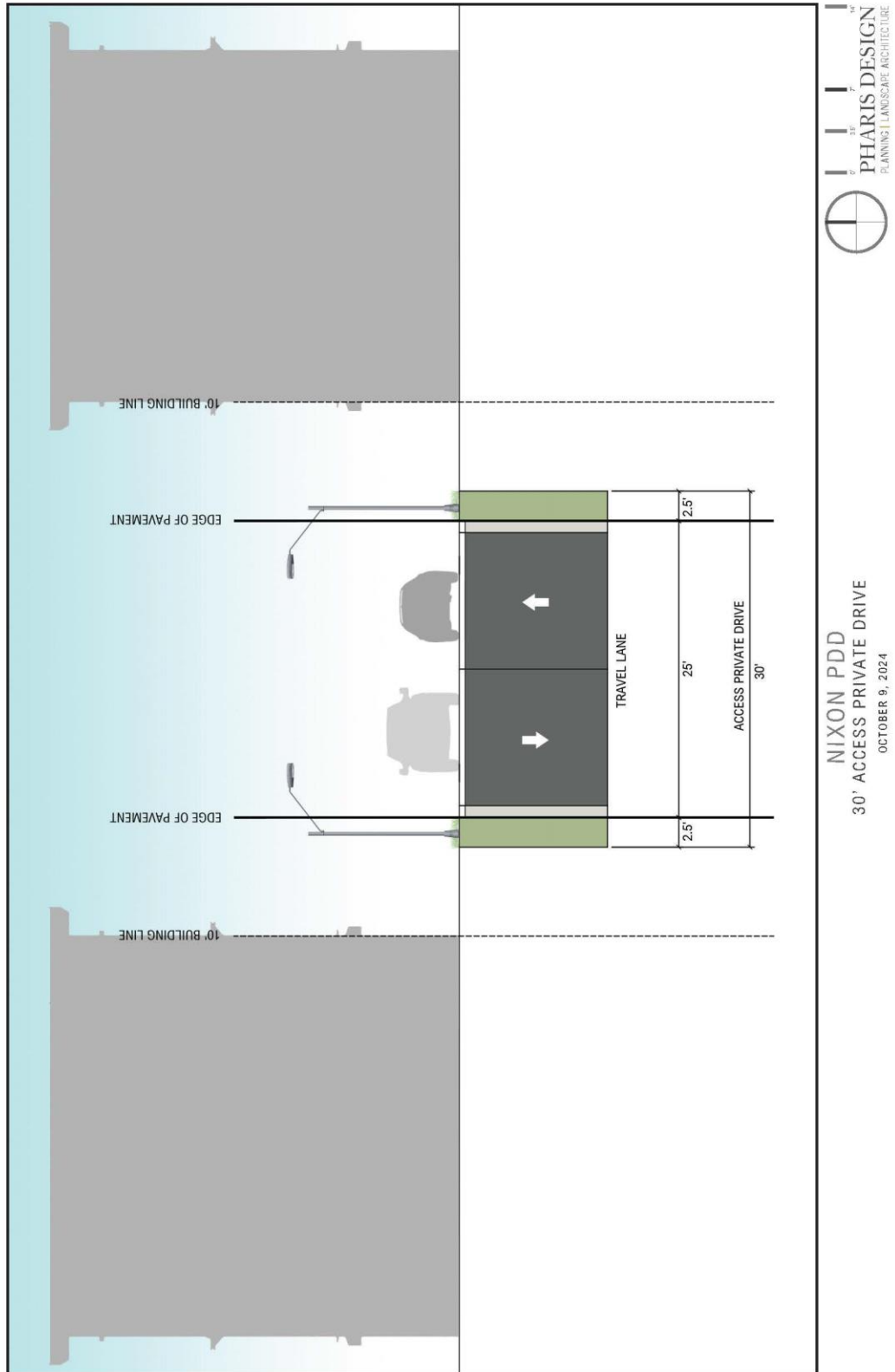
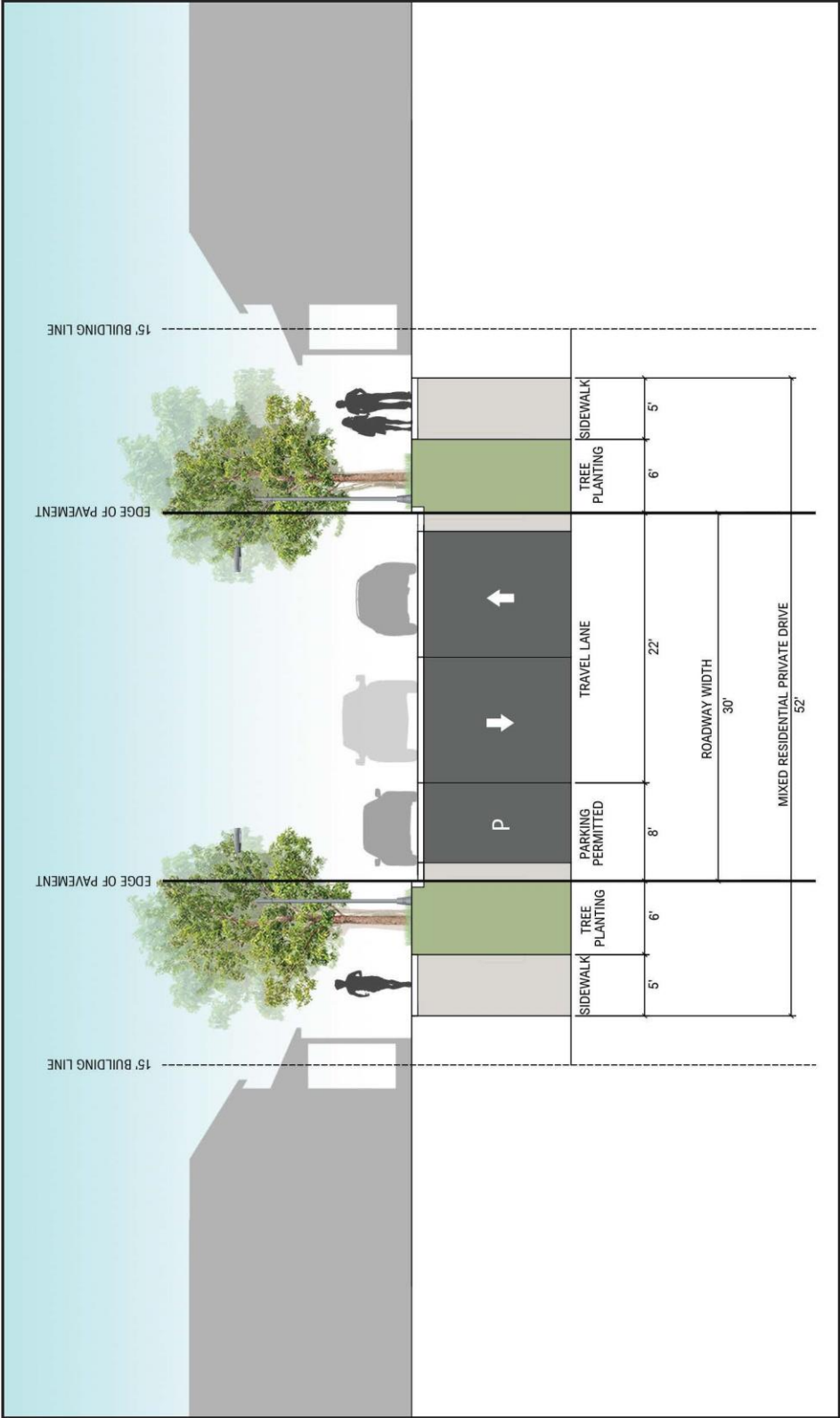




Exhibit F  
Mixed Residential Private Drive Section



NIXON PDD  
52' MIXED RESIDENTIAL PRIVATE DRIVE  
OCTOBER 9, 2024



**Exhibit G**  
**One-Way Private Drive Section**

