

Bastrop Planning and Zoning Commission Agenda

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



August 31, 2023

Agenda - Planning and Zoning Commission at 6:30 PM

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

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

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

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

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the July 27, 2023, Planning and Zoning Committee Meeting Minutes

Submitted by: PJ Collins, Development Services Technician

3B. Consider action to approve a replat of the Reserve Tract of the Lone Star Storage Subdivision to be called the Pearl River Phase 1, being 11.129 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

Presented by: Kennedy Higgins, Planner, Development Services Department

3C. Consider action to approve, the West Bastrop Village, Phase 1, Section 2 Preliminary Plat, consisting of 72.446 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 Doug Haggerty, Senior Planner

3D. Consider action to approve the Colony MUD 1G, Section 1 Preliminary Plat, being 184.259 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, outside of the Statutory ETJ to the north.

Presented by: Kennedy Higgins, Planner, Development Services Department

3E. Hold public hearing and consider action on a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 19.81 acres out of the Nancy Blakey Survey from P5 Core to a Planned Development District (PDD) with a P5 Core base zoning, as shown in attached as Attachment 2, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas.

Presented by: Sylvia Carrillo, ICMA-CM, CPM, City Manager

3F. Hold public hearing and consider action on a recommendation for the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.04 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

Submitted by: Sylvia Carrillo, ICMA-CM, CPM, City Manager

4. **UPDATES**

4A. Future development related items

4B. Development Services Department Monthly Project Volume Report.

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

5. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public,

as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Satu, Monday, August 28, 2023 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Nicole Peterson
Nicole Peterson, Project Coordinator



Planning and Zoning STAFF REPORT

MEETING DATE: August 31, 2023

TITLE:

Consider action to approve meeting minutes from the July 27, 2023, Planning and Zoning Committee Meeting Minutes

AGENDA ITEM SUBMITTED BY:

PJ Collins, Development Services Technician

ATTACHMENTS:

- Meeting Minutes from July 27, 2023

PLANNING & ZONING COMMISSION MEETING

July 27, 2023, at 6:00 P.M.

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, July 27, 2023, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602

1. CALL TO ORDER

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

Ishmael Harris	Present
Patrice Parsons	Present
Judah Ross	Present
Kristi Koch	Present
David Barrow	Present
Ashleigh Henson	Present
Gary Moss	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the June 29, 2023, Planning and Zoning Commission Meeting.

Judah Ross made a motion to approve the meeting minutes from the, Planning and Zoning Commission Regular Meeting. David Barrow seconded the motion. The motion passed unanimously.

- 3B. Consider action to approve meeting minutes from the June 29, 2023, Impact Fee Advisory Committee Meeting Minutes.

Judah Ross made a motion to approve the meeting minutes from the June 29, 2023, Impact Fee Advisory Committee Meeting. Gary Moss seconded the motion. The motion passed unanimously.

- 3C. Consider action to approve the River Terrace Replat, previously platted as River Terrace Lot 1-37, located west of Wilson Street, north of Magnolia and south of Mesquite Street, within the City of Bastrop, Texas, as shown in Exhibit A.

Doug Haggerty presented to the commission the River Terrace Replat, previously platted as River Terrace Lot 1-37, located west of Wilson Street, north of Magnolia and south of Mesquite Street, within the City of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Staff and Commissioners over the following:

1. The subdivision was platted in the 1980's with 37 lots at that time. A new development has replated approximately 11 acres, and there will be 59 Single Family Homes, 5 lots will be dedicated to drainage, open space, and parks and one for a lift station. The proposed design and utility location for the neighborhood was also discussed.
2. Commissioners asked where is the parking located? The driveways/parking are at the front of the house and on the street.
3. Commissioners asked if the parking will need to be located at the back of the lot? Staff discussed there was an amendment made to the code that allows what is going to be built, to look like the built environment around it, and everything this development has parking in the front.
4. Commissioner asked why the previous development not seen through? Staff responded it was platted in the 80's without any infrastructure, unlike today we must post fiscal or build it, they did not do that in the 80's.
5. Commissioners asked about the landscaping for the subdivision, Staff responded there are trees in the cross-section of the roads, and the landscaping will meet the B3 Code.
6. The Commission asked who will be responsible for the cost of construction for the streets, Staff responded the developer will be responsible for the construction of the streets, and then the City will be responsible for the maintenance of them after acceptance.
7. The extension to Mesquite is part of the Master Transportation plan, the connection will eventually bring you back to FM 969.
8. The Commission asked Staff to confirm that the houses are the back of the development meet the intent of the code, as it relates to orientation. It was confirmed that the orientation of the house will meet the B3 Code.

Judah Ross made a motion to approve the River Terrace Replat. Gary Moss seconded the motion. The motion passed unanimously.

- 3D. Consider action to approve the EDC Industrial Park Replat to include a Regional Lift Station, Force Main, and Wastewater Main, being 67.67 acres out of the Bastrop Business and Industrial Park, Phase 1, Lot Reserve D, (Replats of Lot 1 and 2), located south of Highway 71 and east of Colorado Bend, within the City of Bastrop, Texas, as shown in Exhibit A.

Trey Job reported the following:

1. He recapped what was discussed during the workshop at the previous Planning and Zoning Commission Meeting:
 - a. Originally a 98-acre tract, 25 or so acres sold to Mocha Ventures, part of EDC's project. There is an extension of roadways and a replat of the entire park. The city is under contract with Duset Engineering.
 - b. The Staff Report talks about minimal drainage impact, the site development plan for the site will be started in 4 to 6 months.
 - d. If this is approved tonight, this will be the start of a Mocha Ventures call center for credit cards.
 - e. The replat of the business park, will include improvements for the movie studio and things of that nature.

Discussion commenced between the Staff and Commission on the following items:

1. A Caveat needs to be added to the plat stating if this road never goes through, a turnaround for a fire truck will need to be constructed. Make sure we have a hammerhead or something on that lot.
2. Commissioners asked if a drainage plan was needed? Staff reported, this is a small piece of land and not enough land disturbance for drainage plan.

3. Commissioners asked if the Houston Toad Habitat will be impacted by future development? Staff reported there is small area and will be permitted, but the remainder of the work stays outside of the toad habitat. Clearance has already been given.

Judah Ross made a motion to approve with the caveat mentioned of the turnaround. Gary Moss second the motion. The motion passed unanimously.

4. UPDATES

4A. Update on short-term rentals.

Sylvia Carrillo reported Staff has scrubbed for everything in our city we have sent that information over to the state comptroller's office to begin verification, legal is working on an ordinance to begin a registration process, we cannot require a permit. The registration is a checkbox to make sure that they are registered with the Comptroller's office and are paying their portion of the Hot Fund. Cannot be considered commercial. Commissioners asked what are some reasons for Registration. Staff responded with Public Safety, it is important for us to know who is in our jurisdiction during a storm, fire, flood, etc.

4B. Future development related items.

Staff reported regarding signs. We will put a survey out to businesses and residents and focus on bandit signs. Focus on code enforcement efforts of garage sale signs.

4C. Development Services Department Monthly Project Volume Report.

Staff reported:

1. Building: 109 permits were issued, 93 were trades permits.
2. Planning: 23, it was noted that Planning cases take the longest

MyGov Staff reported:

1. We are shrinking the process with internal process changes.
2. In 2-18 months, alternative permit program, Bastrop County, surrounding jurisdictions, Travis County all use it. Easy to use, similar in cost to mygov.

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

The City Manager stated the Commission and Council will be taking a field together in the future.

1. People who live in the ETJ or FM 969, concerned about traffic, building issues, environmental concerns. Staff responded that is a field trip corridor.
2. Commissioner Parsons requested and it was agreed that we can add Adelton subdivision.

Commissioner Barrow stated that he has been contacted by several current business owners and future business owners, concerning zoning for bars. Would like clarification, orientation, when to open, food served or not.

Commissioner Parsons needs to hear what is right the B3 code. Why did we pass it? What was the reason we did? Can we bring in someone who was involved in it? Staff responded with we can try to get former Mayor Schroeder.

Commissioner Parsons passed out flyer "Off the Grid and Back Again."

Commissioner Koch would like to have discussed streets, sidewalks, concrete impervious cover that we have now.

Commissioner Henson asked “What is your roadmap, your prospective, from a 30,000-foot view? And when are we going to re-visit the B3 code?”

5. ADJOURNMENT

Gary Moss made a motion to adjourn at 6:59 pm. David Barrow seconded the motion. The motion passed unanimously.

Ishmael Harris, Chair

Judah Harris, Vice-Chair



STAFF REPORT

MEETING DATE: August 31, 2023

TITLE:

Consider action to approve a replat of the Reserve Tract of the Lone Star Storage Subdivision to be called the Pearl River Phase 1, being 11.129 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: Northeast Corner of SH 71 and FM 969
 Total Acreage: 11.129 acres
 Legal Description: Nancy Blakey Survey, Abstract No. 98, Reserve Lot Lone Star Storage Subdivision

Property Owner: Spencer Harkness/PRC 02 Bastrop, LLC
 Agent Contact: Spencer Harkness/PRC 02 Bastrop, LLC

Existing Use: Undeveloped
 Existing Zoning: P4 – Mix
 Future Land Use: Transitional Residential

BACKGROUND:

With the Public Improvement Plan, Pearl River proposes to show the public improvements on the subject tract and the intention to serve the two lots that will be created with the final plat of the development. The northern portion of the site is zone P4 is expected to develop into multi-family housing.

Infrastructure	Available (Y/N)	Proposed
Water	N	Line Extension – 16 & 12 inch
Wastewater	N	Line Extension
Drainage	N	
Transportation	N	1 new street
Parks and Open Space	N	

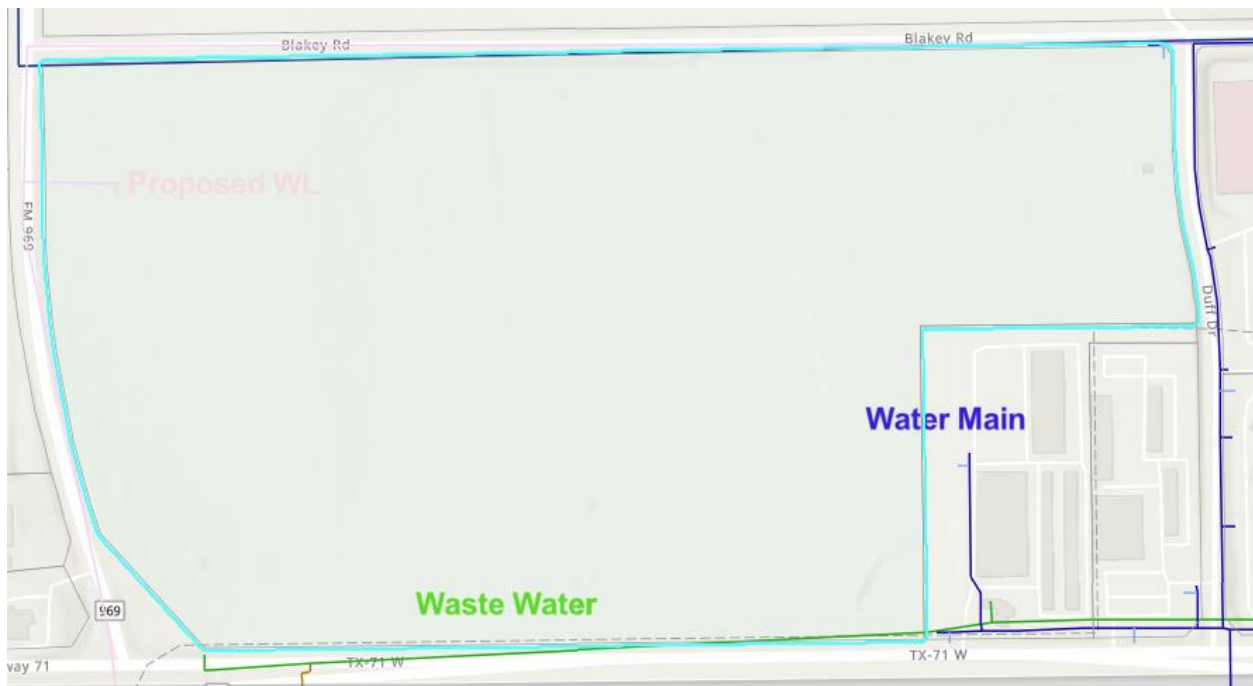
Utilities

The Pearl River development is located within the Aqua Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN). To serve this development area from the City's distribution system, both the 12-inch water line from Blakey Land and a connection to the 16-inch water line along State Highway 71 are required to be designed and constructed. These water

lines provide adequate pressures and fire flow to meet the projected development demands. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

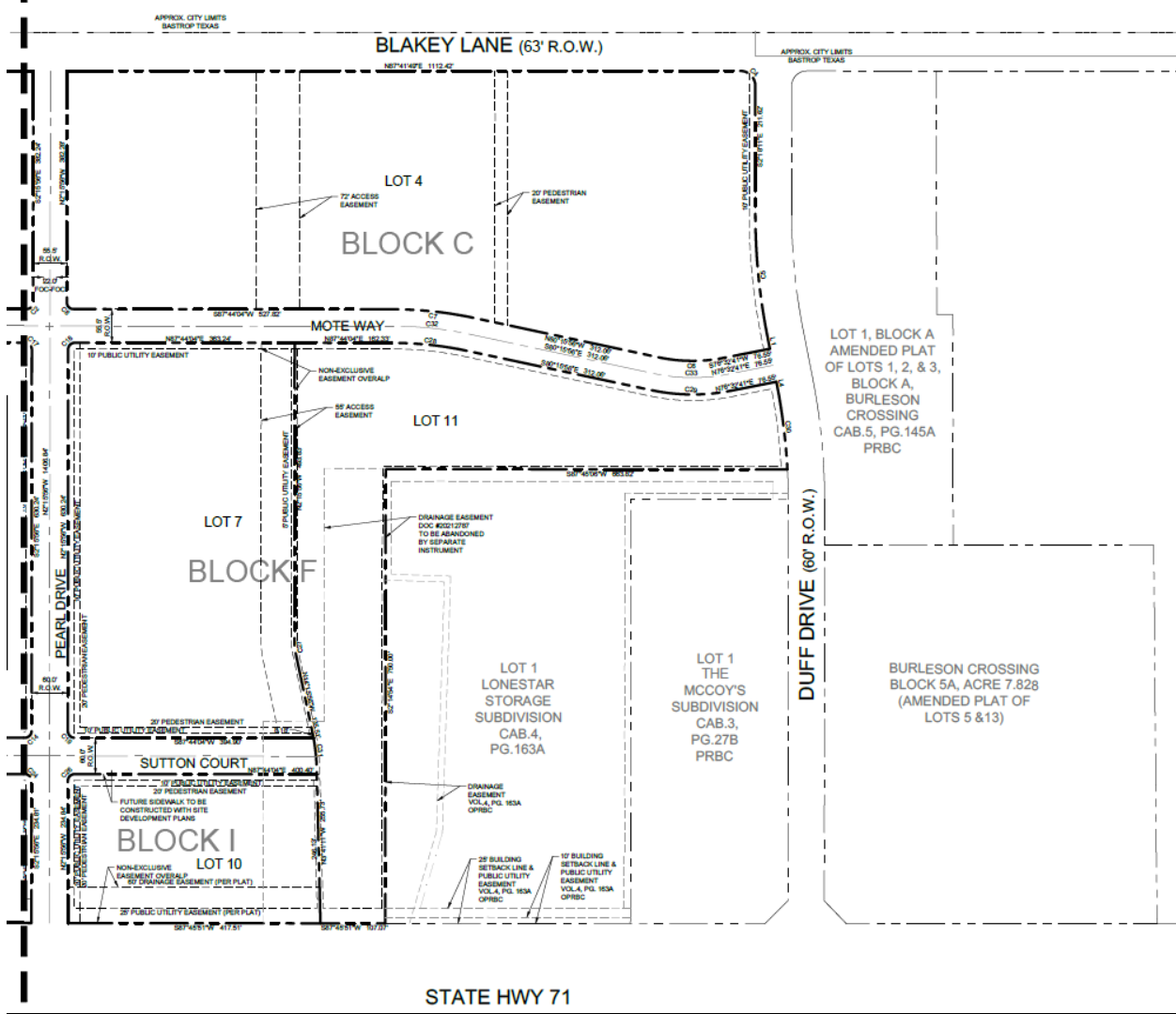
Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions the existing line on the north side of SH 71 at the southeast corner of the tract provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Electric service provided by Bluebonnet Electric.



Drainage

The natural drainage basins for this area will drain into an onsite detention pond (Lot 11, see Exhibit A). The drainage plan is using the updated rainfall totals of Atlas 14. The site shows conveyance and detention would occur on the east side of the property, where the current drainage flows. The maximum impervious cover allowed in Place Type 4 is 70% and Place Type 5 is 80%. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

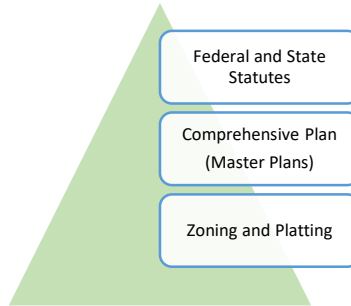


Traffic Impact and Streets

This plat creates 1 new street. The main access will be off Blakey Lane Street connecting to the newly created street, Collins Drive. There will be an access easement on lot one connecting from Blackey to the rest of the subdivision, the Reserve. The street ROW's meet the 55.5 width requirement, Collins Drive being 55.5 feet in width, and the access easement being 71 feet.

POLICY EXPLANATION:

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



Compliance with the Texas Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ 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 replat conforms to the Future Land Use Plan, which is designated Transitional Residential for this area.

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

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

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

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

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

The preliminary plat complies with the requirements of the adopted B³ Code.

Sec. 212.014. Replatting without vacating preceding plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The applicant is proposing the public improvements to these two lots.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Transitional 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. Likewise, 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.

This plat complies with the Future Land Use Plan Transitional Residential along Blakey Lane.

- Objective 2.1.1: Implement a community growth program that maximized the use of existing City infrastructure.

This development will connect and extend existing wastewater along SH 71 and connect to the existing City line served by Aqua Water to the south of SH 71.

- Objective 2.4.1: Invest in wastewater system expansion in areas that promote infill and contiguous development.

The existing capacity and lines of the wastewater system adjacent to the property will be utilized and extended with this development.

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

This development will provide additional multifamily housing that will be nearby to retail, office, and other commercial development, for both employment and services.

Compliance with the B3 code:

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

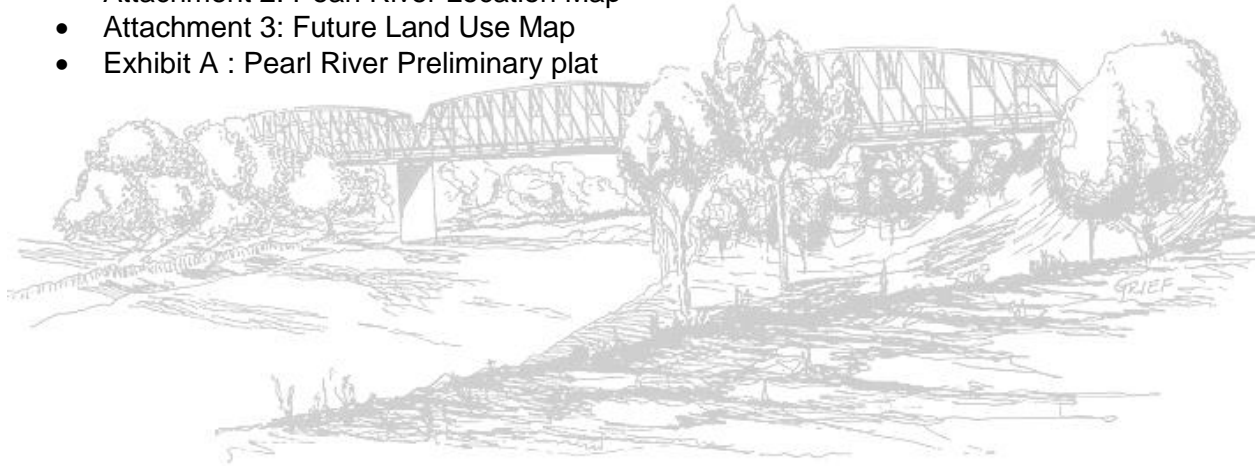
The plat complies with the requirements of the adopted B³ Code.

RECOMMENDATION:

Consider action to approve a replat of the Reserve Tract of the Lone Star Storage Subdivision to be called the Pearl River Phase 1, being 64.845 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Pearl River Replat
- Attachment 2: Pearl River Location Map
- Attachment 3: Future Land Use Map
- Exhibit A : Pearl River Preliminary plat

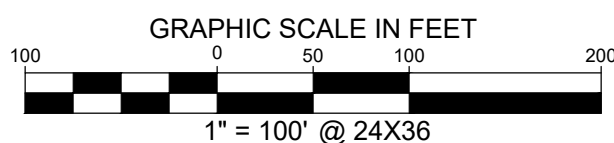
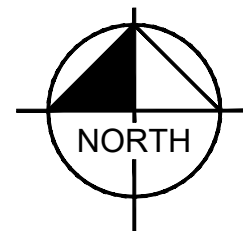


THE STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN THESE PRESENTS

THAT I, SPENCER HARKNESS, BEING THE OWNER OF 11.129 ACRES OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS AND BEING PORTION OF A TRACT CALLED "RESERVE" ON THE PLAT OF LONE STAR STORAGE SUBDIVISION RECORDED IN CABINET 4, PAGE 163-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN 74.974 ACRE TRACT CONVEYED TO PRC 01 BASTROP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NO. 202200112, OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

PEARL 75 - PHASE 1 SUBDIVISION,
REPLAT OF A TRACT CALLED
"RESERVE" OF LONE STAR STORAGE
SUBDIVISION



LEGEND table with symbols for IRSC, IRFC, IRF, CMF, OPRBC, PRBC, ROW, VOL, P.D., DOC, CMB, P.O.C., P.O.B., and various line types for City Limits, Adjunction, Phase Boundary, Right-of-Way, Lot, and Easement lines.

PEARL 75 - PHASE 1 SUBDIVISION,
REPLAT OF A TRACT CALLED "RESERVE" OF LONE STAR STORAGE SUBDIVISION

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 ___, A.D.

BY: SPENCER HARKNESS
MANAGING PARTNER
PEARL RIVER COMPANY
2727 ALLEN PARKWAY STE. 1600
HOUSTON, TEXAS 77019

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SPENCER HARKNESS, KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER
MY COMMISSION EXPIRES:
COUNTY OF
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, ANDREW B. GRAHAM, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ANDREW B. GRAHAM, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 139295
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, SUITE 100, BUILDING 2
AUSTIN, TEXAS 78735
PH: (512) 646-2237
andy.graham@kimley-horn.com

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN G. MOSIER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: 210-321-3402
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES:

- 1. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KHA", AFTER CONSTRUCTION, AND PRIOR TO LOT SALES, UNLESS NOTED OTHERWISE.
2. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 1.0000139976 TO CONVERT TO THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ACCORDING TO COMMUNITY PANEL NO. 480210335E, EFFECTIVE DATE: JANUARY 19, 2006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C1, C2, C3, C4.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows LOT 1, LOT 2, PHASE 1 BOUNDARY.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

STREET TABLE with columns: LOT NO., ACRES, SQ. FT. Rows COLLINS DRIVE ROW.

OWNER/DEVELOPER:
SPENCER HARKNESS
MANAGING PARTNER
PEARL RIVER COMPANY
2727 ALLEN PARKWAY STE. 1600
HOUSTON, TEXAS 77019
CONTACT: 504-236-4422

PROPERTY ADDRESS:
807 W. STATE HIGHWAY 71
BASTROP, TEXAS 78602

A METES AND BOUNDS
DESCRIPTION OF A
11.129 ACRE TRACT OF LAND

BEING a 11.129 acre (484,764 square feet) tract of land situated in the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas, and being a portion of a tract called "Reserve" on the plat of Lone Star Storage Subdivision, recorded in Cabinet 4, Page 163-A of the Plat Records of Bastrop County, also being a portion of that certain 74.974 acre tract described in instrument to PRC 01 Bastrop, L.L.C., recorded in Document No. 202200112 of the Official Public Records of Bastrop County, and being more particularly described by metes and bounds as follows:

COMMENCING, at a "TXDOT" concrete monument found marking the southeast end of a cutback corner at the intersection northerly right-of-way line of State Highway 71 (300' right-of-way wide) and the easterly right-of-way line of Farm to Market Road 969 (80' right-of-way wide), and making the southern-most southwest corner of the herein described tract:

THENCE, in a northwesterly direction along a said Farm to Market Road 969 the following four (4) courses and distances:
1. North 43°37'41" West, 370.98 feet to a "TXDOT" concrete monument found for corner;
2. in a northerly direction along a non-tangent curve to the right, having a radius of 2824.79 feet, a chord North 11°36'52" West, 744.42 feet, a central angle of 15°08'35", and an arc length of 746.59 feet to a POINT OF BEGINNING and southwest corner of the herein described tract;
3. in a northerly direction continuing along a tangent curve to the right, having a radius of 2824.79 feet, a chord North 02°31'49" West, 149.11 feet, a central angle of 03°01'30", and an arc length of 149.13 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 02°28'48" West, 243.14 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner.

THENCE, North 87°41'49" East, 1235.00 feet departing the westerly right-of-way line of said Farm to Market Road 969 and along the southerly line of Blakey Lane "North Road Segment II" recorded in Volume 1799, Page 356 of the Official Public Records of Bastrop County, to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE, departing the southerly line of said Blakey Lane, and crossing aforesaid 74.974 acre tract the following two (2) courses and distances:
1. South 02°15'58" East, 393.06 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 87°44'04" West, 1233.54 feet to the POINT OF BEGINNING, and containing 11.129 acres of land in Bastrop County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 1.0000139976. This description was generated on 10/19/2022 at 2:15 PM, based on geometry in the drawing file K:\SNA_Survey\067780345-PEARL_RVR-BASTROP_75AC\DWG\Exhibits\11.129 AC - MF Lot 1 M&B.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

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

APPROVED: ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

ADMINISTRATIVELY APPROVED AND ACCEPTED BY THE CITY OF BASTROP THIS ___ DAY OF ___

APPROVED: ATTEST:

CITY MANAGER CITY SECRETARY

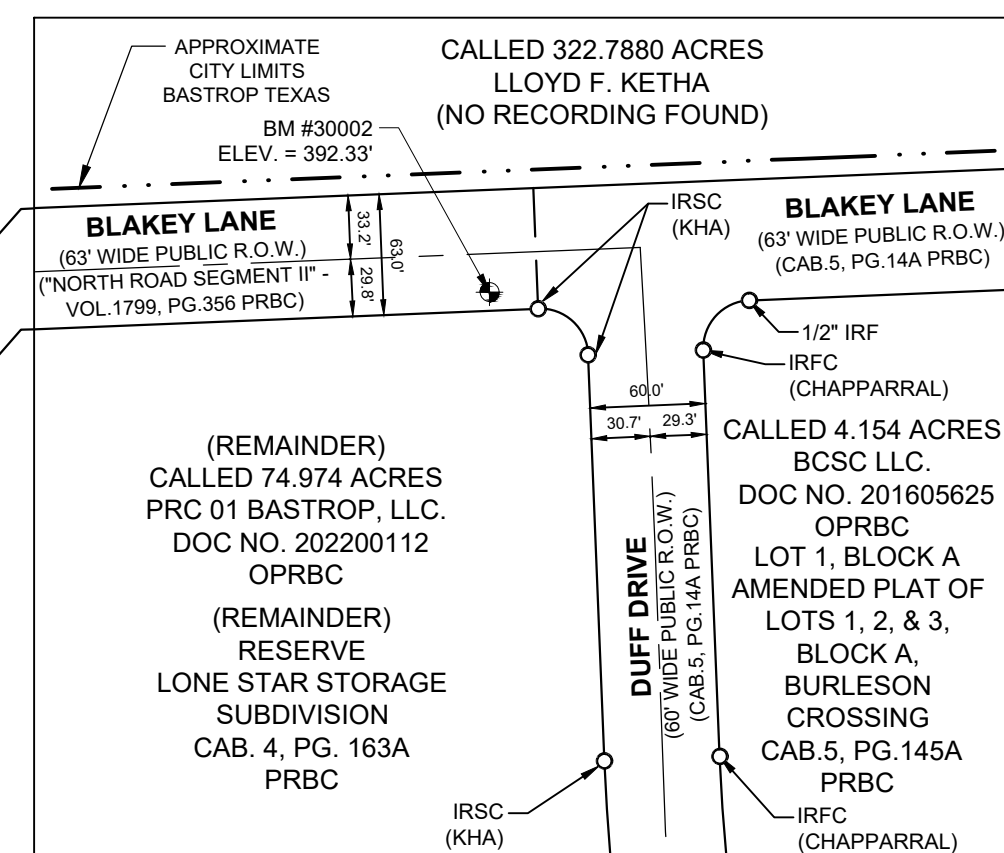
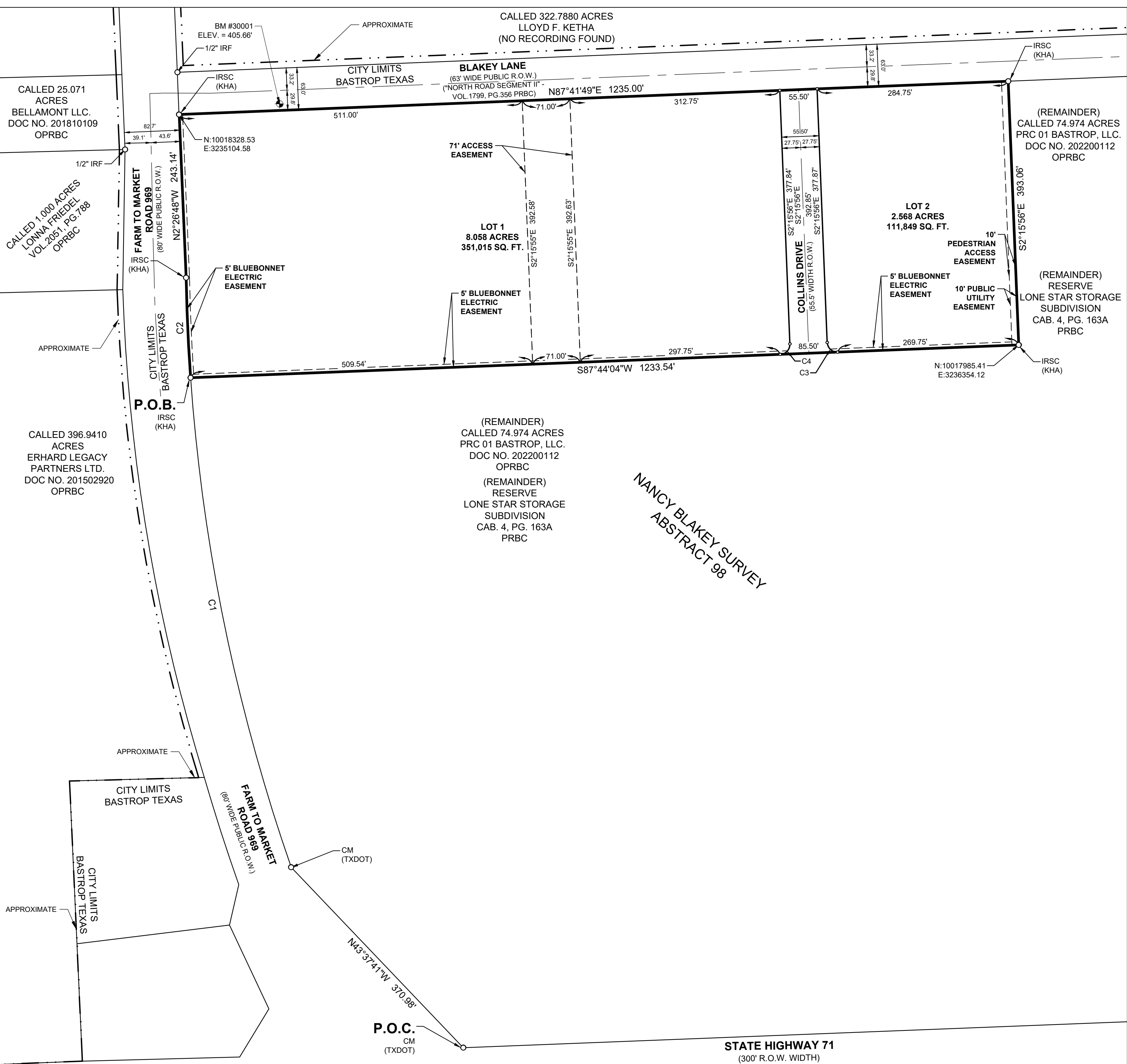
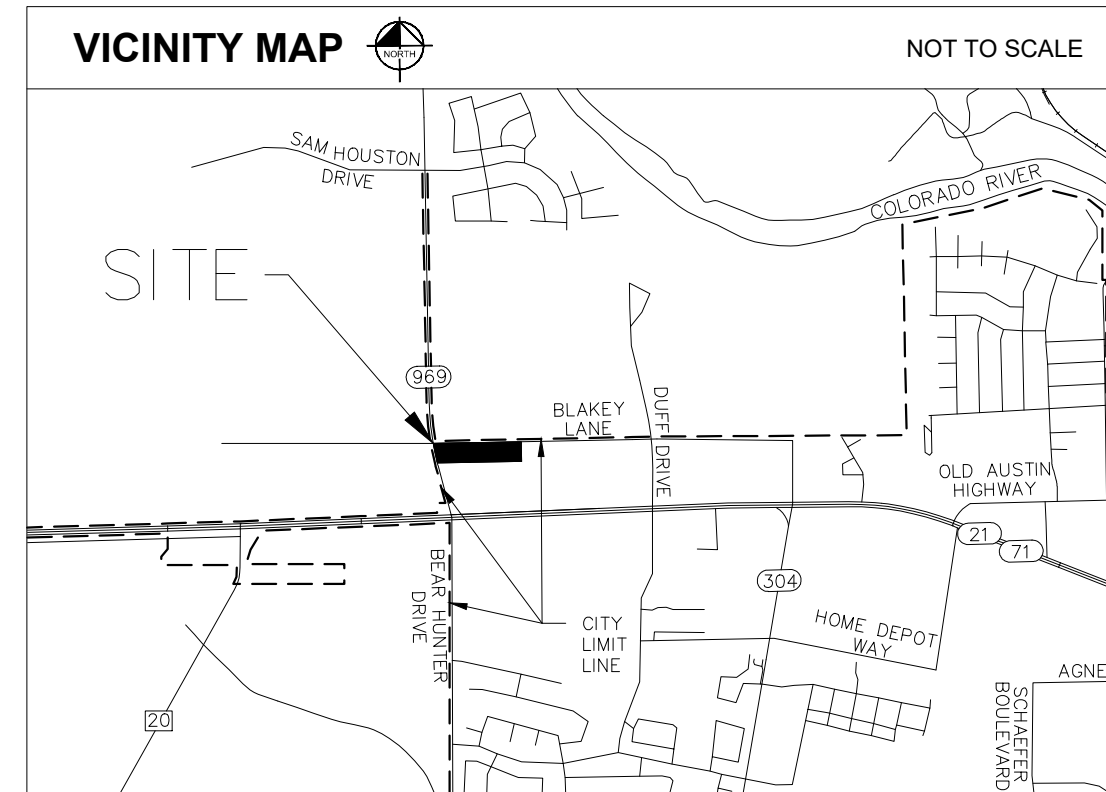
DIRECTOR OF PLANNING

COUNTY OF BASTROP:
KNOW ALL ME BY THESE PRESENTS:

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 ___, A.D. AT ___ O'CLOCK ___, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ___

FILED FOR RECORD ON THE ___ DAY OF ___, A.D.

DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS



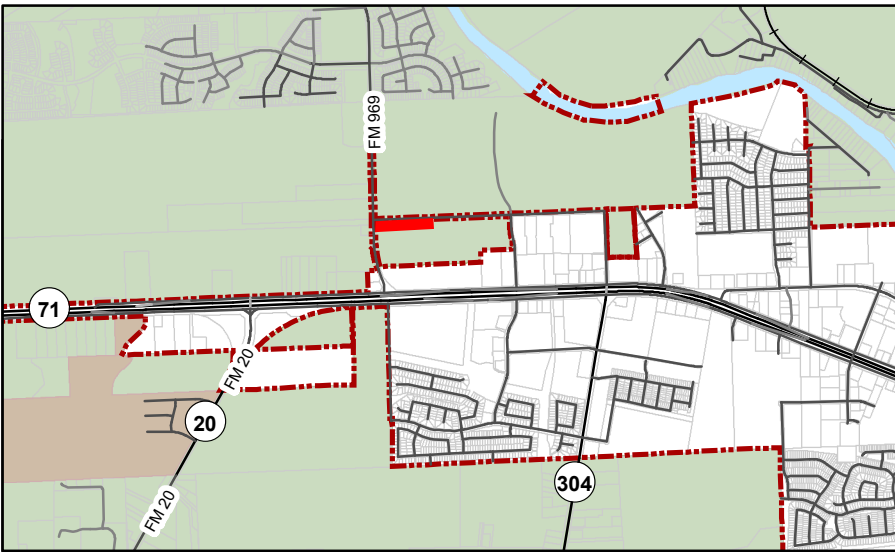
GENERAL NOTES:

BENCH MARKS USED ARE:
BENCH MARK NO. 3001 DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS ELEVATION = 405.66'
BENCH MARK NO. 3002 DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS ELEVATION = 392.33'

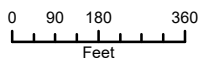
WATER SERVICE IS PROVIDED BY: THE CITY OF BASTROP
WASTEWATER SERVICE IS PROVIDED BY: THE CITY OF BASTROP
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC

- 1. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JANUARY 26, 2023.
2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. BY APPROVING THIS 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 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.
6. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
9. ALL NEW UTILITIES WILL BE UNDERGROUND.
10. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
11. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
12. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
14. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
16. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTION 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.
17. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
18. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
19. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, "RESERVE" ON THE PLAT OF LONE STAR STORAGE SUBDIVISION, RECORDED IN CABINET 4, PAGE 163-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.

Kimley Horn logo and contact information: 10101 Reunion Place, Suite 400, San Antonio, Texas 78216. Tel No. (210) 541-9166, www.kimley-horn.com. Scale 1" = 100', Drawn by DJG, Checked by JGM, Date 2/16/2023, Project No. 067780345, Sheet No. 1 OF 1.



Pearl 75 Phase 1 Replat Property Location Map



1 inch = 400 feet



Date: 8/25/2023

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

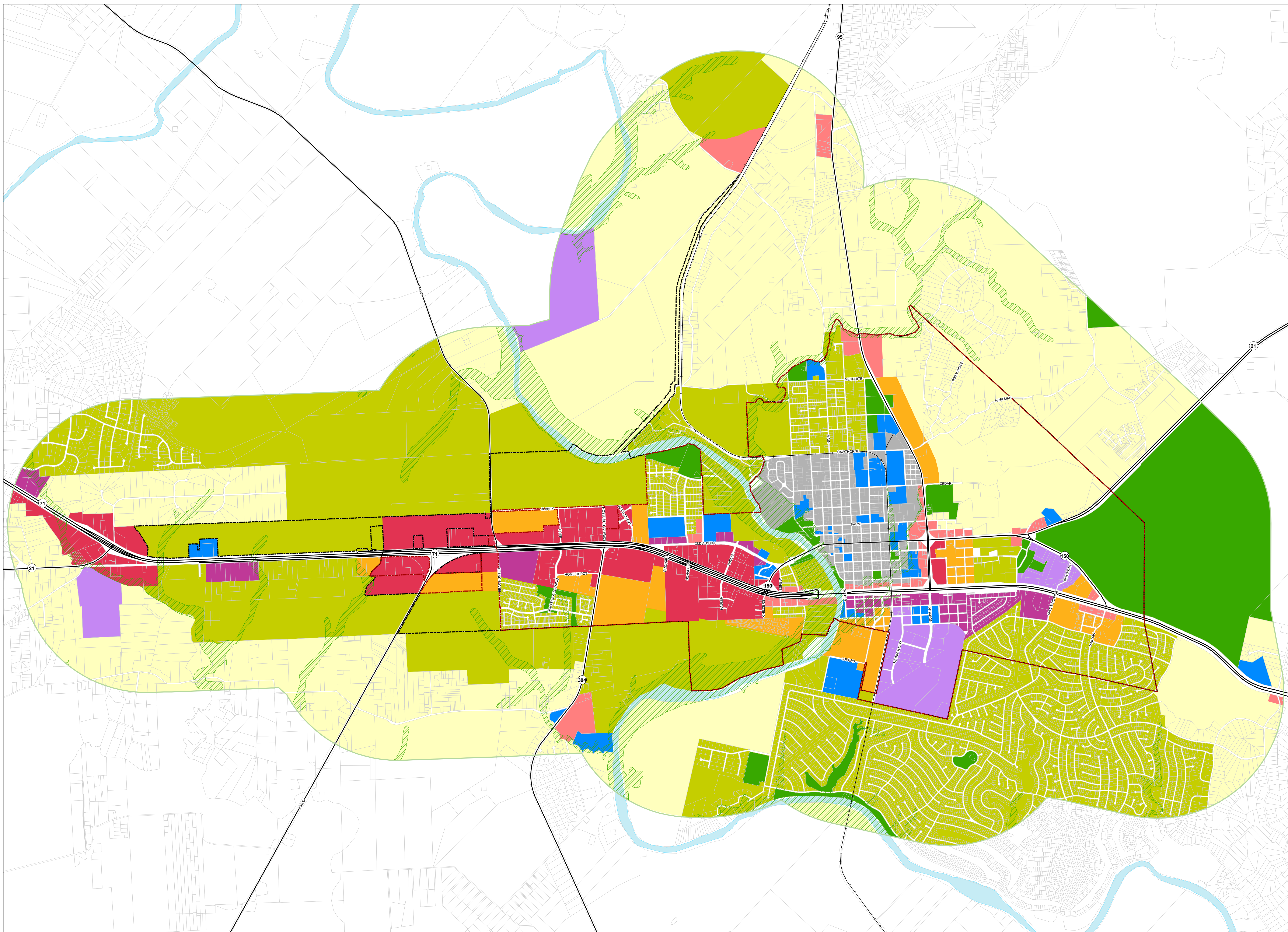
Future Land Use

Legend

- Statutory ETJ
- City Limit
- City Boundary
- Parcels
- Floodplain Overlay

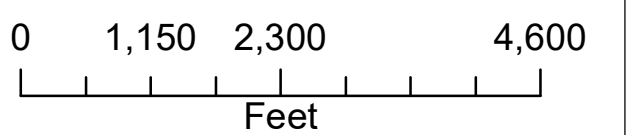
Land Use Description

- Parks and Open Space
- Rural Residential
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- General Commercial
- Professional Services
- Downtown Bastrop
- Public and Institutional
- Industrial



*Boundary is similar to the DB-FBC

1 inch = 1,700 feet

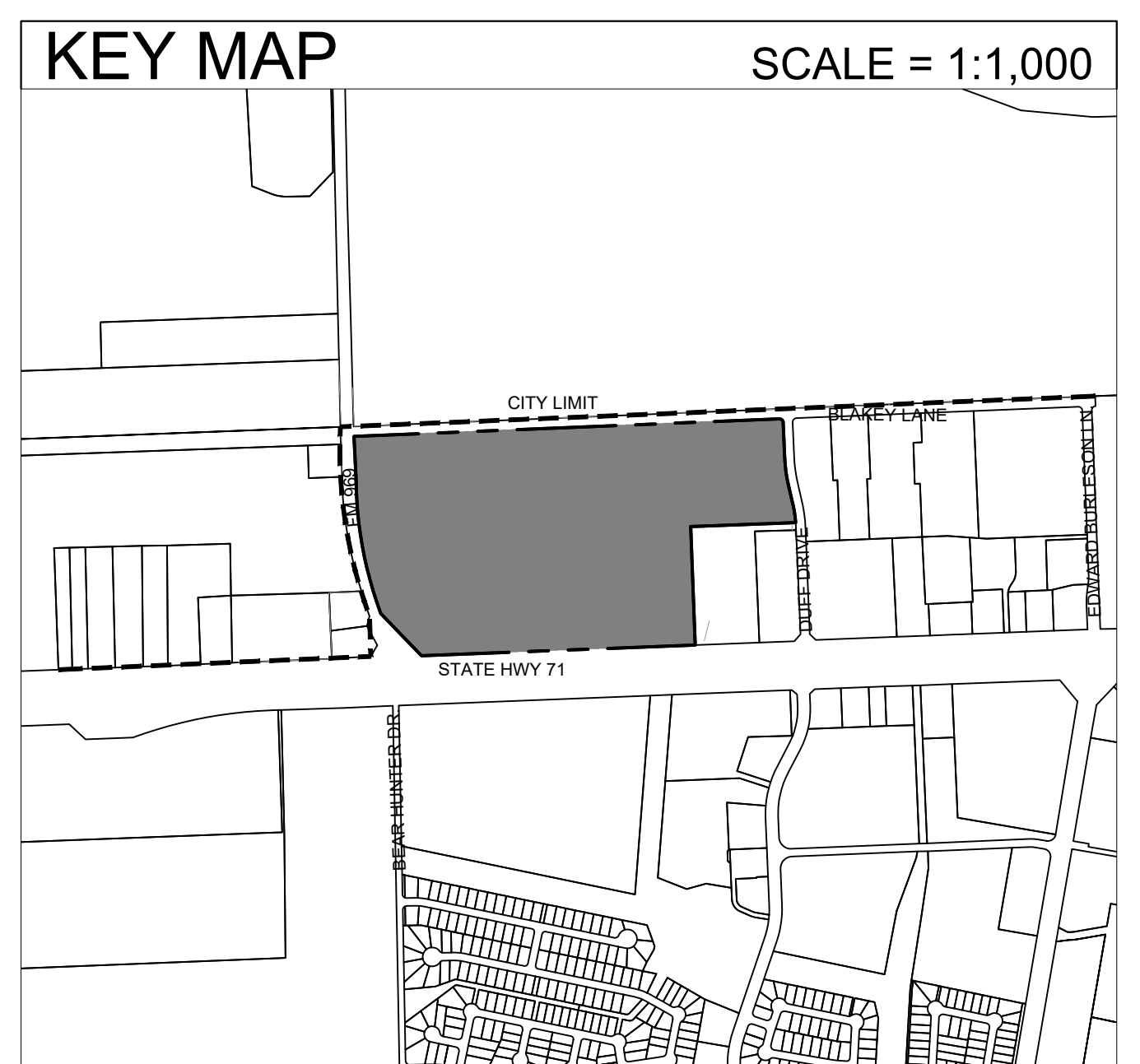
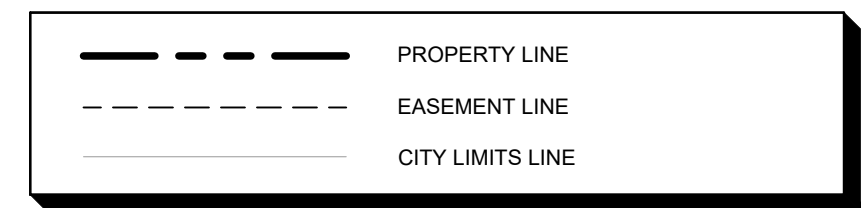
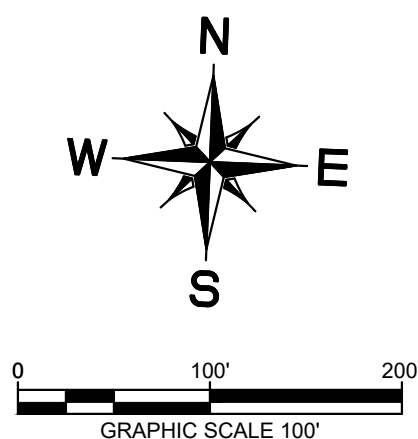


Date: 4/12/2017

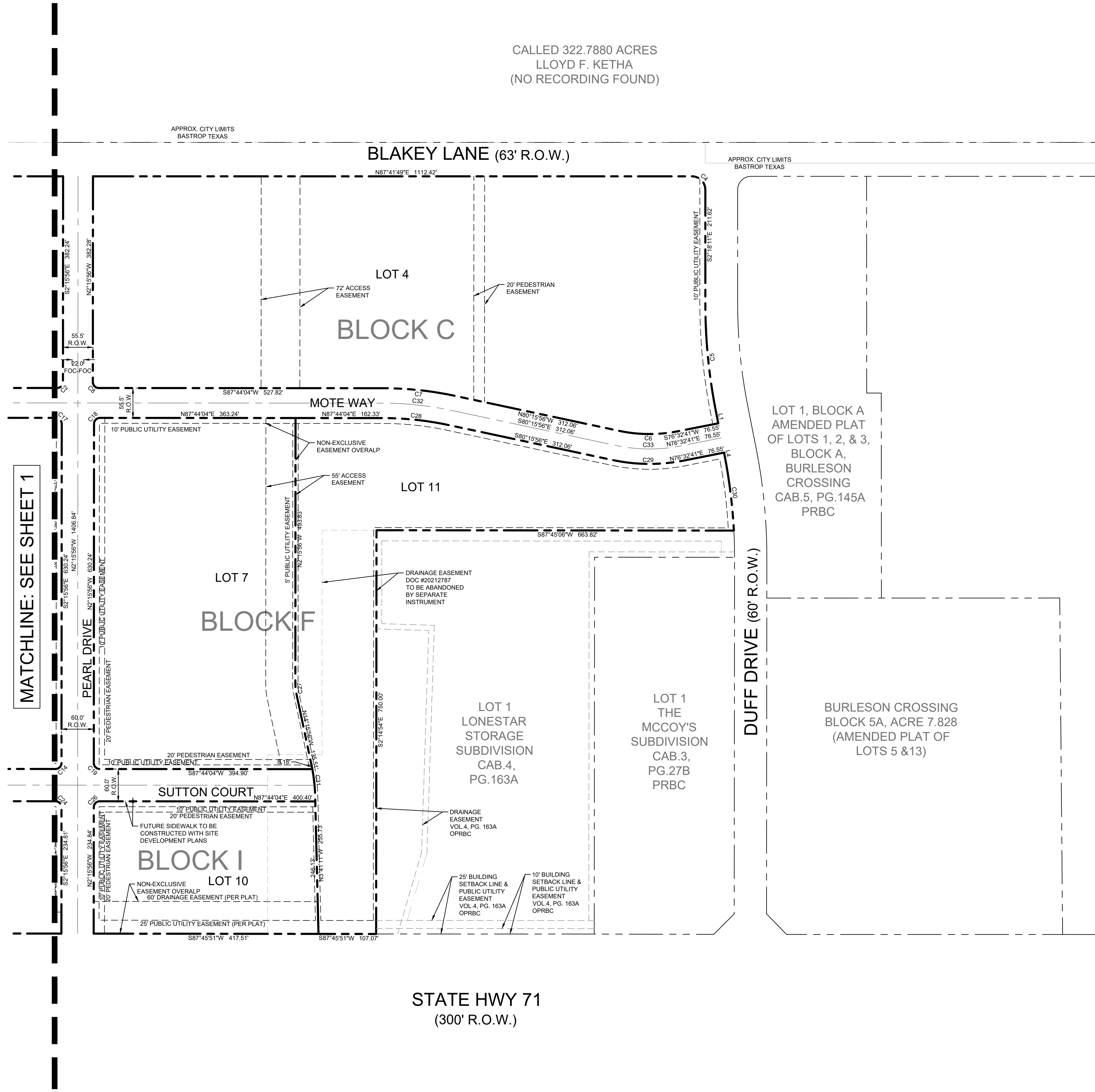
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Plotted By: Perkins, Aaron Date: January 16, 2023 05:34:08pm File Path: K:\you_chi\069300300_pearl_river_co_bastrop_750a\069300300\plan_sheets_public\VC - Final Plat.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CALLED 322.7880 ACRES
 LLOYD F. KETHA
 (NO RECORDING FOUND)



- NOTES:
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS SUBDIVISION LONE STAR SUBDIVISION, RECORDED IN BOOK 4, VOLUME 163-A, PLAT RECORDS, BASTROP COUNTY, TEXAS SHALL APPLY TO THIS PLAT.



No.	REVISIONS	DATE

Kimley-Horn
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 Austin, Texas 78746
 PHONE: 512-846-2227
 WWW.KIMLEY-HORN.COM
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 TPE Firm No. 828

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 BENJAMIN L. GREEN
 P.E. No. 132160 Date: 10/25/2022

KHA PROJECT	069300300
DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY	ABG
DRAWN BY	ARP
CHECKED BY	ABG

PRELIM PLAT
 (SHEET 2 OF 3)

REPLAT OF LONE
 STAR STORAGE
 SUBDIVISION
 CITY OF BASTROP
 BASTROP COUNTY, TEXAS

SHEET NUMBER
5 OF 74



STAFF REPORT

MEETING DATE: August 31, 2023

AGENDA ITEM:

TITLE:

Consider action to approve, the West Bastrop Village, Phase 1, Section 2 Preliminary Plat, consisting of 72.446 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:

Kennedy Higgins – Planner, Development Services

ITEM DETAILS:

Site Address:	West of F.M. 20 (Attachment 1)
Total Acreage:	72.446 acres
Legal Description:	72.446 acres of the Nancy Blakey Survey A-98
Property Owner:	West Bastrop Village, Ltd./Myra Goepp
Agent:	Carlson, Brigrance & Doering, Inc./ Matt Synatschk, 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 the another phase of the development with the West Bastrop Village, Phase 1, Section 2 Preliminary Plat.

The section contains 118 single-family residential lots, averaging 35-feet to 60-feet wide, which will have alley access for parking. There are three reserve lots along F.M. 20, which are future commercial lots, and there is one reserve lot north of Adelton BLVD. This plat has the main entry off F.M. 20 with Adelton Boulevard, seven connectors for the residential lots and three alleyways.

Infrastructure	Available (Y/N)	Proposed
Water	Y	MUD (City)
Wastewater	Y	MUD
Drainage	Y	Onsite
Transportation	Y	7 new streets, 3 alleyways
Reserve / Open Space	Y	22.578 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.

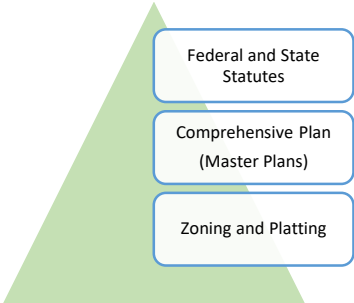
Streets

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 Preliminary Drainage Plan was approved February 1, 2022 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 B³ 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 7,509 linear feet of right-of-way with a gridded street pattern and 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 preliminary plat complies with the requirements of the adopted B³ 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.

B³ Code - Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

The Development Review Committee has reviewed the West Bastrop Village Phase 1, Section 2, Preliminary Plat for compliance with subdivision and utility standards. A Preliminary Drainage Plan and Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

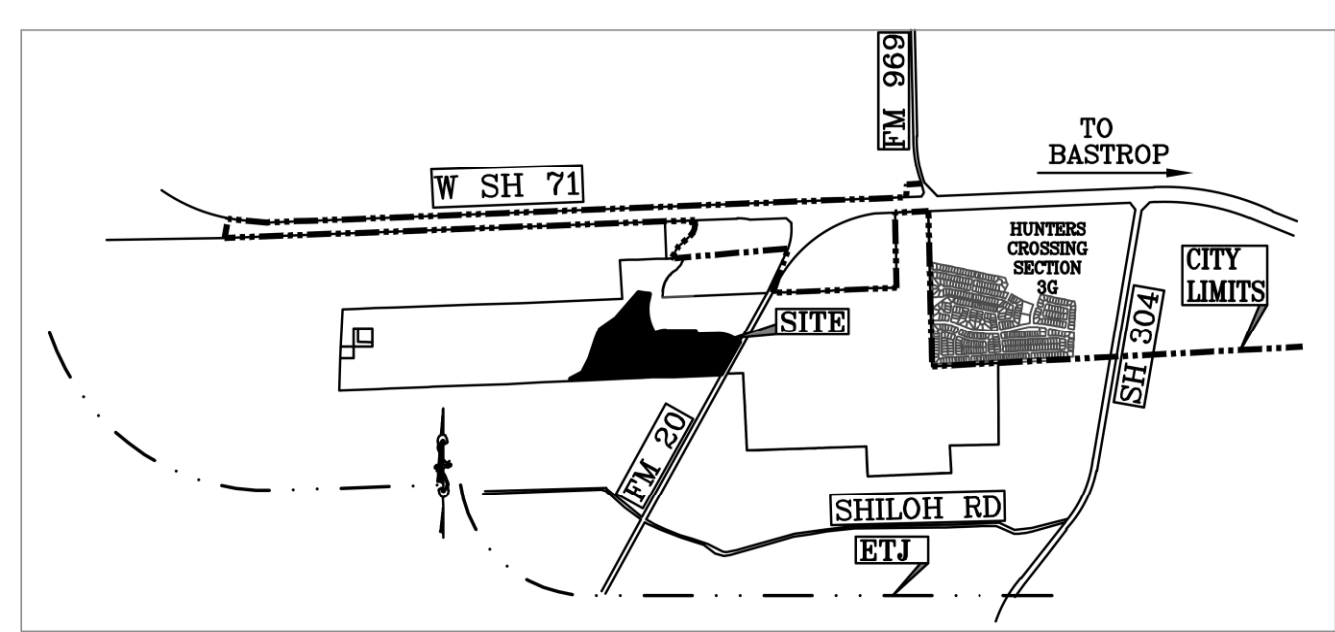
RECOMMENDATION:

Staff recommends approval the West Bastrop Village, Phase 1, Section 2 Preliminary Plat, consisting of 72.446 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 Exhibit A.

ATTACHMENTS:

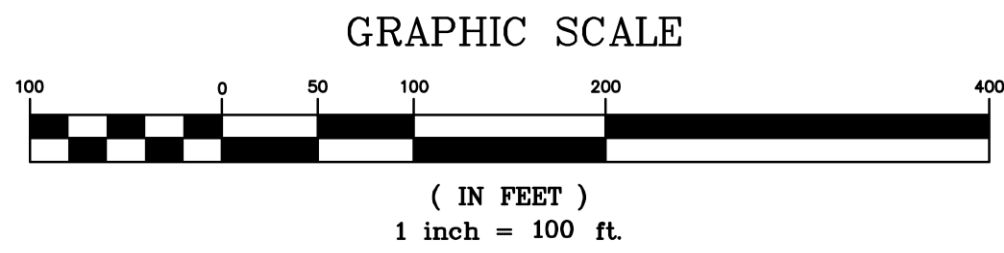
- Attachment 1: Location Map
- Attachment 2: West Bastrop Village Phase 1 Section 2 Prelim Plat

THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 2



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'



- LEGEND**
- BENCHMARK
 - 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
 - FEMA 100 YEAR FLOOD PLAN

BLOCK	LOT	SQ. FT.	ACREAGE	BLOCK	LOT	SQ. FT.	ACREAGE	BLOCK	LOT	SQ. FT.	ACREAGE
A	1	849	0.019	C	1	24,546	0.564	G	1	141,500	3.249
A	2	5,211	0.120	D	1	10,493	0.241	G	2	617,989	14.187
A	3	4,059	0.093	D	2	7,800	0.179	H	1	137,821	3.164
A	4	4,057	0.093	D	3	8,707	0.200	H	2	78,476	1.802
A	5	4,057	0.093	D	4	9,892	0.222	H	3	494,109	11.343
A	6	4,057	0.093	D	5	9,899	0.227				
A	7	4,057	0.093	D	6	7,800	0.179				
A	8	4,056	0.093	D	7	7,800	0.179				
A	9	4,056	0.093	D	8	7,800	0.179				
A	10	4,055	0.093	D	9	7,800	0.179				
A	11	4,055	0.093	D	10	7,886	0.181				
A	12	4,054	0.093	D	11	10,062	0.231				
A	13	4,053	0.093	D	12	7,752	0.178				
A	14	4,053	0.093	D	13	6,500	0.149				
A	15	4,052	0.093	D	14	6,500	0.149				
A	16	5,186	0.119	D	15	6,500	0.149				
A	17	1,039	0.024	D	16	6,500	0.149				
A	18	3,524	0.081	D	17	6,500	0.149				
A	19	9,087	0.209	D	18	6,500	0.149				
A	20	7,434	0.171	D	19	6,500	0.149				
A	21	7,433	0.171	D	20	6,500	0.149				
A	22	7,433	0.171	D	21	10,185	0.234				
A	23	7,432	0.171	E	1	10,842	0.249				
A	24	7,432	0.171	E	2	10,472	0.240				
A	25	7,431	0.171	E	3	8,128	0.187				
A	26	7,430	0.171	E	4	8,145	0.187				
A	27	7,430	0.171	E	5	8,161	0.187				
A	28	7,429	0.171	E	6	9,503	0.218				
A	29	7,428	0.171	E	7	9,438	0.217				
A	30	7,427	0.171	E	8	6,712	0.154				
A	31	9,077	0.208	E	9	6,712	0.154				
A	32	2,673	0.066	E	10	6,723	0.154				
A	33	12,069	0.277	E	11	6,734	0.155				
B	1	1,700	0.039	E	12	7,278	0.167				
B	2	5,203	0.119	E	13	8,767	0.201				
B	3	4,859	0.112	E	14	9,941	0.228				
B	4	4,858	0.112	E	15	2,587	0.059				
B	5	4,857	0.112	F	1	15,203	0.349				
B	6	4,857	0.111	F	2	11,672	0.268				
B	7	5,023	0.115	F	3	8,950	0.205				
B	8	5,515	0.127	F	4	7,832	0.180				
B	9	5,972	0.137	F	5	6,563	0.151				
B	10	6,274	0.144	F	6	6,500	0.149				
B	11	7,430	0.171	F	7	6,500	0.149				
B	12	8,656	0.199	F	8	6,500	0.149				
B	13	11,399	0.262	F	9	6,500	0.149				
B	14	10,203	0.234	F	10	6,500	0.149				
B	15	13,829	0.317	F	11	6,500	0.149				
B	16	10,940	0.251	F	12	6,500	0.149				
B	17	7,443	0.171	F	13	6,500	0.149				
B	18	7,442	0.171	F	14	6,500	0.149				
B	19	7,442	0.171	F	15	6,500	0.149				
B	20	7,441	0.171	F	16	6,500	0.149				
B	21	7,440	0.171	F	17	6,500	0.149				
B	22	7,439	0.171	F	18	6,521	0.150				
B	23	7,438	0.171	F	19	6,803	0.156				
B	24	9,090	0.209	F	20	7,051	0.162				
B	25	2,787	0.064	F	21	7,424	0.170				
B	26	12,152	0.279	F	22	12,179	0.280				
B	27	7,560	0.174	F	23	18,374	0.422				
B	28	7,560	0.174	F	24	9,392	0.216				
B	29	7,560	0.174	F	25	9,490	0.218				
B	30	7,560	0.174	F	26	7,004	0.161				
B	31	7,560	0.174	F	27	6,750	0.155				
B	32	7,560	0.174	F	28	6,750	0.155				
B	33	11,891	0.273	F	29	8,100	0.186				
B	34	17,736	0.407	F	30	242,506	5.567				

DATE: JULY 19, 2023
 OWNER:
 WEST BASTROP VILLAGE LTD.
 2043 S. LAMAR BLVD
 SUITE 150
 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

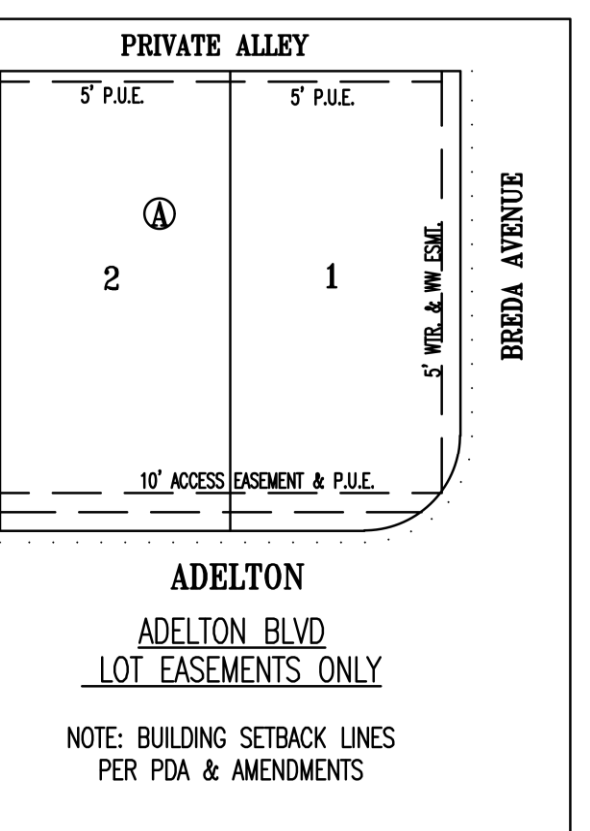
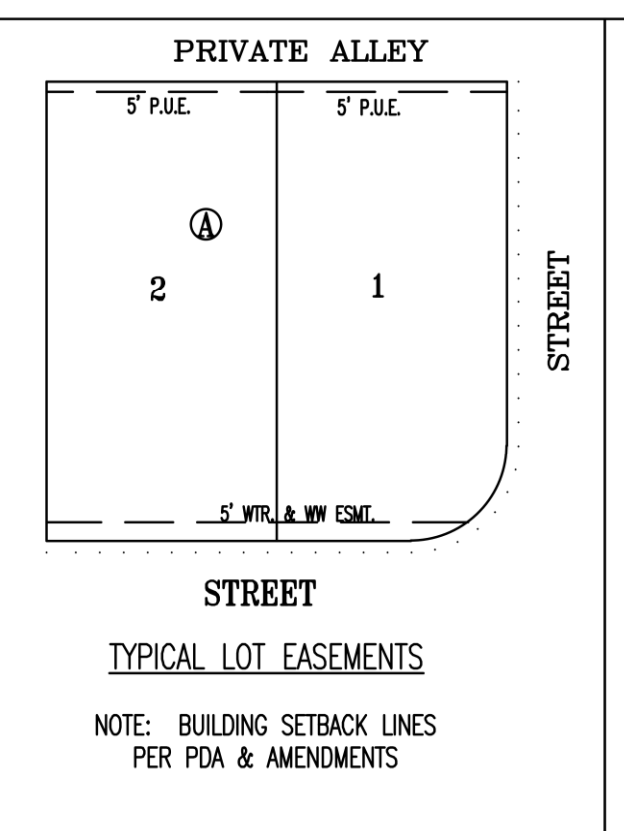
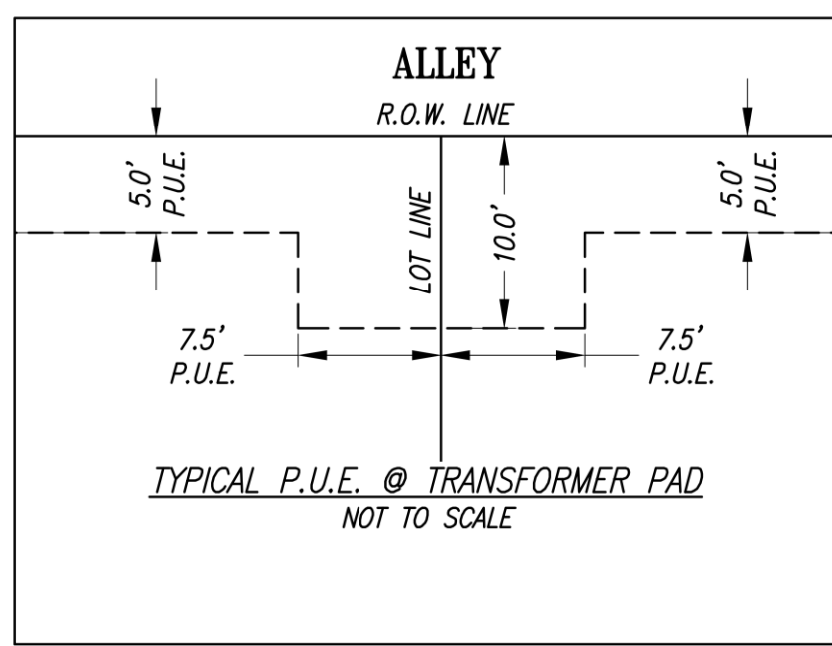
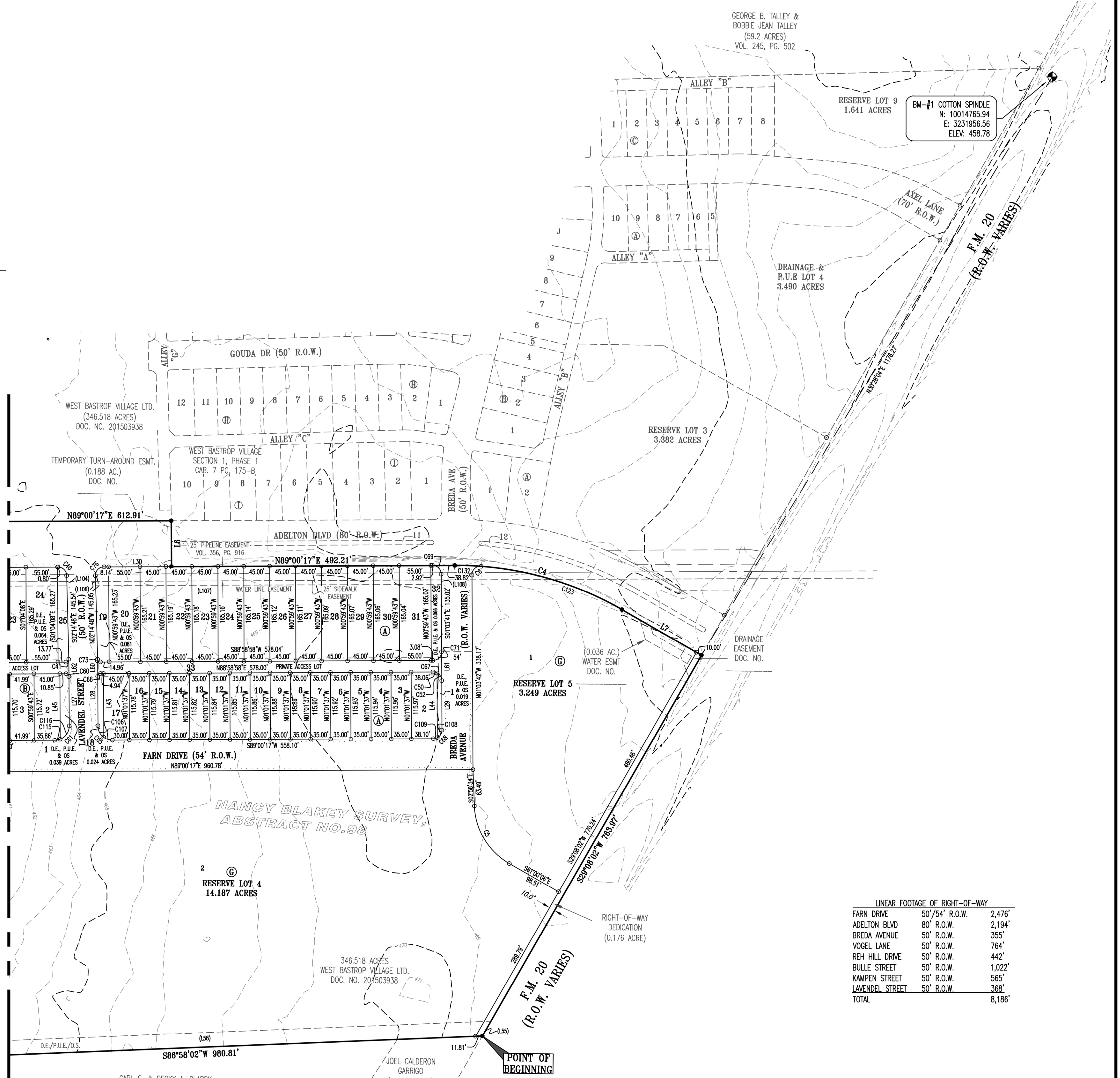
TOTAL ACREAGE: 72.446 ACRES
 SURVEY: NANCY BLAKEY SURVEY, A-98

RESIDENTIAL LOTS: 121 TOTAL: 20,359 ACRES
 D.E., P.U.E. AND O.S. LOTS: 7 TOTAL: 5,860 ACRES
 O.S., P.U.E. & S.W.E. LOT: 2 TOTAL: 0.623 ACRES
 D.E., O.S., P.U.E., & S.W.E. LOT: 1 TOTAL: 0.279 ACRES
 D.E. LOT: 1 TOTAL: 11.343 ACRES
 RESERVE/FUTURE LOT: 4 TOTAL: 22.402 ACRES
 R.O.W. AND PRIVATE ACCESS LOTS: 2 TOTAL: 10.962 ACRES
 LIFT STATION: 1 TOTAL: 0.422 ACRES

NO. OF BLOCKS: 8

FLOOD PLAN 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. 48021C0335E, BASTROP COUNTY, TEXAS, DATED JANUARY 19, 2006

MATCH LINE - SEE SHEET 2



LINEAR FOOTAGE OF RIGHT-OF-WAY

FARN DRIVE	50'/54' R.O.W.	2,476'
ADELTON BLVD	80' R.O.W.	2,194'
BREDA AVENUE	50' R.O.W.	355'
VOGEL LANE	50' R.O.W.	764'
REH HILL DRIVE	50' R.O.W.	442'
BULLE STREET	50' R.O.W.	1,022'
KAMPEN STREET	50' R.O.W.	565'
LAVENDEL STREET	50' R.O.W.	368'
TOTAL		8,186'

NOTE: ZONING IS SF-7-PD PER THE PLANNED DEVELOPMENT AGREEMENT.

REVISION	DATE	BY	COMMENT
1	04/21/2023	TKM	REVISED PER BASTROP COUNTY COMMENTS
2	06/13/2023	TKM	REVISED NOTES, ADDED R.O.W. RESERVE LOT
3	06/28/2023	TKM	CHANGE R.O.W. RESERVE TO R.O.W. DEDICATION

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG. # 1002900

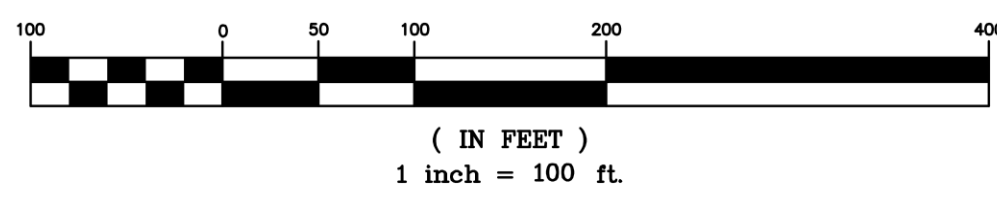
Civil Engineering 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5160

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

J:\AC3D\5304\Survey\PRELIM PLAT - PHASE 1, SECTION 2

THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 2

GRAPHIC SCALE



SCALE: 1" = 100'

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	657.59	930.00	S09°33'00"E	643.98	343.22	40°30'48"
C2	20.56	15.00	S73°17'18"E	18.99	12.27	78°32'55"
C3	165.62	440.00	N07°15'16"E	164.65	83.80	21°34'02"
C4	304.31	580.00	S75°57'52"E	300.83	155.75	30°03'42"
C5	122.54	121.00	S31°59'19"E	117.37	67.11	58°01'35"
C6	24.78	15.00	N46°15'52"E	22.06	16.27	94°39'11"
C7	25.35	15.00	N85°54'36"W	22.44	16.90	96°49'32"
C8	162.99	225.00	S66°26'12"W	159.45	85.26	41°30'19"
C9	36.37	225.00	N88°10'46"W	36.33	18.22	91°54'41"
C10	15.12	15.00	S67°33'58"W	14.49	8.28	57°46'09"
C11	205.54	600.00	N43°10'48"W	118.79	419.57	196°16'36"
C12	15.12	15.00	N26°04'25"E	14.49	8.28	57°46'09"
C13	210.11	275.00	N19°04'37"E	205.03	110.48	43°46'32"
C14	109.24	175.00	N19°36'51"W	107.48	56.47	35°45'58"
C15	23.56	15.00	S42°11'21"W	21.21	15.00	90°00'00"
C16	28.29	175.00	N88°10'48"W	28.26	14.17	91°54'41"
C17	21.14	15.00	N43°10'48"W	19.43	12.75	80°44'19"
C18	173.31	225.00	N19°15'20"E	169.06	91.21	44°07'57"
C19	22.38	15.00	N84°04'07"E	20.36	13.86	85°29'38"
C20	232.55	640.00	S63°35'38"E	231.27	117.57	20°49'08"
C21	22.94	15.00	S30°10'55"E	20.77	14.40	87°38'33"
C22	50.24	175.00	S05°24'51"W	50.07	25.30	162°70'00"
C23	21.83	15.00	S05°59'32"W	19.95	13.36	83°22'12"
C24	126.77	175.00	S66°26'12"W	124.02	66.31	41°30'19"
C25	23.56	15.00	N47°48'39"W	21.21	15.00	90°00'00"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C26	11.19	125.00	N00°14'44"W	11.19	5.60	50°7'49"
C27	26.53	15.00	N52°38'46"E	23.20	18.30	101°19'11"
C28	64.60	225.00	S84°35'09"E	64.38	32.52	162°27'00"
C29	106.54	175.00	N69°44'54"E	104.90	54.88	34°52'50"
C30	76.10	125.00	S69°44'54"W	74.83	39.27	34°52'50"
C31	50.24	175.00	N84°35'09"W	50.07	25.30	162°27'00"
C32	21.99	14.00	N31°21'39"W	19.80	14.00	90°00'00"
C33	22.35	15.00	N56°18'58"E	20.34	13.83	85°21'14"
C34	412.84	640.00	N80°30'49"E	405.72	213.89	36°57'34"
C35	21.02	15.00	S77°49'46"E	19.34	12.65	80°16'24"
C36	18.99	14.00	S07°18'26"W	19.80	14.00	90°00'00"
C37	230.58	360.00	N70°39'21"E	226.66	119.40	36°41'50"
C38	29.97	636.00	N53°39'25"E	29.96	14.99	241°58"
C39	230.58	360.00	N70°39'21"E	226.66	119.40	36°41'50"
C40	23.21	15.00	S46°40'18"E	20.96	14.65	86°38'50"
C41	7.96	5.00	S43°22'05"W	7.15	5.11	91°13'46"
C42	60.84	95.00	S70°39'26"W	59.81	31.51	36°41'42"
C43	7.46	5.00	S05°04'44"W	6.79	4.63	85°32'19"
C44	13.38	353.00	S46°45'46"W	13.37	6.69	210°16"
C45	20.55	15.00	N86°00'28"W	22.40	16.84	96°37'48"
C46	141.22	225.00	N19°42'43"W	138.91	73.02	35°57'41"
C47	21.83	15.00	N03°59'33"E	19.95	13.36	83°22'13"
C48	226.10	299.00	N67°20'28"E	220.76	118.77	43°19'38"
C49	23.34	15.00	N03°36'51"W	21.06	14.78	89°09'30"
C50	7.21	15.00	S77°14'47"E	7.14	3.68	27°32'31"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C51	24.27	15.00	N08°39'25"E	21.71	15.72	92°41'58"
C52	16.34	15.00	S32°16'06"E	15.54	9.09	62°24'51"
C53	49.43	175.00	S05°16'53"W	49.27	24.88	161°10'4"
C54	0.81	175.00	S13°30'23"W	0.81	0.41	0°15'56"
C55	23.56	15.00	S82°41'34"E	21.21	15.00	90°00'00"
C56	223.96	353.00	S70°49'46"W	220.22	115.89	36°21'02"
C57	7.82	5.00	N82°31'05"W	7.05	4.97	89°39'20"
C58	48.04	75.00	N70°39'21"E	47.22	24.87	36°41'50"
C59	7.86	5.00	S46°00'23"E	7.07	5.00	90°01'19"
C60	39.27	25.00	S44°00'17"W	35.36	25.00	90°00'00"
C61	55.07	353.00	N57°07'24"E	55.02	27.59	85°56'19"
C62	22.41	15.00	S12°59'31"W	20.38	13.89	85°35'50"
C63	26.75	440.00	S54°02'56"W	26.75	13.38	32°00'00"
C64	39.27	25.00	N43°59'53"W	35.35	25.00	89°59'40"
C65	7.85	5.00	N43°59'37"E	7.07	5.00	89°58'41"
C66	23.55	15.00	S46°02'22"E	21.21	14.99	89°57'22"
C67	92.25	564.00	S56°59'35"W	92.15	46.23	92°21'17"
C68	23.58	15.00	S43°58'16"W	21.23	15.02	90°04'10"
C69	23.54	15.00	S46°01'42"E	21.20	14.98	89°56'08"
C70	7.75	5.00	N46°37'55"W	6.99	4.89	88°46'14"
C71	23.57	15.00	S43°57'38"W	21.22	15.01	90°02'38"
C72	636.90	560.00	N80°46'32"W	603.13	357.88	69°09'51"
C73	7.75	5.00	N46°37'55"W	6.99	4.89	88°46'14"
C74	23.89	15.00	N43°22'44"E	21.44	15.33	91°15'05"
C82	13.66	60.00	S45°12'09"W	13.63	6.86	130°21'31"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C83	50.39	60.00	S75°46'59"W	48.92	26.79	48°07'09"
C84	42.86	60.00	N69°41'40"W	41.95	22.39	40°55'32"
C85	26.57	60.00	N26°32'36"W	26.36	13.51	25°22'37"
C86	52.60	60.00	N11°15'42"E	50.94	28.13	50°13'59"
C87	19.46	60.00	N45°40'05"E	19.37	9.81	18°34'48"
C88	21.64	175.00	S87°05'31"E	21.63	10.83	7°05'06"
C89	6.65	175.00	N88°16'39"E	6.65	3.32	21°03'35"
C90	17.37	15.00	S40°49'29"E	16.42	9.81	66°21'25"
C91	5.57	15.00	S02°59'47"W	5.54	2.82	211°7'08"
C92	20.46	15.00	S87°44'36"W	18.91	12.18	78°08'40"
C93	1.92	15.00	S43°59'46"W	1.92	0.96	72°0'58"
C94	49.24	225.00	N88°32'29"W	49.14	24.72	12°32'20"
C95	15.36	225.00	N78°18'59"W	15.36	7.68	35°44'00"
C96	65.39	175.00	S83°00'41"W	65.01	33.08	21°24'29"
C97	41.15	175.00	S80°27'08"W	41.06	20.67	13°28'28"
C98	82.50	175.00	N73°41'04"E	81.73	42.03	27°00'34"
C99	44.27	175.00	N52°55'54"E	44.16	22.26	14°29'45"
C100	30.44	225.00	N88°56'05"W	30.42	15.24	74°50'7"
C101	5.93	225.00	N64°18'15"W	5.93	2.96	1°30'34"
C102	29.22	225.00	S49°24'14"W	29.20	14.63	72°28'25"
C103	46.21	225.00	S59°00'30"W	46.13	23.19	11°46'05"
C104	46.10	225.00	S70°45'42"W	46.02	23.13	11°44'20"
C105	41.46	225.00	S81°54'37"W	41.40	20.79	10°33'29"
C106	23.18	25.00	S27°33'33"E	22.36	12.50	53°07'00"
C107	16.09	25.00	S72°33'23"E	15.81	8.34	36°52'40"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C108	16.42	15.00	S30°17'24"W	15.61	9.14	62°42'17"
C109	7.16	15.00	S75°19'25"W	7.10	3.65	27°21'44"
C110	40.06	353.00	N64°50'37"E	40.04	20.05	63°00'7"
C111	38.03	353.00	N71°10'50"E	38.01	19.03	61°0'19"
C112	39.71	353.00	N77°29'20"E	39.69	19.87	62°6'41"
C113	39.63	353.00	N83°55'40"E	39.61	19.84	62°5'57"
C114	11.46	353.00	N88°04'28"E	11.46	5.73	1°51'38"
C115	9.36	25.00	N78°16'37"E	9.31	4.74	21°22'20"
C116	29.91	25.00	N33°16'37"E	28.16	17.04	68°32'40"
C117	43.22	360.00	S85°33'55"W	43.19	21.64	65°2'43"
C118	113.19	360.00	S73°07'06"W	112.73	57.07	18°00'55"
C119	56.62	360.00	S59°36'18"W	56.56	28.37	9°00'41"
C120	17.54	360.00	S53°42'12"W	17.54	8.77	24°7'31"
C121	43.67	95.00	N65°32'14"E	43.48	22.33	26°27'36"
C122	16.97	95.00	N83°53'10"E	16.95	8.55	10°14'14"
C123	257.88	580.00	N73°40'17"W	255.77	131.11	25°28'31"
C124	60.06	564.00	N58°37'41"E	60.03	30.06	6°06'05"
C125	32.19	564.00	N53°56'32"E	32.18	16.10	31°6'12"
C126	413.89	930.00	N17°03'26"W	410.48	210.43	25°29'58"
C127	243.71	930.00	N03°11'58"E	243.01	122.56	19°00'52"
C128	25.09	75.00	N61°53'25"E	24.97	12.66	19°09'58"
C129	22.95	75.00	N80°14'21"E	22.86	11.56	17°31'52"
C130	79.59	225.00	N07°19'23"E	79.18	40.22	20°16'05"
C131	93.72	225.00	N28°23'22"E	93.04	47.55	23°15'13"
C132	46.43	580.00	S88°42'08"E	46.41	23.23	4°35'11"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C138)	3.54	352.50	N63°48'42"E	3.54	1.77	0°34'29"

Line #	Length	Direction
(L42)	305.66	N37°41'25"W
(L47)	57.65	N45°40'38"E
(L55)	30.10	S29°08'02"W
(L56)	27.41	S01°43'53"E
(L57)	271.13	S88°46'37"W
(L58)	996.55	N86°56'23"E
(L59)	74.01	S52°14'47"W
(L103)	561.15	N89°00'17"E
(L104)	17.86	N02°14'48"W
(L105)	7.63	S37°43'18"E
(L106)	145.05	N02°14'48"W
(L107)	600.70	S89°00'17"W
(L108)	135.02	S01°03'41"E

Line #	Length	Direction
L1	113.56	S81°49'59"E
L2	115.52	S86°07'52"E
L3	140.50	S10°42'23"W
L4	59.59	S29°48'27"E
L5	62.49	N64°04'57"E
L6	80.00	S01°03'59"E
L7	159.21	S69°56'01"E
L8	100.27	S08°41'19"W
L9	73.06	S45°41'14"W
L10	56.13	S05°07'13"E
L11	48.50	S37°41'34"E
L12	36.96	S76°21'39"E
L13	36.51	N52°18'26"E
L14	37.51	S52°18'26"W

Line #	Length	Direction
L15	40.10	N76°21'39"W
L16	8.03	N13°38'21"E
L17	40.00	S37°41'34"E
L18	410.76	S88°58'58"W
L19	96.93	S52°18'26"W
L20	21.21	

THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 2

METES AND BOUNDS

BEING ALL THAT CERTAIN 72.446 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 DOCUMENT NUMBER 201503938, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 72.446 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, 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 SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S86°58'02"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT, SAID 0.999 ACRE TRACT AND A CALLED 7.217 ACRE TRACT OF LAND CONVEYED TO CARL S. CLARDY AND BECKY A. CLARDY BY DEED RECORDED IN VOLUME 1765, PAGE 703, O.P.R.B.C.TX., A DISTANCE OF 980.81 FEET TO A 5/8 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 7.217 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF A CALLED 10.000 ACRE TRACT OF LAND CONVEYED TO PAMPERED LAWN'S 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 AND SHARLA J. BALDWIN BY DEED RECORDED IN VOLUME 1654, PAGE 666, O.P.R.B.C.TX.,

THENCE, S87°10'40"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT, SAID 1.000 ACRE TRACT, A CALLED 1.081 ACRE TRACT CONVEYED TO ROBERT MENDOZA BY DEED RECORDED IN DOCUMENT NUMBER 202108806, O.P.R.B.C.TX., A CALLED 1.477 ACRE TRACT CONVEYED TO PHILLIP L. BURTON AND CHERYL N. BURTON BY DEED RECORDED IN VOLUME 1790, PAGE 862, O.P.R.B.C.TX., AND 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 1/2 INCH IRON ROD FOUND, BEING IN THE SOUTHERN LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHWEST 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°08'00"W, WITH THE COMMON BOUNDARY 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 FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 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) N21°17'15"E, A DISTANCE OF 212.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N53°32'02"E, A DISTANCE OF 405.23 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N40°52'09"E, A DISTANCE OF 711.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S81°49'58"E, A DISTANCE OF 113.56 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S86°07'52"E, A DISTANCE OF 115.52 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,
- 8) S10°42'23"W, A DISTANCE OF 140.50 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 657.59 FEET, AND A CHORD THAT BEARS S09°33'00"E, A DISTANCE OF 643.98 FEET, TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S29°48'27"E, A DISTANCE OF 59.59 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N64°04'57"E, A DISTANCE OF 62.49 FEET TO A 1/2 INCH CAPPED 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 15.00 FEET, AN ARC LENGTH OF 20.56 FEET, AND A CHORD THAT BEARS S73°17'18"E, A DISTANCE OF 18.99 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER, AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 165.62 FEET, AND A CHORD THAT BEARS N78°13'16"E, A DISTANCE OF 164.65 FEET TO A 1/2 INCH CAPPED IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER, AND
- 14) N89°00'17"E, A DISTANCE OF 812.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, WEST BASTROP VILLAGE SECTION 1, PHASE 1, A SUBDIVISION RECORDED IN CABINET 7, PAGE 175-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING AT THE NORTHWEST TERMINUS CORNER OF ADELTON BOULEVARD (80' R.O.W.) FOR CORNER,

THENCE, S01°03'59"E, OVER AND ACROSS SAID 346.518 ACRE TRACT, WITH THE WEST TERMINUS LINE OF SAID ADELTON BOULEVARD, BEING THE WEST LINE OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING THE SOUTHWEST TERMINUS CORNER OF SAID ADELTON BOULEVARD, SAME BEING AT THE SOUTHWEST CORNER OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1,

THENCE, OVER AND ACROSS SAID 346.518 ACRE TRACT, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ADELTON BOULEVARD, AND THE SOUTH LINE OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) 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,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, AN ARC LENGTH OF 304.31 FEET, AND A CHORD THAT BEARS S75°57'52"E, A DISTANCE OF 300.83 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 3) S60°56'01"E, A DISTANCE OF 199.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST TERMINUS CORNER OF SAID ADELTON BOULEVARD, SAME BEING AT THE SOUTHEAST CORNER OF SAID WEST BASTROP VILLAGE SECTION 1, PHASE 1, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 20, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S29°08'02"W, WITH THE COMMON LINE OF SAID 346.518 ACRE TRACT AND SAID F.M. 20, A DISTANCE OF 763.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.446 ACRES OF LAND.

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:
BM #1 CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3231956.5610', NORTING 10014765.9350'. ELEVATION 407.77' (NAVD88)
BM #2 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1. EASTING 3229745.1490', NORTING 10014694.9000'. ELEVATION 460.29' (NAVD88)
2. WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.
3. WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.
4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
5. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY
6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE PLANNED DEVELOPMENT AGREEMENT, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. BY APPROVING THIS PRELIMINARY 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.
10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES
12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
13. ALL NEW UTILITIES WILL BE UNDERGROUND.
14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE WATER AND WASTEWATER WHOLESALE AGREEMENTS, RESOLUTION NO. R-2019-99 AND R-2019-100 RESPECTIVELY.
15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
16. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO ADELTON BOULEVARD RIGHT-OF-WAY.
17. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
18. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
20. 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).
21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
22. 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 MUD OR HOA, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
23. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
24. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE 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 PRELIMINARY PLAT BY THE CITY COUNCIL 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 PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
25. 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 PRELIMINARY PLAT BY THE COMMISSIONERS COURT 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 PRELIMINARY 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 PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
26. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE MUD.
27. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
28. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT
29. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
30. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
31. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
32. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
33. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
34. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
35. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
36. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
37. OPERATION, MAINTENANCE AND CERTIFICATION TO COMPLIANCE WITH THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE UTILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.
38. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION.
39. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE M.U.D.
40. ALL ROADWAYS ARE TO BE PUBLIC AND MAINTAINED BY THE CITY, AND ALL ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY THE HOA OR ASSIGNS.
41. ALL OPEN SPACE LOTS WILL BE MAINTAINED BY WEST BASTROP VILLAGE MUD OR ASSIGNS.

THE STATE OF TEXAS §

COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, WEST BASTROP VILLAGE, LTD., BEING THE OWNERS OF 72.446 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 2"

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 19 DAY OF July, 2023, A.D.

Myra G. Goepf
WEST BASTROP VILLAGE, LTD. (C/O MYRA GOEPP)
610 W 5TH STREET, STE. 601
AUSTIN, TX 78701 USA

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: *M. Harmouche* DATE 08.18.2023
MAHER G. HARMOUCHE, P.E. NO. 143982
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID # F3791

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.

SURVEYED BY: *A. Thomason* DATE 8/18/2023
AARON V. THOMASON ~ R.P.L.S. NO. 6214
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.

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

APPROVED:
ATTEST:

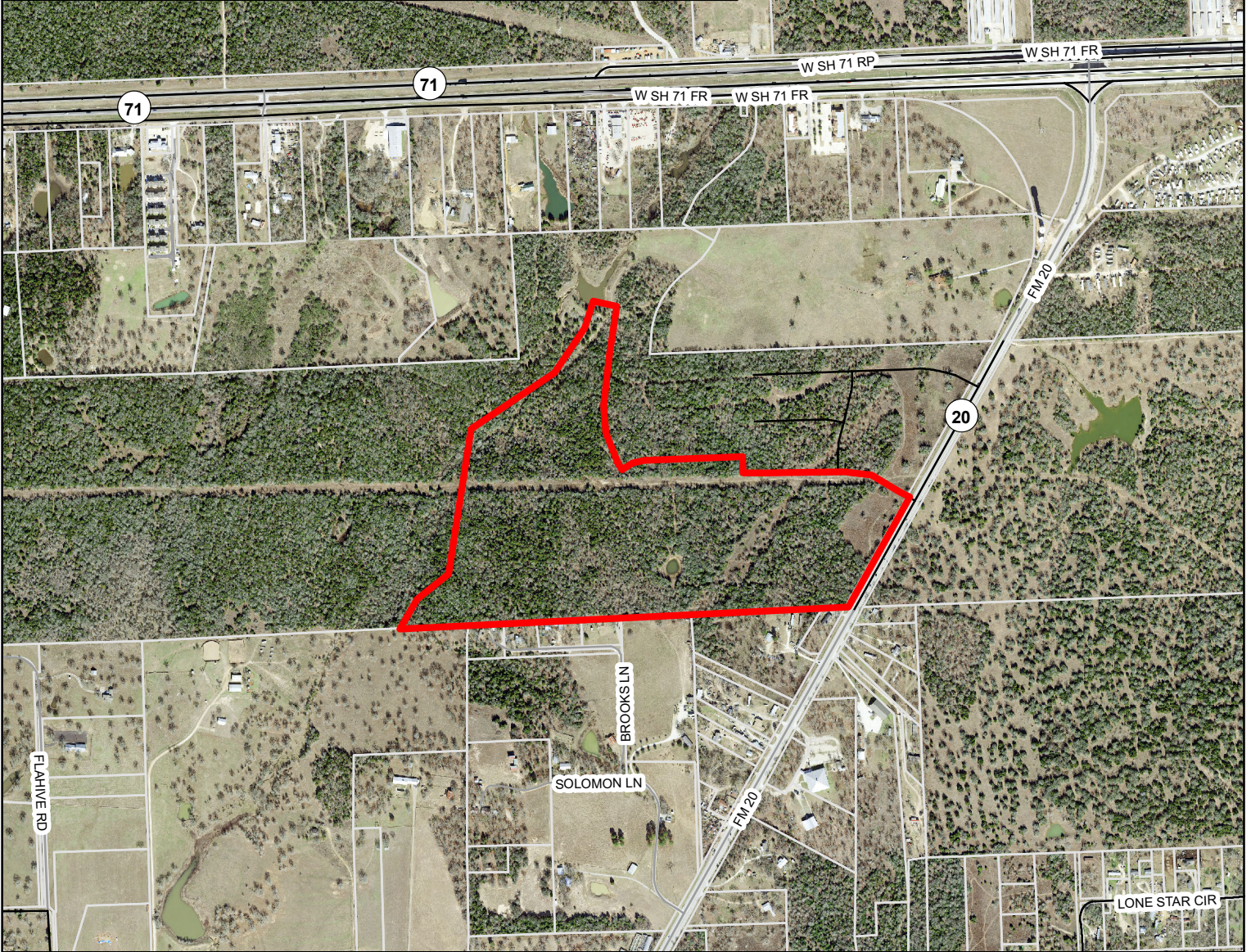
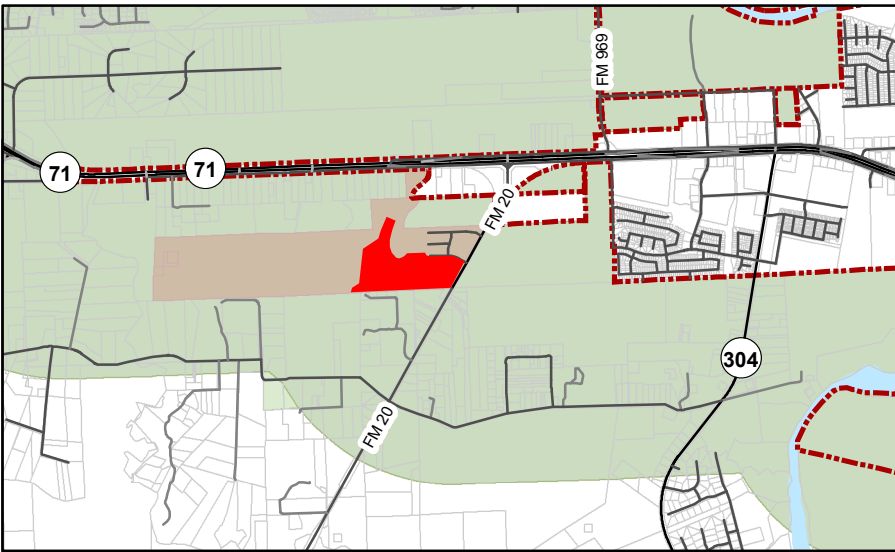
PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

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. 48021C0195E AND MAP PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, BOTH EFFECTIVE JANUARY 19, 2006. 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 PRELIMINARY PLAT BY THE COMMISSIONERS COURT 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 PRELIMINARY 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 PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

SHEET NO. 3 OF 3

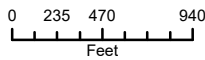
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



West Bastrop Village Phase 1, Section 2 Preliminary Plat Property Location Map

Date: 8/25/2023

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



1 inch = 1,000 feet





STAFF REPORT

MEETING DATE: August 31, 2023

TITLE:

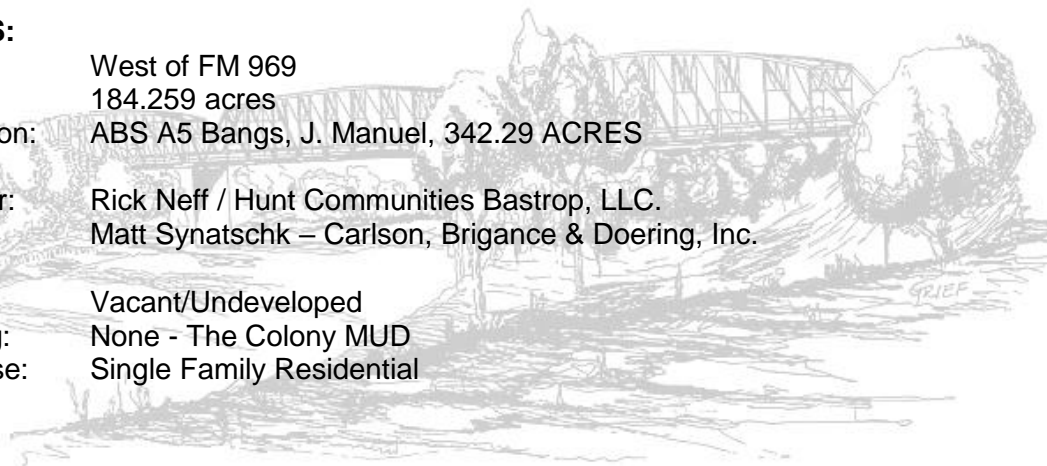
Consider action to approve the Colony MUD 1G, Section 1 Preliminary Plat, being 184.259 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, outside of the Statutory ETJ to the north.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: West of FM 969
 Total Acreage: 184.259 acres
 Legal Description: ABS A5 Bangs, J. Manuel, 342.29 ACRES
 Property Owner: Rick Neff / Hunt Communities Bastrop, LLC.
 Agent Contact: Matt Synatschk – Carlson, Brigance & Doering, Inc.
 Existing Use: Vacant/Undeveloped
 Existing Zoning: None - The Colony MUD
 Future Land Use: Single Family Residential



BACKGROUND:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1G Section 1. The plat includes 266 residential lots and 22 non-residential lots, a total of 184.259 acres. The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Infrastructure	Available (Y/N)	Proposed
Water	N	16 " water main provided by Aqua
Wastewater	N	Provided by Colony M.U.D.
Drainage	N	11 Lots Dedicated to drainage and landscape
Transportation	Y	15 new streets
Parks and Open Space	Y	11 Lots Dedicated to drainage and landscape

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the

City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Electric service provided by Bluebonnet Electric.

Drainage

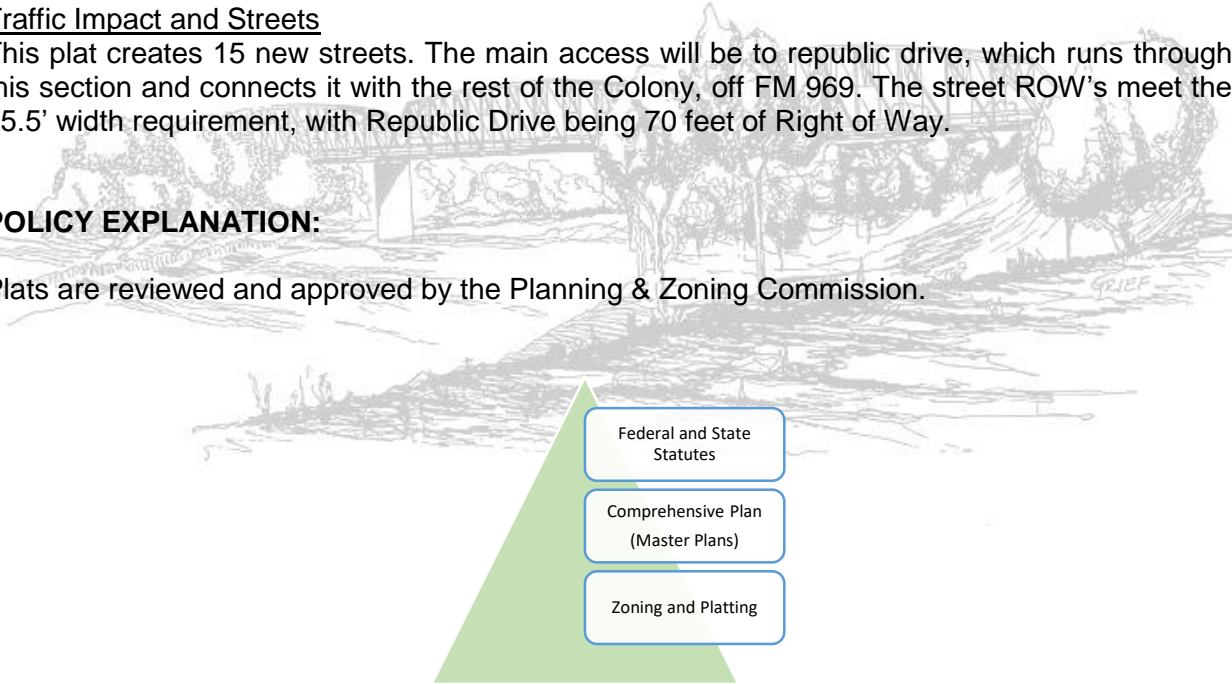
Stormwater runoff generated within the property will flow overland to the proposed streets, captured by curb inlets and conveyed with culverts directly to the proposed pond or directly flow overland to both existing & proposed ponds. The drainage facility and associated infrastructure have been designed in accordance with the City of Bastrop Stormwater Drainage Design Manual (Revised on August 27, 2019) and reflects Atlas 14 precipitation values for all design storms. The drainage system is designed to convey the 25- year, 24-hour storm event within the storm pipe system.

Traffic Impact and Streets

This plat creates 15 new streets. The main access will be to republic drive, which runs through this section and connects it with the rest of the Colony, off FM 969. The street ROW's meet the 55.5' width requirement, with Republic Drive being 70 feet of Right of Way.

POLICY EXPLANATION:

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



Compliance with the Texas Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 184.259-acre tract into 266 residential lots and 22 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

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;

This plat is located outside of the Statutory ETJ to the north. The Future Land Use Plan does not extend past the Statutory ETJ, although it shows Neighborhood Residential just to the south of this area. The plat proposes residential lots, consistent with the surrounding property.

- (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;
- (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 preliminary plat complies with the requirements of the adopted B³ Code and Consent 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 is located outside of the Statutory ETJ to the north. The Future Land Use Plan does not extend past the Statutory ETJ, although it shows Neighborhood Residential just to the south of this area. The plat proposes residential lots, consistent with the surrounding property.

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

The City of Bastrop has a Consent Agreement with The Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards. This plat will create single-family lots.

Compliance with the B3 code:

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

The plat complies with the requirements of the adopted B³ Code.

- *Section 1.3.001 Standard Procedure - Platting*
Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

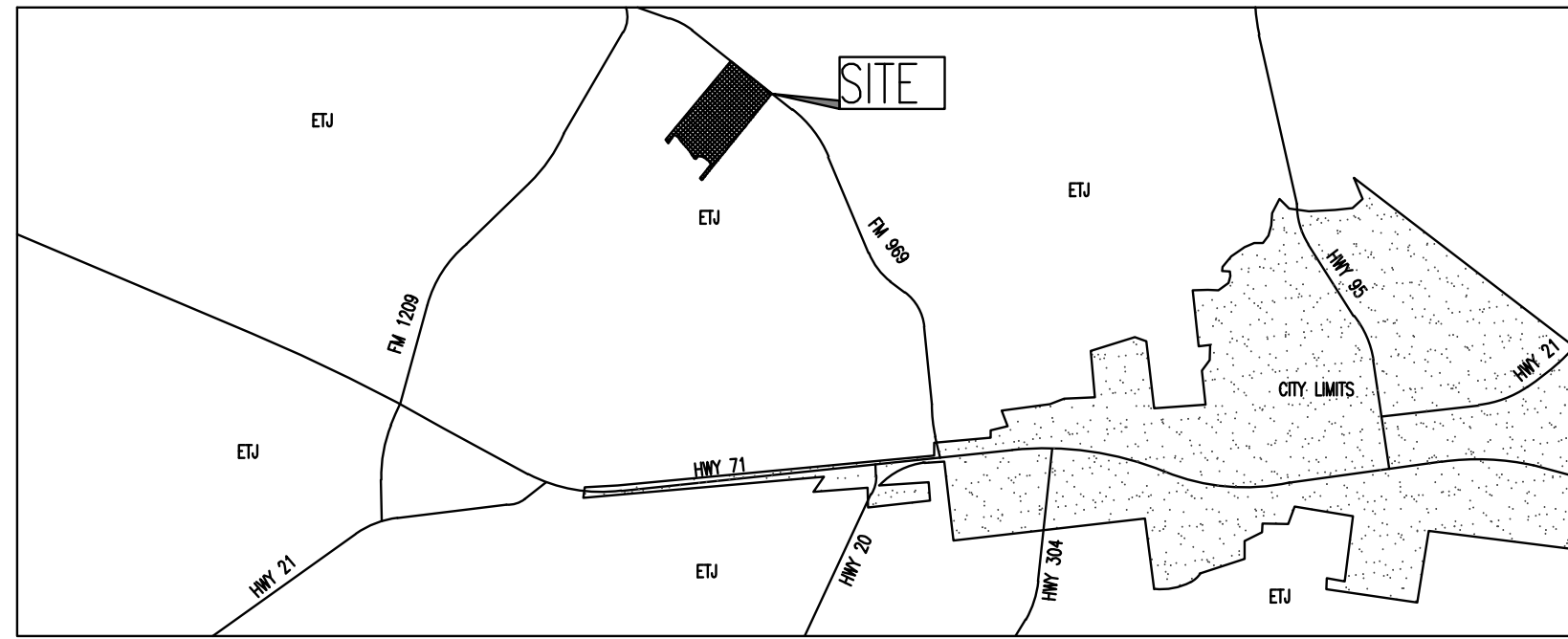
RECOMMENDATION:

Consider action to approve the Colony MUD 1G, Section 1 Preliminary Plat, being 184.259 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, outside of the Statutory ETJ to the north.

ATTACHMENTS:

- Attachment 1: Colony Section 1G MUD
- Attachment 2: Location Map
- Attachment 3: Future Land Use Map

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1



VICINITY MAP NOT TO SCALE

SCALE: 1" = 200'

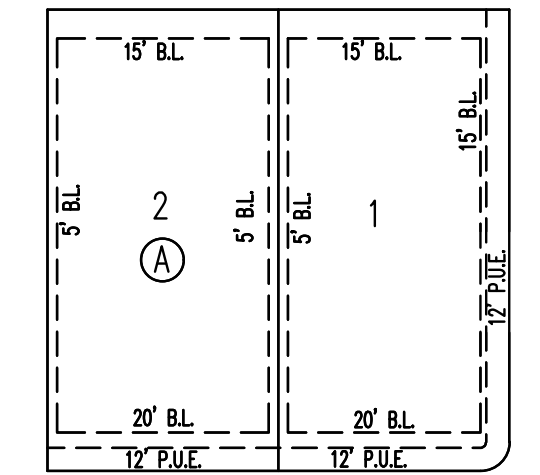
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- CAPPED 1/2" IRON ROD SET
- STAMPED "CBD/SETSTONE"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 2 LOT NUMBER
- Ⓢ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- SIDEWALKS
- ⊕ BENCHMARK



TYPICAL LOT EASEMENTS

NOTE:
1) A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION

DATE: JUNE 15, 2023

OWNER:
ROCK MEFF
HUNT COMMUNITIES BASTROP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 12220
EL PASO, TEXAS 79913
(915) 298-4226

ENGINEER & SURVEYOR:
AARON V. THOMASON, R.P.L.S. AND
MAHER HARMOUCHE P.E.
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160

TOTAL ACREAGE: 184.259 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	266	88,284 ACRES
NO. OF NON-RESIDENTIAL LOTS:	22	79,842 ACRES
TOTAL:	286	168,126 ACRES

NO. OF BLOCKS:	12	21,448 ACRES
R.O.W.:	TOTAL:	

F.E.M.A. MAP NO. 48021C0195E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

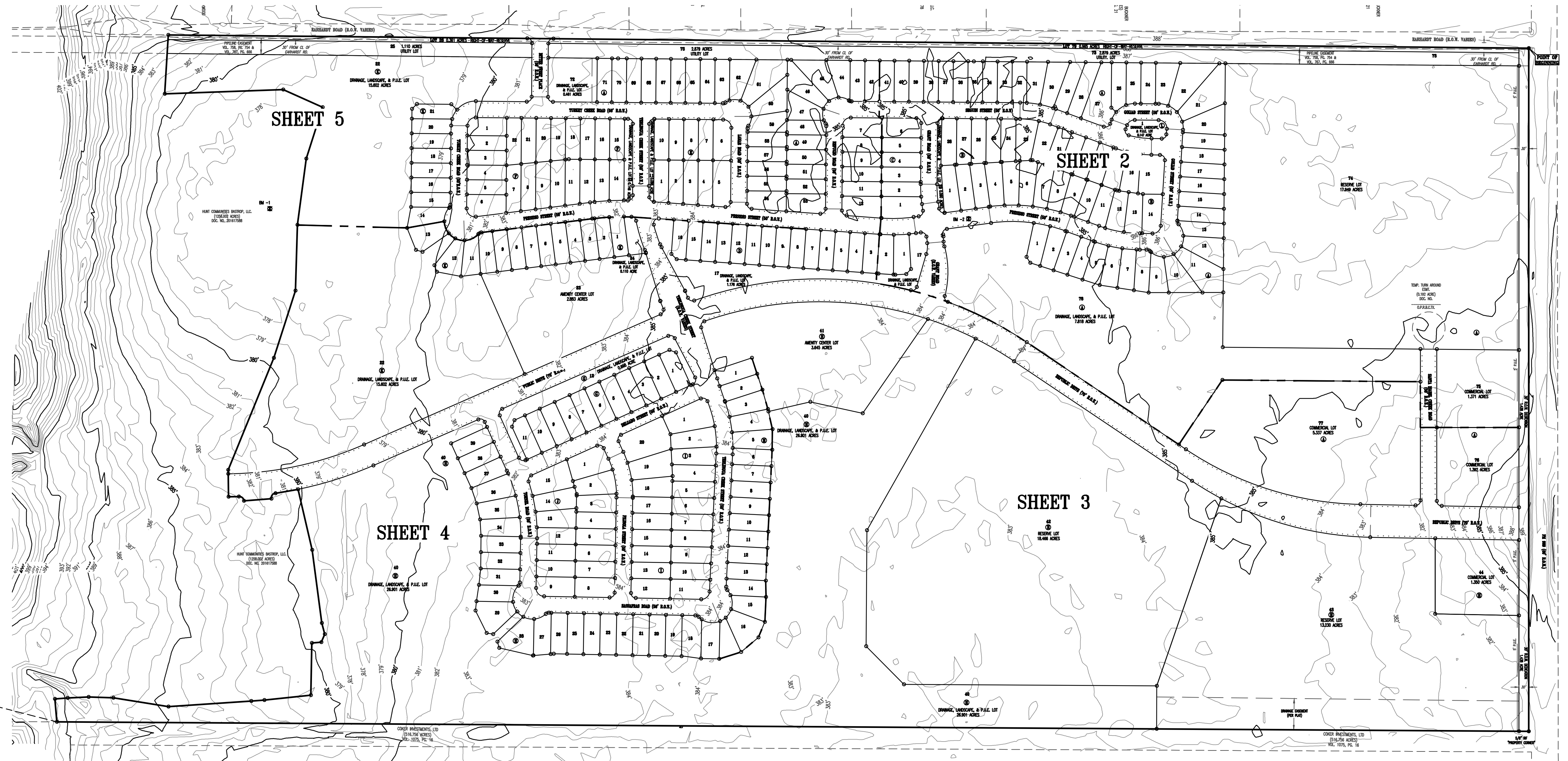
BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CBD/SETSTONE"
ELEVATION = 377.83' N:10029981.16' E:3225605.24'
NAVD88 (GEOID 12B)

TBM-2: CAPPED IRON ROD LABELED "CBD/SETSTONE"
ELEVATION = 384.57' N:10031516.68' E:3227083.47'
NAVD88 (GEOID 12B)

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

NON - RESIDENTIAL LOTS	BLOCK	LOT	PURPOSE
A	72		DRAINAGE, LANDSCAPE, & P.U.E. LOT
A	73		UTILITY LOT
A	75		COMMERCIAL LOT
A	76		COMMERCIAL LOT
A	77		COMMERCIAL LOT
A	78		DRAINAGE, LANDSCAPE, & P.U.E. LOT
A	79		RIGHT-OF-WAY RESERVE LOT
B	29		DRAINAGE, LANDSCAPE, & P.U.E. LOT
D	17		DRAINAGE, LANDSCAPE, & P.U.E. LOT
E	11		DRAINAGE, LANDSCAPE, & P.U.E. LOT
F	23		DRAINAGE, LANDSCAPE, & P.U.E. LOT
G	12		DRAINAGE, LANDSCAPE, & P.U.E. LOT
H	40		DRAINAGE, LANDSCAPE, & P.U.E. LOT
H	41		AMENITY LOT
H	44		COMMERCIAL LOT
K	22		DRAINAGE, LANDSCAPE, & P.U.E. LOT
K	23		AMENITY LOT
K	24		DRAINAGE, LANDSCAPE, & P.U.E. LOT
K	25		UTILITY LOT
K	26		RIGHT-OF-WAY RESERVE LOT
L	1		DRAINAGE, LANDSCAPE, & P.U.E. LOT

LINEAR FOOTAGE OF RIGHT-OF-WAY			
BITTER SWEET PLACE	50' R.O.W.	218 FT	LOCAL
DELGADO STREET	50' R.O.W.	648 FT	LOCAL
FILSOLA STREET	50' R.O.W.	540 FT	LOCAL
GOLIAD STREET	50' R.O.W.	585 FT	LOCAL
GRANT ROAD	R.O.W. VARIES	606 FT	LOCAL
LAMAR ROAD	50' R.O.W.	289 FT	LOCAL
PRESIDIO STREET	50' R.O.W.	2,222 FT	LOCAL
REFUGIO ROAD	50' R.O.W.	364 FT	LOCAL
REPUBLIC DRIVE	70'x100' R.O.W.	4,282 FT	COLLECTOR
SANTA ISABEL CREEK ROAD	50' R.O.W.	528 FT	LOCAL
SASSAFRAS ROAD	50' R.O.W.	480 FT	LOCAL
SECUNI STREET	50' R.O.W.	1,024 FT	LOCAL
TERLINGUA CREEK STREET	R.O.W. VARIES	1,594 FT	LOCAL
TORNEL ROAD	50' R.O.W.	666 FT	LOCAL
TURKEY CREEK ROAD	50' R.O.W.	1,177 FT	LOCAL
TOTAL		15,203 FT	



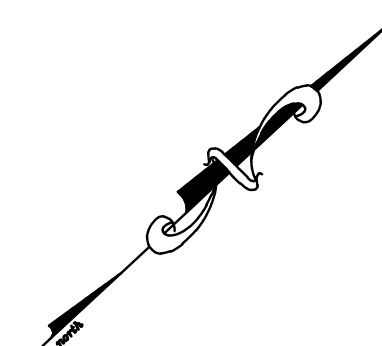
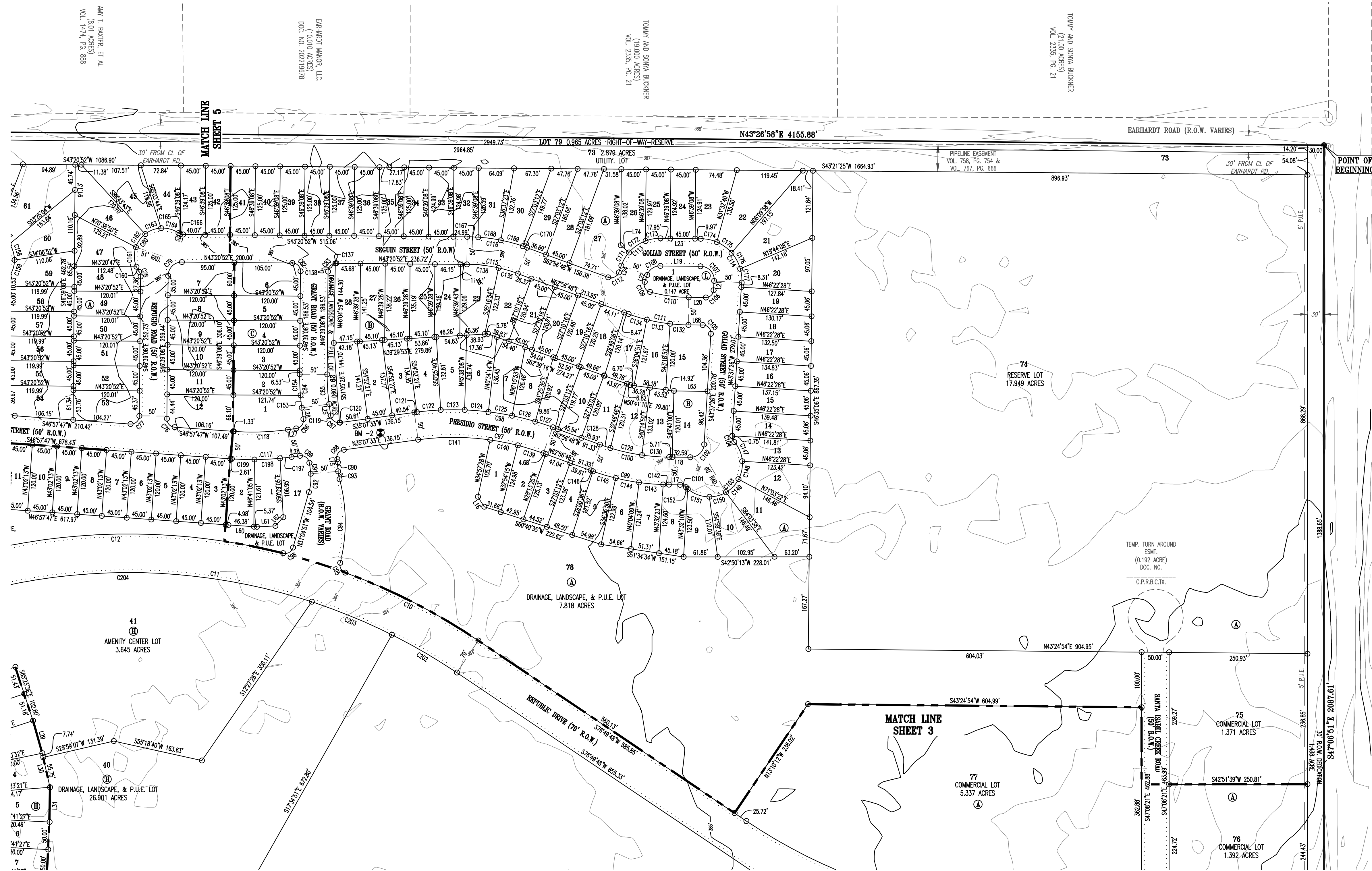
JOSE MANUEL BANGS SURVEY
ABSTRACT NO. 5

NANCY BLAKEY SURVEY
ABSTRACT NO. 28

REV. NO.	BY	COMMENT	DATE
0	---	INITIAL SUBMITTAL	02-23-2023
1	TKM	REVISED PER BASTROP COUNTY COMMENTS	04-20-2023
2	ADP	REVISED PER BASTROP COUNTY COMMENTS	04-27-2023
3	TDH	REVISED PER BASTROP COUNTY COMMENTS	06-14-2023

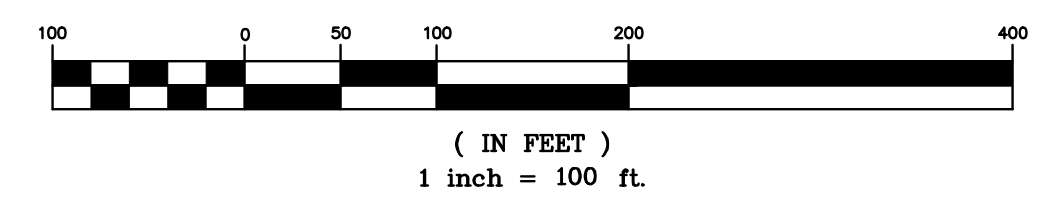
Carlson, Brigance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1



SCALE: 1" = 100'

GRAPHIC SCALE

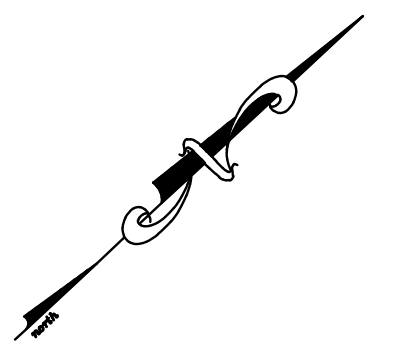
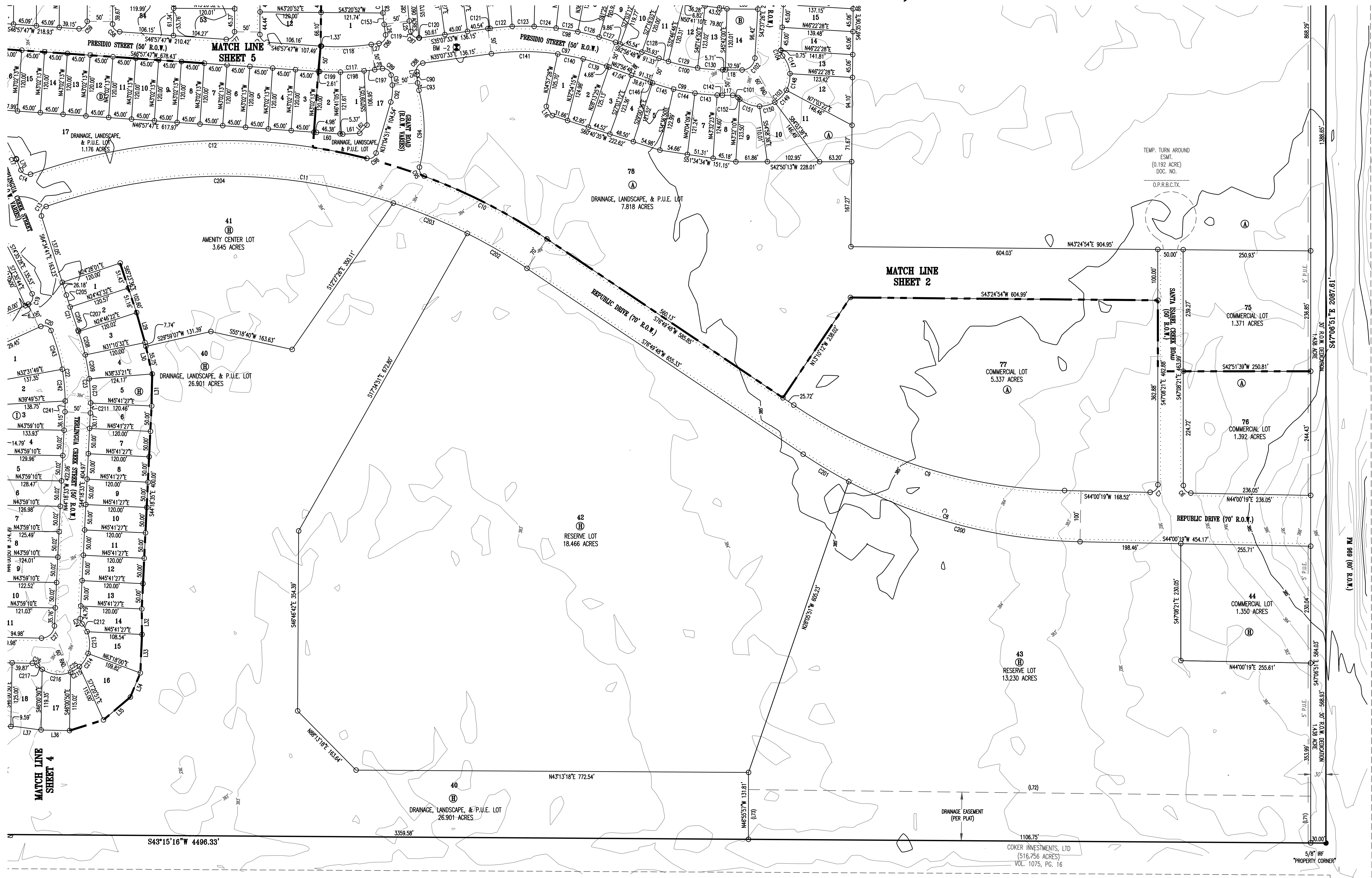


LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 2 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
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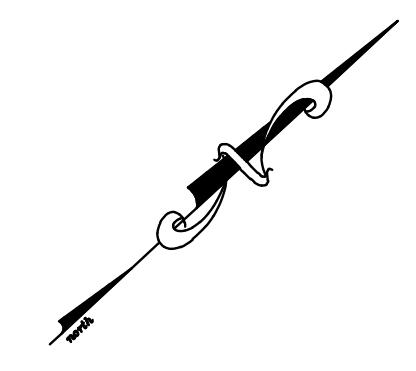
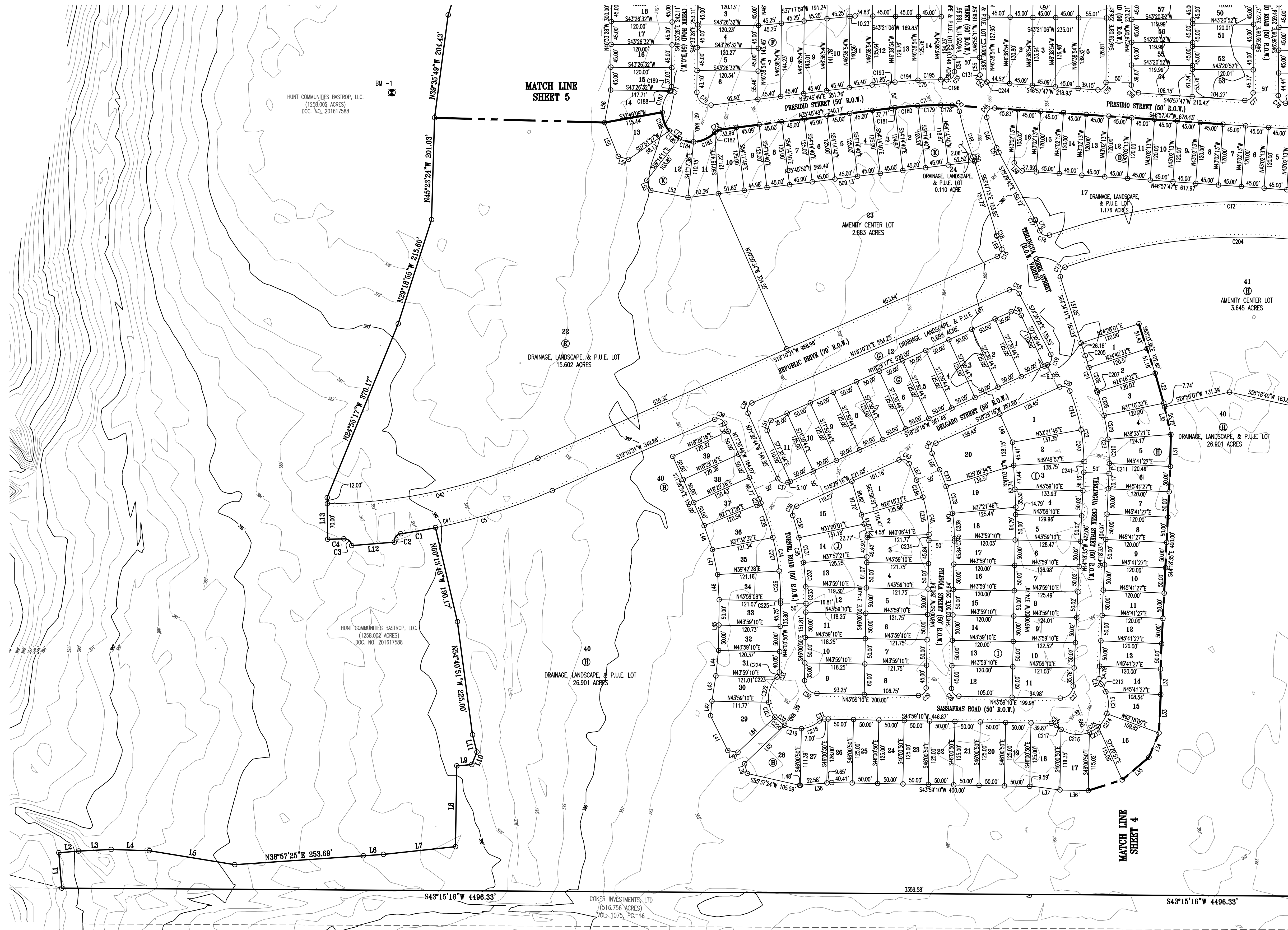
(IN FEET)
1 inch = 100 ft.

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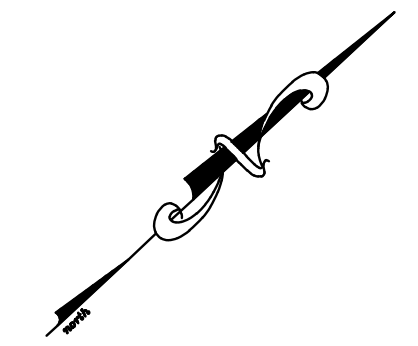
HUNT COMMUNITIES BASTROP, LLC.
(1256.002 ACRES)
DOC. NO. 201617388

HUNT COMMUNITIES BASTROP, LLC.
(1256.002 ACRES)
DOC. NO. 201617388

COKER INVESTMENTS, LTD.
(516.756 ACRES)
VOL. 1075, PG. 16

Carlson, Brigrance & 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 PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1



SCALE: 1" = 100'

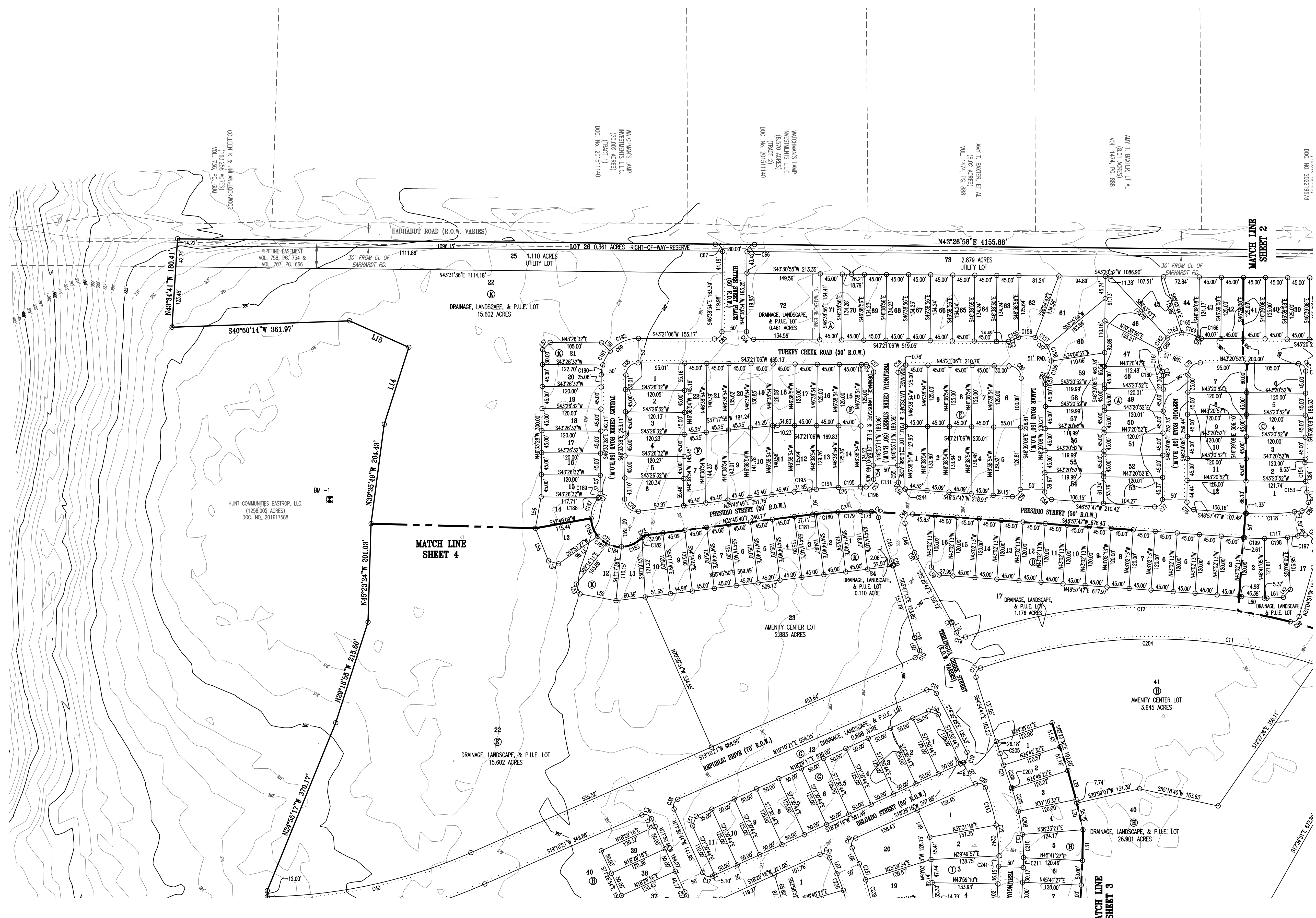
GRAPHIC SCALE



(IN FEET)
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- SIDEWALKS
- ⊕ BENCHMARK



COLLEEN K. & JILLIAN LOMWOOD
(63,258 ACRES)
VOL. 736, PG. 680

WITCHAMAN'S LAMP
INVESTMENTS L.L.C.
(20,002 ACRES)
(TRACT 1)
DOC. No. 201511140

WITCHAMAN'S LAMP
INVESTMENTS L.L.C.
(6,270 ACRES)
(TRACT 2)
DOC. No. 201511140

AMY T. BAXTER, ET AL
(6,022 ACRES)
VOL. 1414, PG. 888

AMY T. BAXTER, ET AL
(6,010 ACRES)
VOL. 1414, PG. 888

DOC. No. 202219678

HUNT COMMUNITIES BASTROP, LLC.
(1,258.002 ACRES)
DOC. No. 201617388

Carlson, Brigrance & 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 PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	69.66	1135.00	S33°08'17"W	69.65	34.84	3°31'00"
C2	23.20	15.00	S09°24'25"E	20.95	14.64	88°36'24"
C3	22.44	15.00	S83°26'06"W	20.40	13.92	85°42'35"
C4	31.81	1135.00	S41°22'59"W	31.81	15.90	1°36'20"
C5	241.82	1135.00	S25°16'34"W	241.36	121.37	12°12'27"
C6	23.26	15.00	N88°25'59"E	21.00	14.70	88°51'20"
C7	23.86	15.00	S01°34'01"E	21.42	15.30	91°08'40"
C8	579.20	1011.00	S60°25'03"W	571.31	297.79	32°49'28"
C9	566.59	989.00	S60°25'03"W	558.88	291.31	32°49'28"
C10	271.53	1135.00	S89°58'35"W	270.89	136.42	13°42'26"
C11	989.11	1065.00	S50°13'24"W	953.95	533.47	5°12'47"
C12	672.38	1135.00	N40°10'37"E	662.59	346.38	33°35'33"
C13	23.09	15.00	S20°28'52"E	20.88	14.53	88°11'44"
C14	22.83	15.00	N66°48'34"E	20.69	14.29	87°12'27"
C15	23.24	15.00	S25°12'26"E	20.98	14.68	88°45'34"
C16	22.58	15.00	N62°17'26"E	20.51	14.05	86°14'11"
C17	1.65	16.00	S72°32'28"E	1.65	0.83	5°54'29"
C18	1.62	16.00	S66°41'14"E	1.62	0.81	5°40'00"
C19	24.37	15.00	S28°03'06"E	21.78	15.83	93°04'44"
C20	24.14	15.00	S64°35'11"W	21.62	15.59	92°11'49"
C21	72.94	1989.00	S65°37'43"E	72.94	36.47	2°06'04"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	163.66	375.00	N56°45'44"W	162.37	83.16	2°00'22"
C23	165.93	425.00	S59°29'39"E	164.88	84.04	22°22'13"
C24	11.47	15.00	S86°12'51"E	11.19	6.03	43°46'37"
C25	184.22	60.00	S00°09'41"E	119.92	168.82	175°54'58"
C26	11.47	15.00	S65°53'29"W	11.19	6.03	43°46'37"
C27	38.53	25.00	N07°09'41"W	34.83	24.27	88°17'43"
C28	23.56	15.00	N88°59'10"E	21.21	15.00	90°00'00"
C29	23.56	15.00	N01°00'50"W	21.21	15.00	90°00'00"
C30	39.27	25.00	N88°59'10"E	35.36	25.00	90°00'00"
C31	11.32	15.00	S22°22'14"W	11.05	5.94	43°13'52"
C32	184.79	60.00	S88°59'10"W	119.94	194.96	176°27'45"
C33	11.32	15.00	N24°23'53"W	11.05	5.94	43°13'52"
C34	211.39	475.00	N58°45'47"E	209.65	107.47	25°29'55"
C35	176.32	525.00	S53°38'08"E	175.49	89.00	19°14'34"
C36	21.92	15.00	S23°23'04"E	20.02	13.45	83°44'39"
C37	23.56	15.00	S63°29'13"W	21.21	15.00	90°00'00"
C38	23.74	15.00	N06°10'12"W	21.34	15.18	90°41'05"
C39	23.38	15.00	S63°49'48"W	21.09	14.82	89°18'55"
C40	427.77	1065.00	S30°40'45"W	424.90	216.81	27°00'46"
C41	311.48	1135.00	S27°02'04"W	310.51	156.73	15°43'26"
C42	23.56	15.00	S26°30'44"E	21.21	15.00	90°00'00"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	23.56	15.00	S63°29'16"W	21.21	15.00	90°00'00"
C44	144.64	325.00	S58°45'47"E	143.44	73.54	25°29'55"
C45	122.38	275.00	N58°45'47"W	121.38	62.22	25°29'55"
C46	28.35	15.00	S07°11'13"E	24.32	20.76	108°17'59"
C47	20.09	15.00	N83°00'58"E	18.62	11.87	76°43'46"
C48	63.04	475.00	S65°08'19"E	62.99	31.57	7°36'14"
C49	93.71	525.00	S63°45'58"E	93.59	46.98	10°13'39"
C50	7.86	89.00	S66°19'01"E	7.86	3.93	5°03'34"
C51	10.18	89.00	S72°13'04"E	10.18	5.10	6°33'16"
C52	21.45	15.00	S87°56'13"W	19.67	13.03	81°56'52"
C53	24.56	15.00	N03°07'07"W	21.91	16.03	93°49'06"
C54	28.48	525.00	N48°28'25"W	28.48	14.24	3°06'29"
C55	34.57	475.00	N49°00'16"W	34.56	17.29	4°10'11"
C56	23.63	15.00	N01°47'02"W	21.26	15.07	90°16'16"
C57	23.49	15.00	S88°12'58"W	21.16	14.93	89°43'44"
C58	22.62	15.00	N89°50'41"W	20.53	14.08	86°23'05"
C59	24.51	15.00	S00°09'19"W	21.87	15.98	93°36'55"
C60	39.27	25.00	N88°20'59"E	35.35	25.00	89°59'46"
C61	8.93	15.00	N29°35'44"W	8.80	4.60	34°06'41"
C62	140.84	51.00	S88°20'59"W	100.16	265.12	158°13'21"
C63	8.93	15.04	S26°17'42"W	8.80	4.60	34°01'12"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	23.56	15.00	S88°21'06"W	21.21	15.00	90°00'00"
C65	23.56	15.00	S01°38'54"E	21.21	15.00	90°00'00"
C66	23.59	15.00	N01°35'58"W	21.23	15.03	90°05'52"
C67	23.54	15.00	N88°24'02"E	21.20	14.97	89°54'08"
C68	39.23	25.00	S01°36'11"E	35.33	24.96	89°54'33"
C69	117.69	75.00	S01°36'11"E	105.98	74.88	89°54'33"
C70	42.62	25.00	N84°36'11"E	37.64	28.60	97°40'44"
C71	10.58	15.00	S26°20'37"E	10.37	5.52	40°25'42"
C72	186.96	60.00	N84°36'11"E	119.99	469.83	178°32'07"
C73	10.58	15.00	N15°32'58"E	10.37	5.52	40°25'42"
C74	120.22	775.00	N40°12'27"E	120.10	60.23	8°53'17"
C75	115.58	825.00	N39°46'37"E	115.49	57.89	8°01'38"
C76	22.62	15.00	N89°50'41"W	20.53	14.08	86°23'05"
C77	24.51	15.00	S00°09'19"W	21.87	15.98	93°36'55"
C78	8.93	15.00	S63°42'28"E	8.80	4.60	34°06'41"
C79	39.27	25.00	N01°39'08"W	35.36	25.00	90°00'00"
C80	140.84	51.00	S01°39'08"W	100.16	265.12	158°13'22"
C81	8.93	15.00	N68°24'12"E	8.80	4.60	34°06'41"
C82	23.56	15.00	S88°20'52"E	21.21	15.00	90°00'00"
C83	23.56	15.00	N01°39'08"W	21.21	15.00	90°00'00"
C84	60.99	425.00	S50°45'48"E	60.94	30.55	8°13'19"

Line #	Length	Direction
L1	70.15	N57°55'06"W
L2	39.02	N38°03'55"E
L3	64.29	N40°04'14"E
L4	75.26	N44°51'32"E
L5	170.78	N52°06'34"E
L6	40.00	N38°56'26"E
L7	142.88	N36°45'10"E
L8	159.34	N46°09'31"W
L9	29.53	N37°50'09"E
L10	26.72	N24°22'20"W
L11	35.10	N61°53'37"W
L12	84.05	S38°15'19"W
L13	82.00	N47°48'51"W
L14	164.95	N29°22'32"W
L15	132.27	S66°56'06"W
L16	21.34	N79°36'32"W
L17	20.42	N43°24'54"E
L18	38.30	S43°24'54"W
L19	72.91	N43°20'32"W
L20	31.04	N43°24'54"E
L21	17.01	N43°37'26"W
L22	13.22	S27°03'12"E
L23	72.91	S43°20'32"W
L24	13.10	S27°03'12"E

Line #	Length	Direction
L25	20.93	S54°52'27"W
L26	20.93	S54°52'27"E
L27	15.61	S35°07'33"W
L28	15.57	S35°07'33"W
L29	61.25	S62°49'11"E
L30	63.49	S60°00'53"E
L31	62.98	S46°16'48"E
L32	65.14	S47°53'59"E
L33	76.02	S44°28'18"E
L34	51.39	S24°34'54"E
L35	69.36	S02°35'33"W
L36	55.93	S44°08'23"W
L37	50.34	S50°39'58"W
L38	60.70	S38°02'52"W
L39	18.91	N62°40'06"W
L40	20.21	S22°56'59"W
L41	76.41	N73°31'04"W
L42	28.98	N41°34'54"W
L43	50.51	N38°22'41"W
L44	50.20	N40°57'34"W
L45	100.00	N46°25'47"W
L46	49.98	N50°32'18"W
L47	50.00	N59°03'32"W
L48	50.00	N65°15'50"W

BLOCK	LOT	SQ.FT.	BLOCK	LOT	SQ.FT.	BLOCK	LOT	SQ.FT.
A	1	5,879	C	1	8,072	H	29	8,532
A	2	6,029	C	2	5,422	H	30	5,612
A	3	5,687	C	3	5,400	H	31	6,118
A	4	5,680	C	4	5,400	H	32	6,027
A	5	5,962	C	5	5,400	H	33	6,045
A	6	5,942	C	6	5,400	H	34	6,627
A	7	5,819	C	7	7,152	H	35	7,129
A	8	5,711	C	8	5,400	H	36	7,389
A	9	5,732	C	9	5,400	H	37	6,367
A	10	7,681	C	10	5,400	H	38	6,020
A	11	11,434	C	11	5,400	H	39	6,017
A	12	8,078	C	12	7,436	H	40	1,171,792
A	13	5,922	D	1	6,009	H	41	158,773
A	14	6,329	D	2	5,722	H	42	804,384
A	15	6,224	D	3	5,400	H	43	576,294
A	16	6,119	D	4	5,400	H	44	58,801
A	17	6,015	D	5	5,400	I	1	10,990
A	18	5,910	D	6	5,400	I	2	7,510
A	19	5,805	D	7	5,400	I	3	7,146
A	20	8,403	D	8	5,400	I	4	6,579
A	21	12,581	D	9	5,400	I	5	6,461
A	22	11,005	D	10	5,400	I	6	6,386
A	23	7,259	D	11	5,400	I	7	6,312
A	24	5,622	D	12	5,400	I	8	6,238
A	25	5,666	D	13	5,400	I	9	6,163
A	26	6,329	D	14	5,400	I	10	6,089
A	27	12,271	D	15	5,400	I	11	7,083
A	28	7,815	D	16	5,273	I	12	7,152
A	29	7,095	D	17	7,476	I	13	6,000
A	30	7,476	D	18	5,400	I	14	6,000
A	31	6,744	E	1	5,807	I	15	6,000
A	32	5,628	E	2	5,850	I	16	6,000
A	33	5,624	E	3	6,078	I	17	6,000
A	34	5,625	E	4	6,206	I	18	7,023
A	35	5,625	E	5	7,701	I	19	8,934
A	36	5,625	E	6	6,741	I	20	14,259
A	37	5,625	E	7	5,625	J	1	9,387
A	38	5,625	E	8	5,625	J	2	7,521
A	39	5,625	E	9	5,625	J	3	6,517
A	40	5,625	E	10	5,625	J	4	6,088
A	41	5,625	E	11	3,739	J	5	6,088
A	42	5,624	F	1	6,475	J	6	6,088
A	43	6,243	F	2	5,404	J	7	6,088
A	44	8,497	F	3	5,408	J	8	7,257
A	45	8,306	F	4	5,4			

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1

GENERAL NOTES:

- THE BENCHMARKS USED ARE:
TBM-1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE"
NORTHING = 10029981.16 EASTING = 3225605.24 ELEVATION: 377.83" (NAVD '88)
TBM-2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE"
NORTHING = 10031516.68 EASTING = 3227083.47 ELEVATION: 384.57" (NAVD '88)
- WATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1G.
- WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1G.
- ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS PRELIMINARY 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.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO; BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- 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 PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SEWAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE 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 PRELIMINARY PLAT BY THE CITY COUNCIL 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 PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- ALL DRAINAGE EASEMENTS, EROSION CONTROLS, AND STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
- THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
- THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
- GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- CABLE SERVICE IS PROVIDED BY SPECTRUM.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: APRIL 26, 2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF. NO. 421006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SIDEWALKS, AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
- STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
- COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
- NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
- THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
- MULTIFAMILY LOT USE TO BE MF-1 PER THE COLONY CONSENT AGREEMENT.
- COMMERCIAL LOT USE TO BE C-2 PER THE COLONY CONSENT AGREEMENT.
- THE RIGHT-OF-WAY RESERVE LOTS 79 (BLOCK A) AND LOT 26 (BLOCK K) ARE TO BE DEDICATED TO BASTROP COUNTY FOR EARHARDT ROAD RIGHT-OF-WAY ONCE THE KOCH PIPELINE EASEMENT RECORDED IN VOLUME 758 PAGE 754 & VOLUME 767 PAGE 666 IS RELEASED, VACATED OR IS NO LONGER USED.
- ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS.
- IN THE FUTURE, IF THE KOCH PIPELINE EASEMENT VOL 758, PG. 754 & VOL 767, PG. 666, ADJACENT TO EARHARDT ROAD, GETS RELEASED AND/OR VACATED, LOTS 73 BLOCK A & 25 BLOCK K WILL AUTOMATICALLY CONVERT TO A "DRAINAGE, LANDSCAPE & PUE" LOTS TO BE OWNED AND MAINTAINED BY THE HOA.

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 184.259 ACRE TRACT OR PARCEL OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 184.259 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FM 969 (80' R.O.W.) AND THE EAST RIGHT-OF-WAY LINE OF EARHARDT ROAD (R.O.W. VARIES), FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S47°06'51"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID FM 969, A DISTANCE OF 2087.61 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND STAMPED "PROPERTY CORNER" AT THE NORTHEAST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD BY DEED RECORDED IN VOLUME 1075, PAGE 16, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S43°15'16"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 516.756 ACRE TRACT OF LAND, A DISTANCE OF 4496.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT THE FOLLOWING TWENTY-EIGHT (28) COURSES AND DISTANCES, NUMBERED 1 THROUGH 28,

- N51°55'06"W, A DISTANCE OF 70.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N38°03'55"E, A DISTANCE OF 39.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N40°04'14"E, A DISTANCE OF 64.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N44°51'32"E, A DISTANCE OF 75.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N52°06'34"E, A DISTANCE OF 170.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N38°57'25"E, A DISTANCE OF 253.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N38°56'26"E, A DISTANCE OF 40.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N36°45'10"E, A DISTANCE OF 142.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N46°09'31"W, A DISTANCE OF 159.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N37°50'09"E, A DISTANCE OF 29.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N24°22'20"W, A DISTANCE OF 26.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N61°53'37"W, A DISTANCE OF 35.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N54°40'51"W, A DISTANCE OF 225.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N60°13'48"W, A DISTANCE OF 190.17 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 1135.00 FEET, AN ARC LENGTH OF 69.66 FEET, AND A CHORD THAT BEARS S33°08'17"W, A DISTANCE OF 69.65 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 23.20 FEET, AND A CHORD THAT BEARS S09°24'25"E, A DISTANCE OF 20.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S38°15'19"W, A DISTANCE OF 84.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.44 FEET, AND A CHORD THAT BEARS S83°26'06"W, A DISTANCE OF 20.40 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 1135.00 FEET, AN ARC LENGTH OF 31.81 FEET, AND A CHORD THAT BEARS S41°22'59"W, A DISTANCE OF 31.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N47°48'51"W, A DISTANCE OF 82.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N24°55'17"W, A DISTANCE OF 370.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N29°18'55"W, A DISTANCE OF 215.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N45°23'24"W, A DISTANCE OF 201.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N39°35'49"W, A DISTANCE OF 204.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N29°22'32"W, A DISTANCE OF 164.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S66°56'06"W, A DISTANCE OF 132.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S40°50'14"W, A DISTANCE OF 361.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- N43°34'41"W, A DISTANCE OF 180.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING ON THE EAST LINE OF SAID EARHARDT ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N43°26'58"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID EARHARDT ROAD, A DISTANCE OF 4155.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 184.259 ACRES OF LAND.

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

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE THIS 184.259 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1G, SECTION 1"

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 04 DAY OF August, 2023, A.D.

Rick Neff
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET, EL PASO, TEXAS 79902

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

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.J.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 THE ENGINEER OR SURVEYOR.

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

I, MAHER HARMOUCHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

ENGINEERING BY: *M. Harmouche* DATE **08.07.2023**
MAHER HARMOUCHE, P.E. #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.

SURVEYED BY: *A. Thomason* DATE **8/9/2023**
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



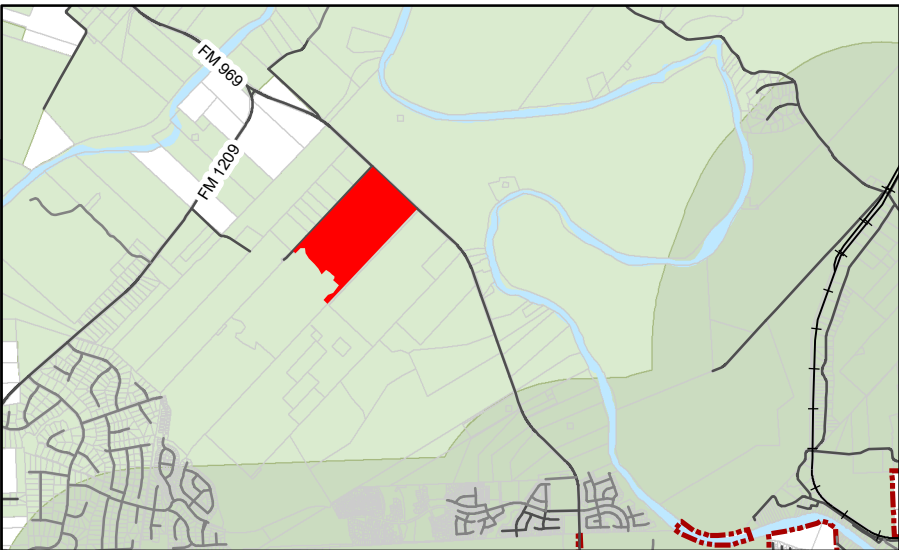
Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Austin, Texas 78749

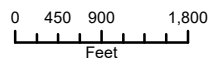
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

Surveying ♦



The Colony MUD 1G, Section 1 Preliminary Plat Property Location Map

Date: 8/25/2023








1 inch = 2,000 feet













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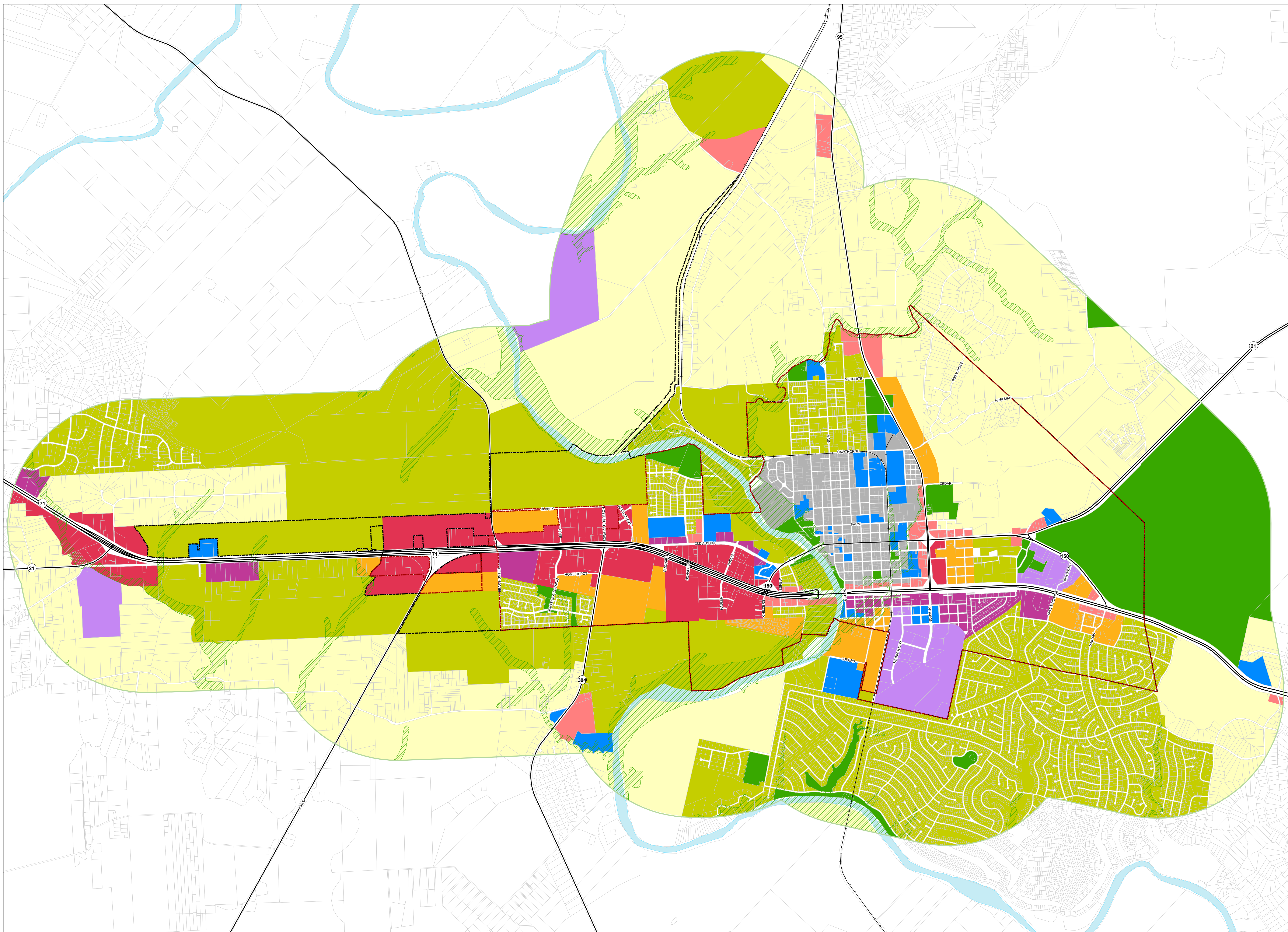
Future Land Use

Legend

-  Statutory ETJ
-  City Limit
-  City Boundary
-  Parcels
-  Floodplain Overlay

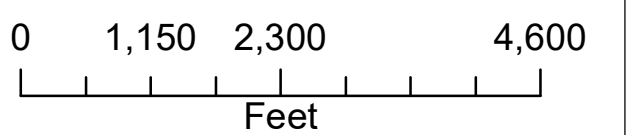
Land Use Description

-  Parks and Open Space
-  Rural Residential
-  Neighborhood Residential
-  Transitional Residential
-  Neighborhood Commercial
-  General Commercial
-  Professional Services
-  Downtown Bastrop
-  Public and Institutional
-  Industrial



*Boundary is similar to the DB-FBC

1 inch = 1,700 feet



Date: 4/12/2017

N
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STAFF REPORT

MEETING DATE: August 31, 2023

TITLE:

Hold public hearing and consider action on a recommendation for the Burluson Crossing East Zoning Concept Scheme, changing the zoning for 19.81 acres out of the Nancy Blakey Survey from P5 Core to a Planned Development District (PDD) with a P5 Core base zoning, as shown in attached as Attachment 2, located at the northeast corner of State Highway 71 and Edward Burluson Drive, within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins – Planner, Development Services

ITEM DETAILS:

Site Address:	Northeast corner of State Highway 71 and Edward Burluson Drive
Total Acreage:	19.81 acres
Acreage Rezoned:	19.81 acres
Legal Description:	19.81 acres out of the Nancy Blakey Survey
Property Owner:	Erhard Legacy Partners LTD
Agent Contact:	Steve Durham
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P5 Core
Proposed Zoning:	Planned Development District, P5 Core Base Zoning
Character District:	Cattleman's
Future Land Use:	General Commercial

BACKGROUND:

The applicant was granted a Zoning Concept Scheme for Burluson Crossing East (Attachment 2) in 2022 which contained several warrants. The proposal in front of the Planning Commission is to place a Planned Development District (PDD) with a P5 Core base zoning to suffice commercial uses such as retail and restaurant onsite.

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.”

The Future Land Use Plan shows this area as General Commercial:

“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.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Storm sewer, detention pond
Transportation	Y	Extension, private drive, widening
Parks and Open Space	N	

Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible. A Conceptual Drainage Plan has been reviewed and approved by the City Engineer. The site includes one central location for detention and a storm sewer connection to the detention pond to the west in the Burleson Crossing development. The maximum impervious cover stated in the PDD is no more than 85%.

Utilities

Wastewater and water service (domestic and fire) will be provided the City of Bastrop via line extensions from existing infrastructure located on Edward Burleson Street. 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 CenterPoint Energy.

Traffic Impact and Streets

This zoning concept plan creates a private drive, includes Right of Way dedication for widening Edward Burleson and an extension of Blakey Lane eastward. A private drive resembling a typical city street will run through the heart of the development, leading to Wagon Wheel Circle. Access to the development will primarily be provided via entry points located off Edward Burleson. Additionally, on the eastern flank, there will be a coordinated connection to the SH 71 service road, extending northward towards Blakey Lane, with collaboration undertaken in conjunction with TxDOT. The street ROW’s meet the 55.5’ width requirement. The street design will follow the B3 Code, Section 7.3 for design and layout. A Traffic Impact Analysis has been conducted and completed by LJA Engineering for the development. We anticipate two easements along the private drive that will encompass a water line and storm sewer.

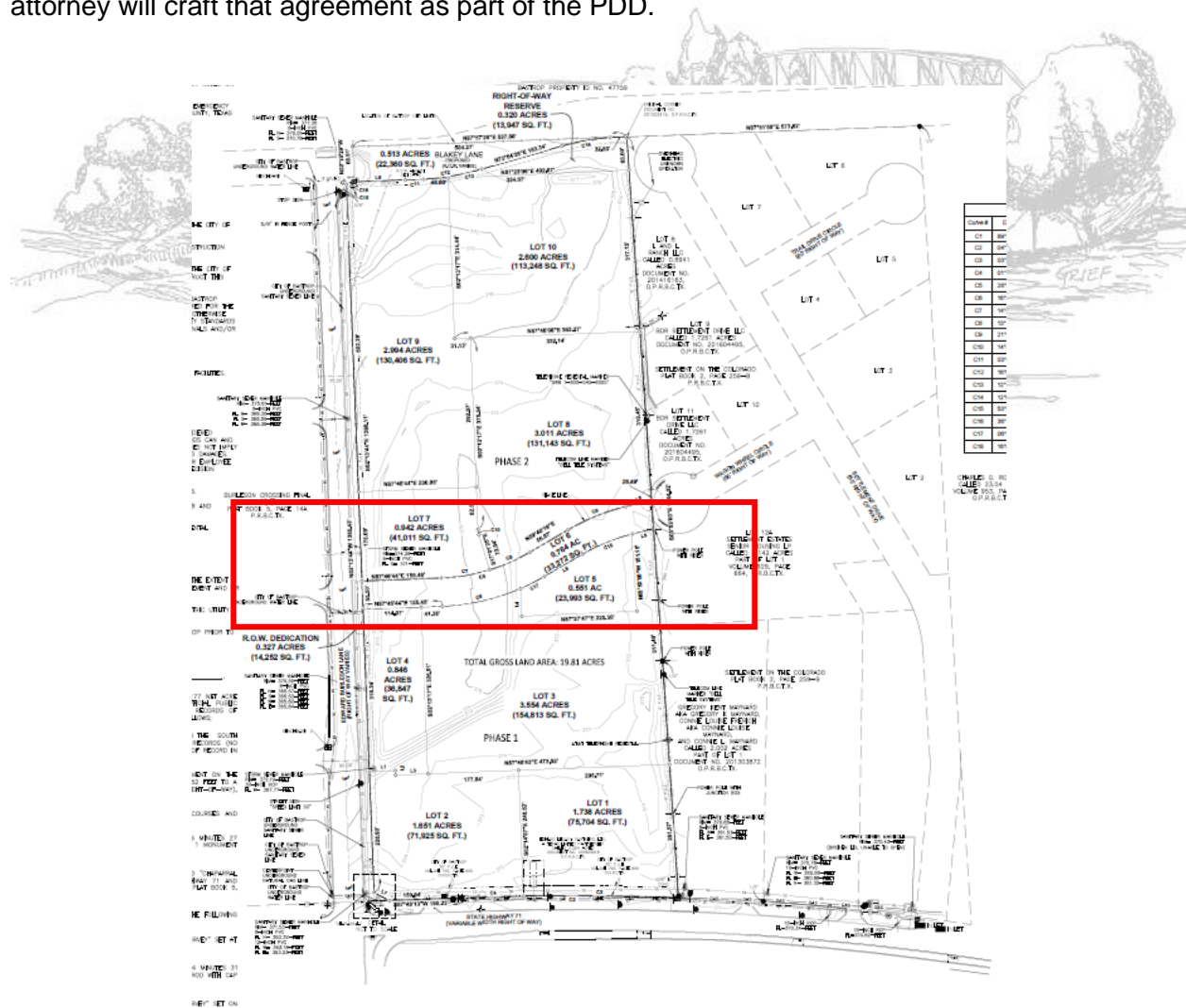
TABLE 1- RAW SITE TRIP GENERATION ESTIMATE

Land Use (ITE Code)	Units/ 1000 Sq Ft	24 Hr Trips	AM Peak			PM Peak		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Commercial (>150k) (820)	175	10433	147	90	237	405	439	844
High-Turnover Restaurant (932)	25	2680	132	107	239	138	88	226
TOTAL		13113	279	197	476	543	527	1070

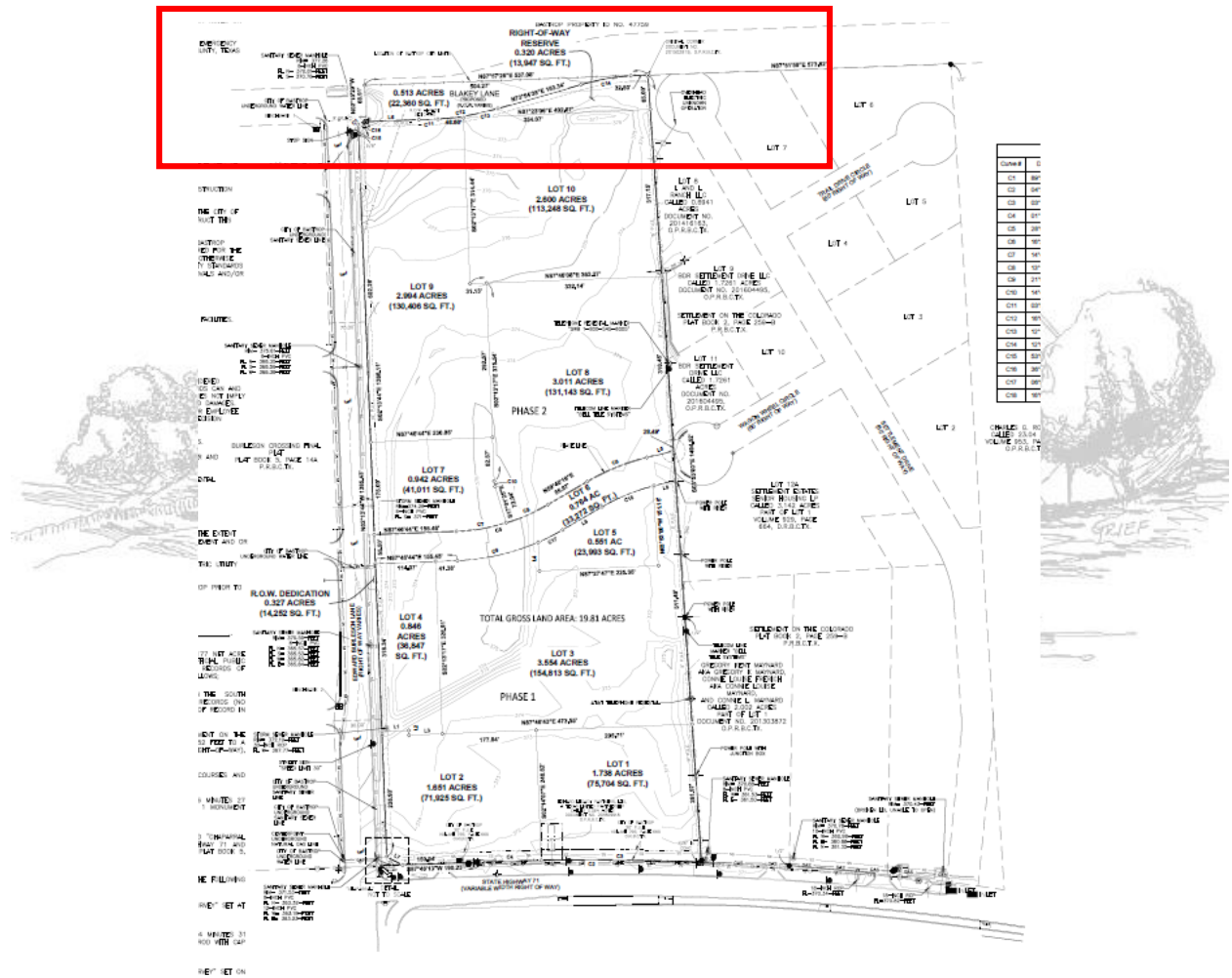
CHANGES TO PRIOR APPROVED ZONING CONCEPT SCHEME:

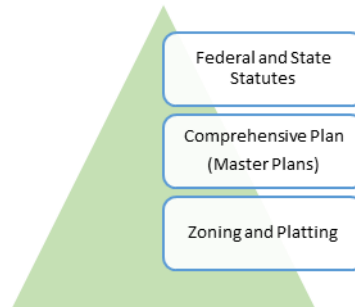
There are two major amendments to the originally approved plan.

The first is the change of Wagon Wheel to a private street. It will function as a public street, have sidewalks, landscaping, and lighting; however, it will be maintained by the developer. The City attorney will craft that agreement as part of the PDD.



The second change occurs to the north of the property along Blakeley Lane. The property had right of way dedication along the back portion of the property. However, this configuration would require that the daycare property and other property be demolished as a result of the street build. Instead, we have reconfigured the ROW dedication to allow the transition into the neighboring property. The prior configuration is kept for a short duration in a "street reserve" meaning if, by some possibility, the street can cut through the neighboring property as previously designed, the city will be able to do that. If not, after a period of three years, the property owner has the right to seek the property revert back to the owner.



POLICY EXPLANATION:Texas Local Government Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – 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 General Retail Sales, Food Service, Medical or Health Care Facilities, and Professional Offices which are what is anticipated for Burleson Crossing East.

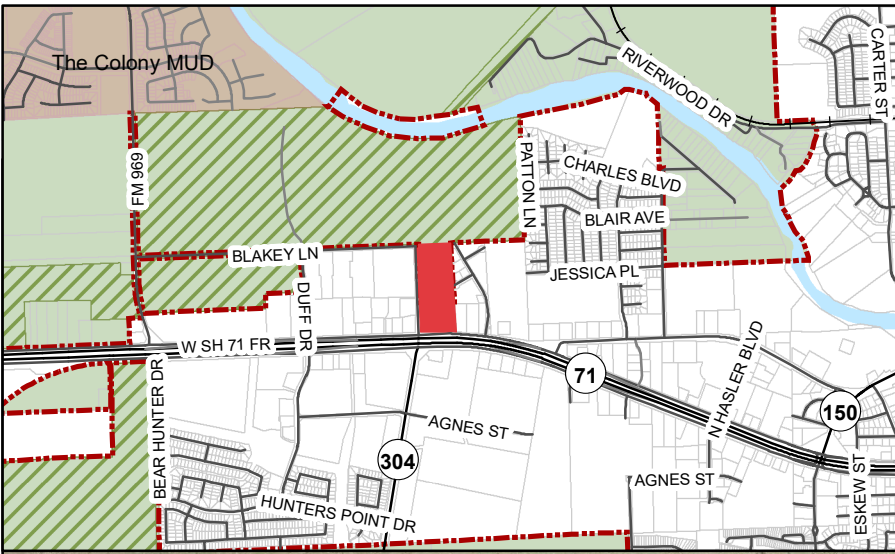
RECOMMENDATION:

Staff recommends approving the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 19.81 acres out of the Nancy Blakey Survey from P5 Core to a Planned Development District (PDD) with a P5 Core base zoning, as shown in attached Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas. The PDD eliminates the original 25 warrants and instead incorporates them into the PDD development agreement. Wagon Wheel will be crafted as a private street within the development, seamlessly connecting Edward Burleson Lane and Settlement Drive. This street, designed to serve as a public thoroughfare, shall be upheld and maintained by the development itself.

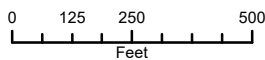
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Zoning Concept Scheme
- Attachment 3: Future Land Use Map
- Attachment 4: Warrant List
- Attachment 5: Draft PDD Agreement
- Attachment 6: PDD Zoning Exhibits





Zoning Concept Scheme Burleson Crossing East

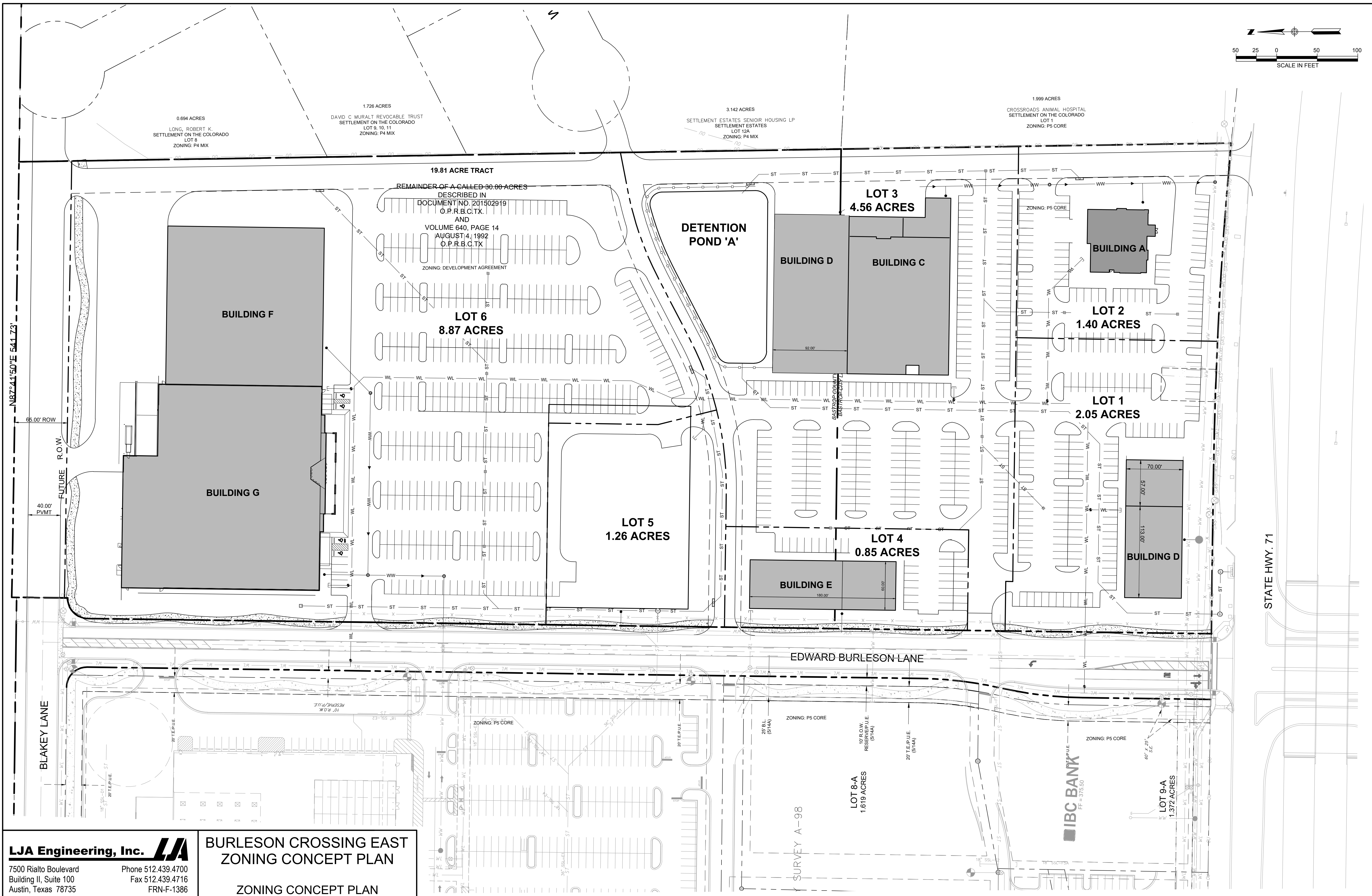
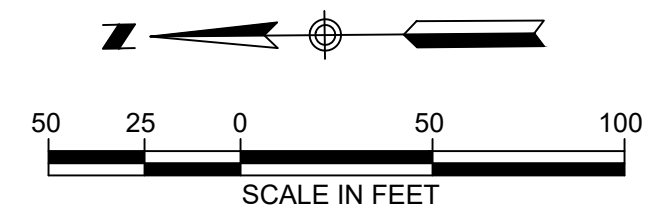


1 inch = 400 feet

Date: 08/17/2023

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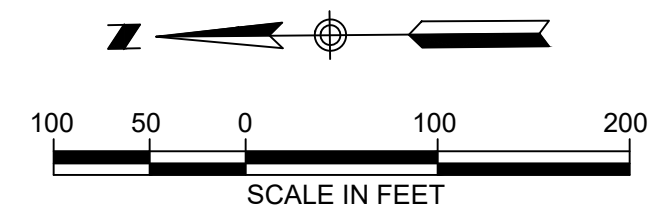




LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

**BURLESON CROSSING EAST
 ZONING CONCEPT PLAN**
 ZONING CONCEPT PLAN

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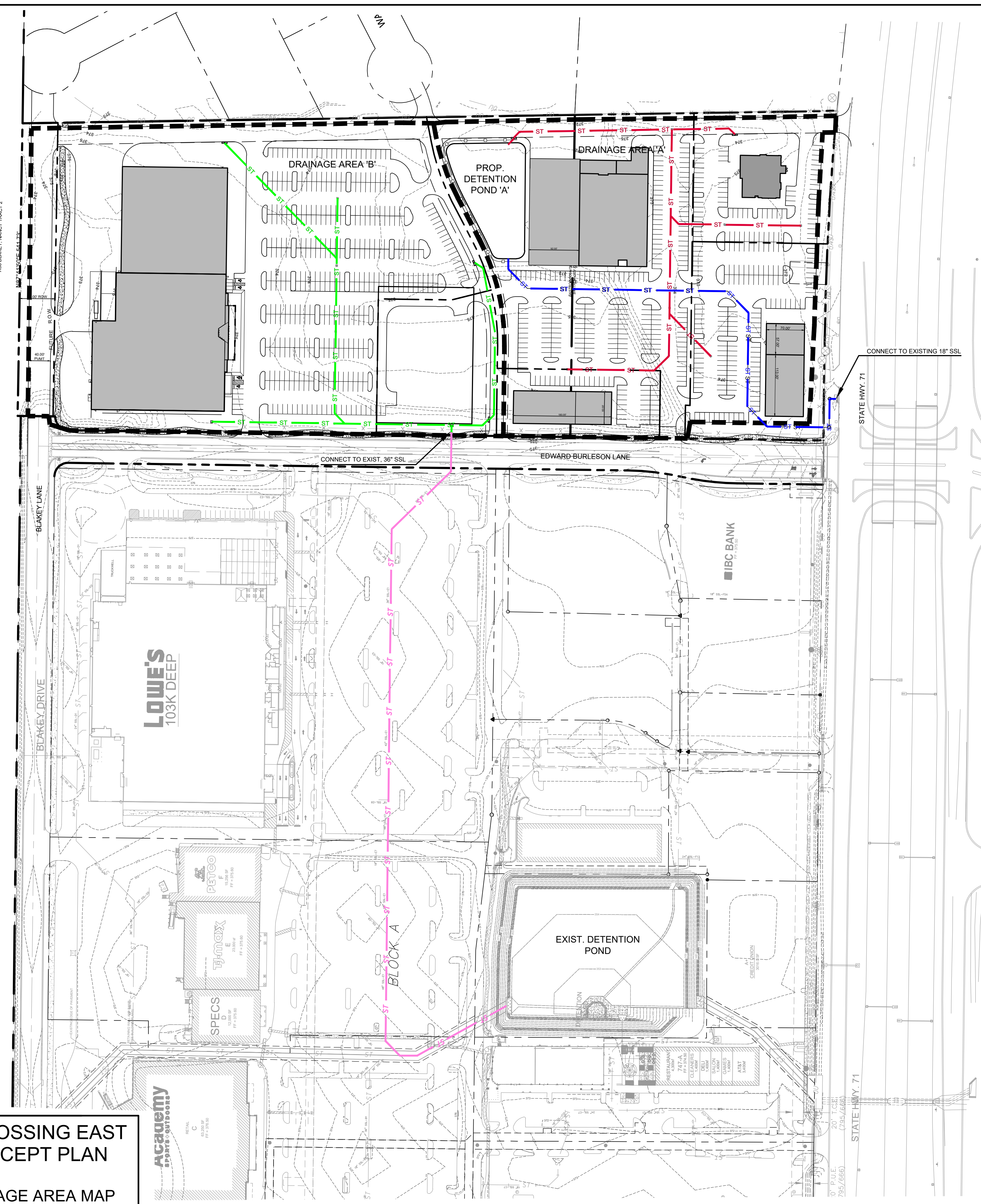


LEGEND

- DRAINAGE AREA
- EXIST. STORM SYSTEM
- DRAINAGE AREA 'A'
- DRAINAGE AREA 'B'
- DETENTION POND 'A'

CONCEPTUAL DRAINAGE PLAN NOTES

1. DRAINAGE AREA 'A' RUNOFF SHALL BE CAPTURED AND CONVEYED TO PROPOSED DETENTION POND 'A'
2. DRAINAGE AREA 'B' RUNOFF SHALL BE CAPTURED AND CONVEYED TO EXIST. DETENTION POND LOCATED IN LOT 6A, BURLESON CROSSING FINAL PLAT, TO THE EXTENT ALLOWED.
3. EXISTING AND PROPOSED DETENTION PONDS SHALL BE ANALYZED BASED ON CURRENT ATLAS-14 CRITERIA AS PART OF THE PRELIMINARY PLAT APPLICATION.



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LJA Engineering, Inc.

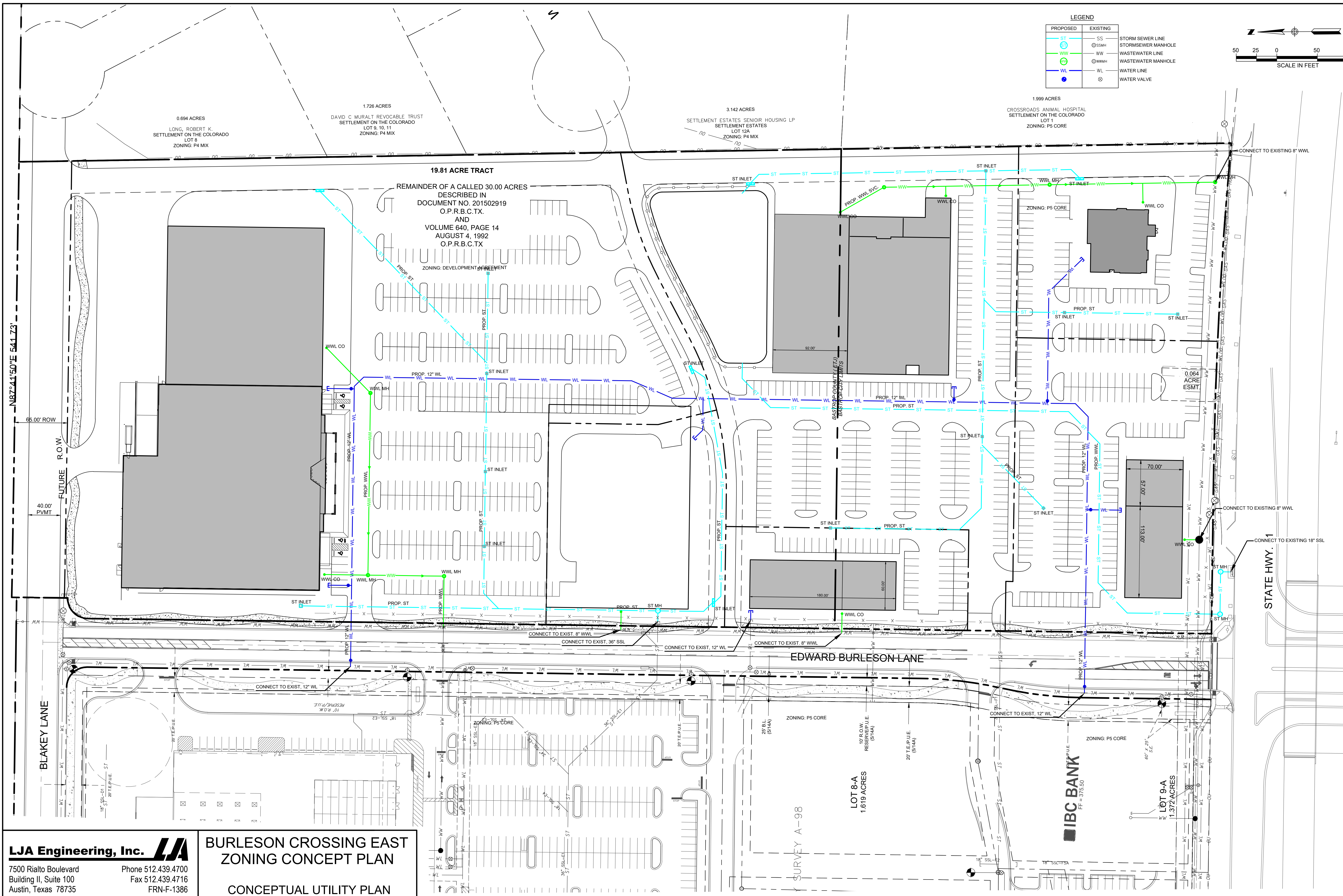
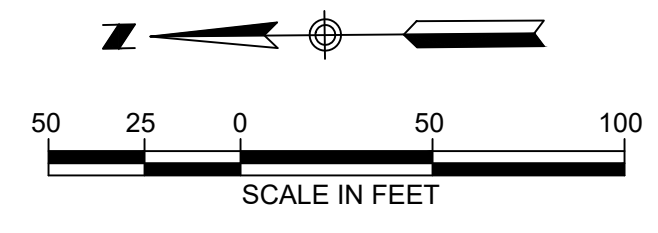
7500 Rialto Boulevard Phone 512.439.4700
 Building II, Suite 100 Fax 512.439.4716
 Austin, Texas 78735 FRN-F-1386

**BURLESON CROSSING EAST
 ZONING CONCEPT PLAN**

OVERALL DRAINAGE AREA MAP

LEGEND

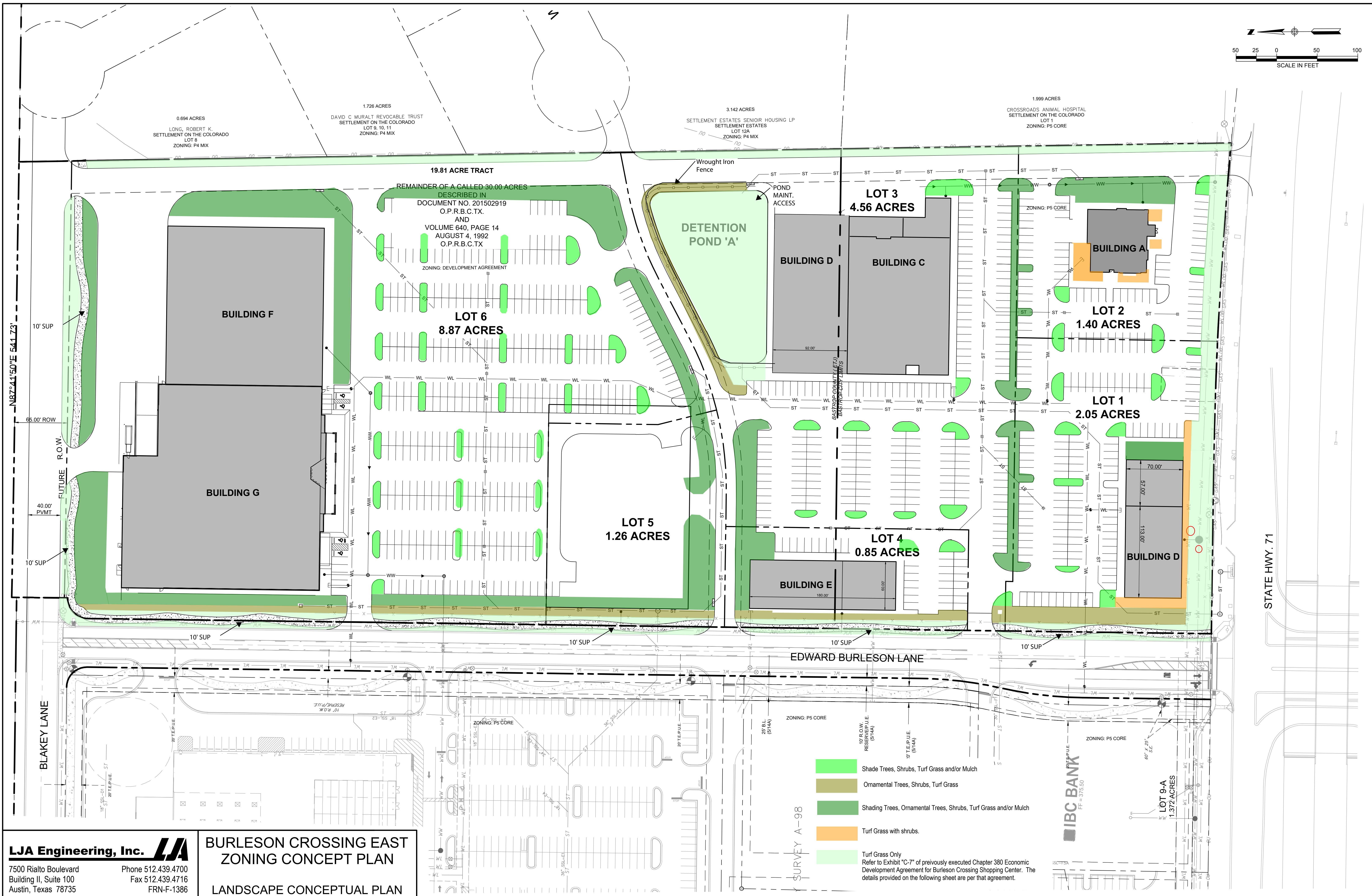
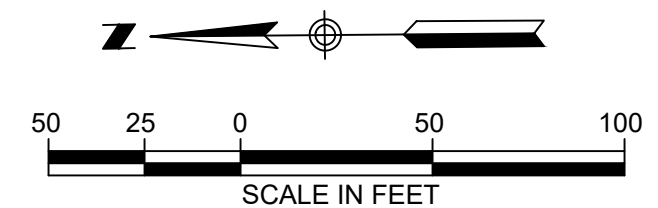
PROPOSED	EXISTING	
	SS	STORM SEWER LINE
	SSMH	STORMSEWER MANHOLE
	WW	WASTEWATER LINE
	WWMH	WASTEWATER MANHOLE
	WL	WATER LINE
	WV	WATER VALVE



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**BURLESON CROSSING EAST
 ZONING CONCEPT PLAN**
 CONCEPTUAL UTILITY PLAN

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- Shade Trees, Shrubs, Turf Grass and/or Mulch
- Ornamental Trees, Shrubs, Turf Grass
- Shading Trees, Ornamental Trees, Shrubs, Turf Grass and/or Mulch
- Turf Grass with shrubs.
- Turf Grass Only
Refer to Exhibit "C-7" of previously executed Chapter 380 Economic Development Agreement for Burleson Crossing Shopping Center. The details provided on the following sheet are per that agreement.

IBC BANK
 307 E. PUEBLO
 P.O. BOX 376,500
 AUSTIN, TEXAS 78765-5000

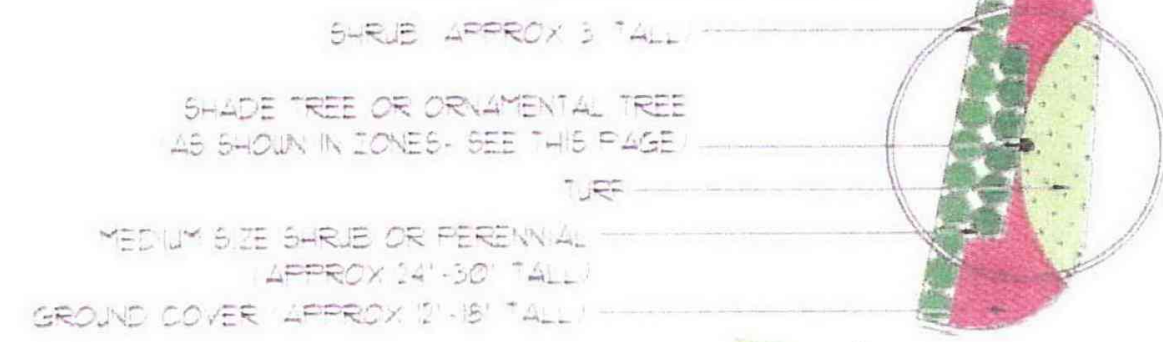
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 FRN-F-1386

**BURLESON CROSSING EAST
 ZONING CONCEPT PLAN**
LANDSCAPE CONCEPTUAL PLAN

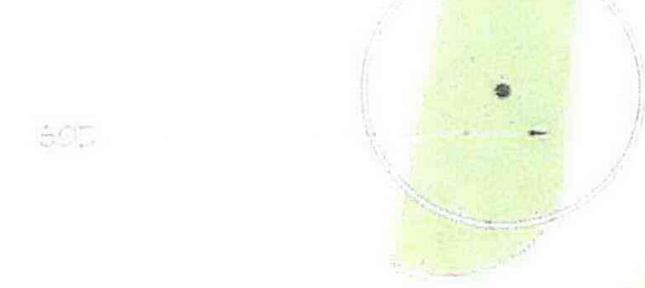
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Detail A: Typical Islands Throughout Parking Areas

Detail A1: Typical Planted Island

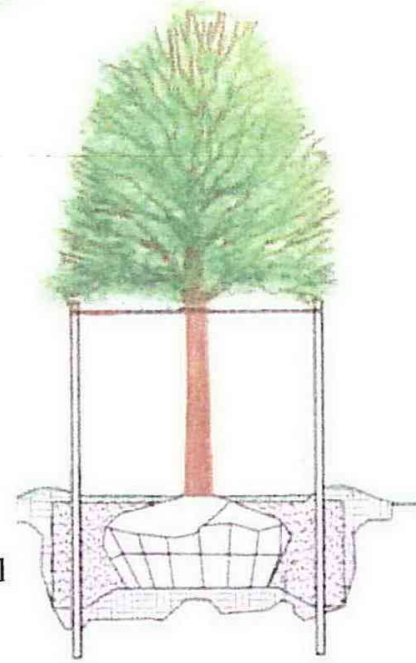


Detail A2: Typical Bermed Island



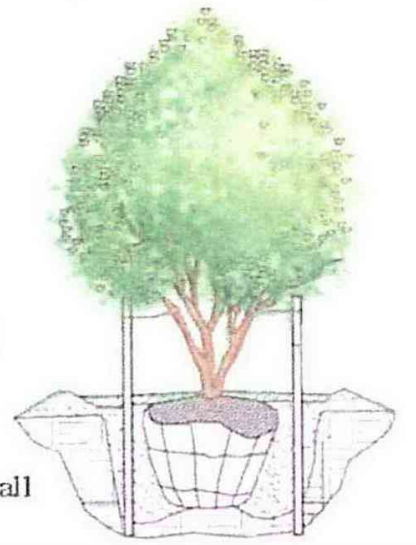
Detail B: Shade Trees

- Site to utilize at least three of the following species:
- Live Oak - 3" caliper / 10' tall
 - Cedar Elm - 3" caliper / 10' tall
 - Red Oak - 3" caliper / 10' tall
 - Burr Oak - 3" caliper / 10' tall
 - Chinquapin Oak - 3" caliper / 10' tall



Detail C: Ornamental Trees

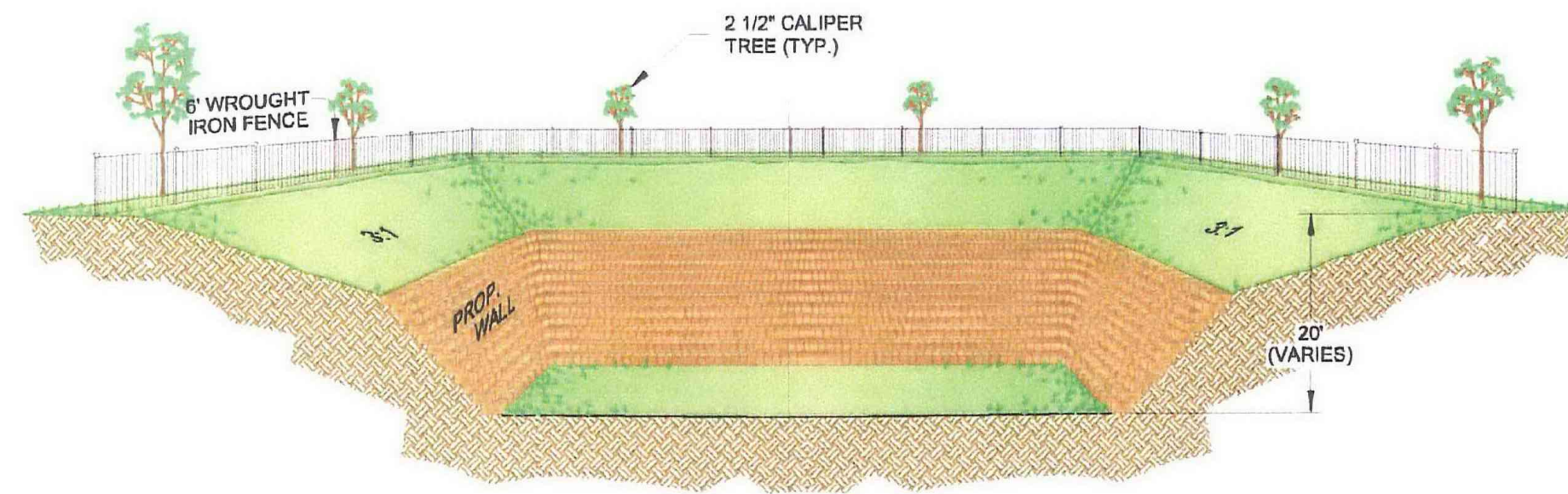
- Site to utilize at least three of the following species:
- Texas Redbud - 1 1/2" caliper / 6' tall
 - Crape Myrtle - 1 1/2" caliper / 6' tall
 - Vitex - 1 1/2" caliper / 6' tall
 - Yaupon - 1 1/2" caliper / 6' tall
 - Mountain Laurel - 1 1/2" caliper / 6' tall



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



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This is an general example of the landscaping in certain end islands and medians.

THIS IMAGE/DEPICTION/DRAWING IS CONCEPTUAL IN NATURE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THIS IMAGE/DEPICTION/DRAWING IS ONLY PROVIDED TO DEMONSTRATE THE QUALITY OF THE DESIGN AND MATERIALS THAT MAY BE USED DURING CONSTRUCTION AND NOT THE EXACT IMPROVEMENTS THAT WILL BE CONSTRUCTED.

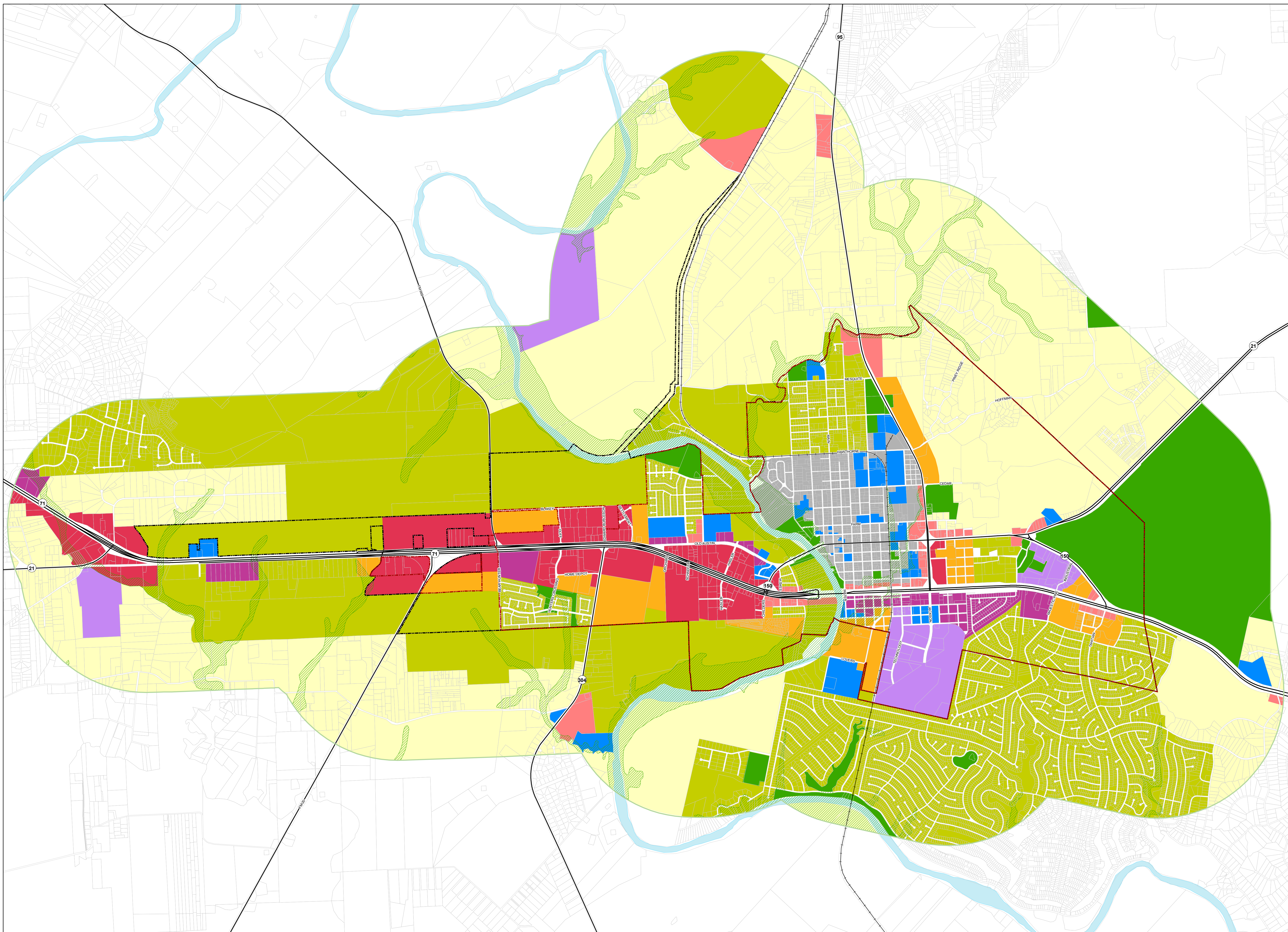
Future Land Use

Legend

- Statutory ETJ
- City Limit
- City Boundary
- Parcels
- Floodplain Overlay

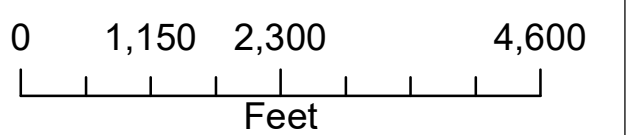
Land Use Description

- Parks and Open Space
- Rural Residential
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- General Commercial
- Professional Services
- Downtown Bastrop
- Public and Institutional
- Industrial



*Boundary is similar to the DB-FBC

1 inch = 1,700 feet



Date: 4/12/2017

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Burelson Crossing East

Warrant Requests

B3 Code Section	Description	Development Issue	Proposed Alternative	Warrant Determination	Response
5.2.002(b)	Max block perimeter length of 1,320 ft	Due to the nature of this project (Retail Shopping Center), limiting block perimeter and block size is too restrictive and does not allow major retailers to utilize their prototypical buildings and site plans. Eastern driveway will be used for loading and servicing the shopping center by 18 wheeler trucks. Using the Eastern driveway as a City Street would create a safety issue between non-shopping center traffic and 18 wheeler trucks and other service vehicles, as the street could be used as a cut through street. The additional ROW requested to meet the 330 foot grid would prevent many anchors and small tenant buildings from the shopping center due to the reduced parking and inadequate service / loading areas.	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets, as shown on Concept Site Plan. A public street in this location would encourage cut-through traffic that would conflict with proposed service traffic and create a safety issue.	1,320 block provided by private drive aisle with sidewalks and trees - Approved. 2,880 farm lot provided with private drive aisle - Denied. It does not meet TxDOT spacing for driveways on SH 71. The B ³ Code requires a maximum block perimeter of 1,320 feet in P-5. For this proposed development, staff would support an internal private block perimeter of 1,320 feet, with clearly established private drive aisles, with 6 foot pedestrian walkways on one side of the drive aisles. The 2,880 foot farm lot perimeter must be provided with publically dedicated streets that meet the B ³ Code requirements in Chapter 7.	The bold Warrant Determination would require the Eastern Driveway to be a public street, thereby creating the issues outlined.
5.2.002(c)	330' x 330' block size				
5.2.002(d)	20' wide midblock pedestrian walkway for blocks that exceed (b) and (c)	20' pedestrian walkway, with landscaping, would eliminate 2 rows of parking	Propose a 6' walkway within median between parking rows across Lot 6. Provide additional pedestrian connectivity throughout site and to public ROW's. Alternate pedestrian connectivity will be provided but is not required to align with proposed public or private drives.	Partially approved. All private drives that are taking the place of the 330 grid will have trees and a six foot sidewalk.	
6.3.003(a)(3)	Building façade to be located within 30' of street corner and parking prohibited in First Layer	For a Retail Shopping Center of this nature with large corner lots, this requirement cannot be met due to the parking and service / loading area needs of the retailers	Eliminate this requirement	Denied at this time. This warrant review is appropriate at the time of Site Development Plan.	This warrant needs to be determined with Zoning in order to define the project constraints and to properly plan and market the Shopping Center to potential retailers.
6.3.005(d)	(1) Requires all vehicular access to be taken from alleys, if alleys are provided (3) For Corner Lots, driveways must be located in the Secondary Frontage (4) Driveways shall be located as far as practical from adjacent public streets (5) Mid-block lots with more than 40' of frontage are only allowed one driveway, with a max width of 24' for two-way drives (6) For lots with more than 80' of frontage, driveway spacing shall be 300'	Many proposed private drives would qualify as an alley, thus prohibiting access from public streets. For a Retail Shopping Center of this nature, limiting access would limit options for customers and thus create internal traffic congestion This is an ambiguous statement and requirement	Allow vehicular access from either alleys or public streets To provide adequate traffic circulation, access should be taken from primary and secondary frontages Proposed driveways shall meet the minimum separation from a public street of 40 feet, as required by this section	Private drive aisle provided at the 330 foot block level would be considered in lieu of the publically dedicated street and not an alley. Warrant not needed. Denied. Reviewed at Site Development Plan and has Traffic should take access off of Secondary Frontages based on the 720' grid. Denied at this time. Will determine spacing at Site Development Plan.	This warrant needs to be determined with Zoning in order to define driveway requirements so as to market major large retailers This warrant needs to be determined with Zoning in order to define driveway requirements so as to market major large retailers
6.3.006(b)	(5) Requires parking to be located in the 2nd or 3rd Layer	Major Retailers expect their customers to be able to park in front of the front of the building for convenience, especially for customers with physical challenges	Allow parking in any Layer	Denied. More detail on pedestrian access to each building and specific architectural features that will be provided in lieu of providing interaction between the public and private realms is needed that will be determined at SDP.	This warrant needs to be determined with Zoning in order to ensure that parking meets retailer requirements and an adequate number of spaces can be provided. Shopping Center cannot be planned or marketed otherwise
6.3.006(b)	(8) Requires all parking to be screened either by building or other screening material	By definition, all parking areas would be required to be screened from view up to six feet in height, along public streets and adjacent lots and properties	Limit screening to be required from Wagon Wheel, Edward Burelson and SH 71, and to include landscaping to a height of three feet	Partially Approved. Screening will be provided from all public streets at a height of 3 feet.	
6.3.006(b)	(9) Prohibits parking to be located within the rear setback	For a Retail Shopping Center of this nature, many lot lines could potentially cross shared parking areas Many major retailers standard prototypical buildings have ceiling heights greater than 25'. This would deter those retailers from this shopping center.	Limit this requirement to be from eastern property line along adjacent properties only Allow ceiling heights to exceed 25'	Denied. Setbacks will be determined by the ICC requirements. Denied. Willing to discuss alternative based on architectural elevations and features that meet the intent to be human scale during the site development plan process.	ICC doesn't address parking within setbacks or regulate zoning setbacks. Architectural elevations can be developed to meet human scale independently of allowing 25' ceiling heights.
6.3.009(b)	Building frontage façade must be parallel to the ROW Frontage Line	Due to the definition of "building frontage" and surrounding conditions, this project would require at least one public road to be curvilinear, thus making this requirement architecturally difficult to meet and would limit architectural articulation and creativity.	Allow any building façades to be parallel to street ROW, or all the building front to deviate from being parallel to street ROW's	Denied. Not needed. All buildings shown can be parallel to a public street that is not Wagon Wheel.	This warrant needs to be determined with Zoning to ensure that buildings facing Wagon Wheel do not have to meet this requirement.
6.3.009(d)	First floor of Commercial buildings shall have 70% minimum glazing	As written, this would require the area of all four sides of a building to be glazed with 70% glazing, which is problematic for the sides and rears of any retail building	Limit glazing to 70% of the building front for small multi-tenant buildings, 25% of the building front for larger retail buildings, an no glazing would be required for free-standing single use buildings such as restaurants and banks. The building fronts shall be either the primary side of the building facing a public street, or the side of the building facing the parking area servicing that building, whichever front the tenant / user has the storefront entrance.	Denied. This warrant cannot be considered until the Site Development Plan review with actual building elevations provided.	As codified, the glazing requirement is a deterrent for a number of potential retailers. This warrant needs to be determined with the Zoning as the project cannot be marketed to potential retailers without a clear understanding of what glazing is required.
6.5.003 - A	Requires that front façade be at least 80% of the frontage width, requires the building to be located between 2'-15' from the ROW / Frontage	To measure this for each individual lot is problematic, especially for smaller single building lots like restaurants that require substantial parking area relative to building	Allow façade to frontage width ratio to be reduced to 60% and measured cumulatively for entire block, not individual lots. Remove building placement requirement relative to ROW.	Denied. Willing to discuss a reduction to 60% during Site Development Plan.	This warrant needs to be determined with Zoning in order to define the project constraints and to properly plan and market the Shopping Center to potential retailers.
6.5.003 - D	Limits Parking to Layer 3	Major Retailers expect their customers to be able to park in front of the front of the building for convenience, especially for customers with physical challenges	Allow parking in any Layer	Denied at this time. Can be determined during SDP, once an internal 330' drive aisle grid is depicted that shows internal pedestrian	This warrant needs to be determined with Zoning in order to ensure that parking meets retailer requirements and an adequate number of spaces can be provided. Shopping Center cannot be planned or marketed otherwise
7.3.003 - Reg Comm	16' wide sidewalks along both sides of road, trees every 30' on center both sides of road	16' wide sidewalks are excessively wide for this type of project and would not be consistent with adjacent shopping center. Trees evenly spaced at 30' would detract from a native / natural landscape scheme.	Propose 10' wide sidewalks along one side of Wagon Wheel, and along the project side of Edward Burelson and SH 71. Allow more variation in tree spacing as determined by Landscape Architect, to be consistent and similar to the requirements established in the Burelson Crossing Chapter 380 Agreement.	Partially Approved. A 10' sidewalk will also be required along the 720' grid street to the east.	Encouraging pedestrian traffic along the Eastern Driveway in the close proximity to the loading and servicing area of the shopping center is unnecessary as there are no pedestrian destinations along that route, and creates potential safety issues with service trucks.
7.3.003 - Connector	Trees every 30' on center along both sides of the road	Trees evenly spaced at 30' would detract from a native / natural landscape scheme	Allow more variation in tree spacing as determined by Landscape Architect, to be consistent and similar to the requirements established in the Burelson Crossing Chapter 380 Agreement.	Denied at this time. This warrant review is appropriate at the time of Public Improvement Plan. Staff would be amenable to changing the spacing requirement, but the number of trees required will still be determined on a 30 foot spacing for the length of the street.	
7.3.013(d)(1)	Requires an additional 7' of ROW on each side of a road if P5 is located on both sides of the road	This would require 70' of ROW for Wagon Wheel rather than 56', and would increase Edward Burelson from 60' to 67'.	Propose no additional ROW for Wagon Wheel. Edward Burelson was platted with a 10' ROW Reserve on the opposite side of the street. Any additional ROW required along the project side of Burelson shall be determined and commensurate with any proposed improvements to Burelson	Approved. The 55.5 foot ROW is sufficient for the extension of Wagon Wheel, which is a 60' ROW.	

Burelson Crossing East

Warrant Requests

B3 Code Section	Description	Development Issue	Proposed Alternative	Warrant Determination	Response
7.4.002(a)	330' max block length, 1,320' max block perimeter	Due to the nature of this project (Retail Shopping Center), limiting block perimeter and block size is too restrictive and does not allow major retailers to utilize their prototypical buildings and site plans.	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets, as shown on Concept Site Plan. A public street in this location would encourage cut-through traffic that would conflict with proposed service traffic and create a safety issue.	Partially Approved. The B ³ Code requires a maximum block perimeter of 1,320 feet in P-5. For this proposed development staff would support an internal private block perimeter of 1,320 feet, with clearly established private drive aisles, with 6 foot pedestrian walkways on one side of the drive aisles. The 2,880 foot farm lot perimeter must be provided with publically dedicated streets that meet the B³ Code requirements in Chapter 7.	The bold Warrant Determination would require the Eastern Driveway to be a public street, thereby creating the issues outlined.
7.4.002(b)	20' Pedestrian Way if block length exceeds 330'				
Art. 7.5	Requires a Civic Space for development over 13.6 acres	Though this project slightly exceeds 13.6 acres, it is considered a relatively small shopping center and thus cannot accommodate a dedicated civic space	Propose considering the existing public space constructed with the Burelson Crossing shopping center, which consists of a +/- 9000 SF gathering space, stage, lighting, and historical educational plaques, as consideration for the civic space requirement for this project. According to the management for Burelson Crossing, that public space has not been reserved or used by the public since constructed over ten years ago.	Denied. The Civic Space requirement is approximately 157,251.6 square feet. Staff recommends providing a mix of private civic spaces as open green lawns, bus stop plazas along the streets, outdoor seating and benches. Provide a proposal on the Conceptual Plan.	The Civic Space requirement quoted is approximately 3.6 acres, or 20% of the gross area of the site. We're not aware of a bus service provider in Bastrop other than CARTS, which doesn't run specific bus routes.
B3 Tech. Manual					
2.1.006(a)	Requires parking and drive aisles to be located within Layer 2 or 3	Major Retailers expect their customers to be able to park in front of the front of the building for convenience, especially for customers with physical challenges	Allow parking in any Layer	Denied. All of the building shown (except for lot 3) show at least one side with no parking between the building and the street ROW.	This warrant needs to be determined with Zoning in order to ensure that parking meets retailer requirements and an adequate number of spaces can be provided. Shopping Center cannot be planned or marketed otherwise as Layer 1 is defined as that space between the front of the building and the public realm, not just any building side.
3.2.008(c)	P5 street sidewalks to be min. 10' wide and located wholly within the street ROW.	For a Retail Shopping Center of this nature, sidewalks along both sides of Wagon Wheel is redundant and provides no additional connectivity. Requiring sidewalks to be contained within ROW limits the ability to incorporate sidewalks into a native landscape scheme	Require one 10' sidewalk along one side of Wagon Wheel. Allow all street sidewalks to meander out of ROW, but to be incorporated into a sidewalk easement as necessary	Approved.	
3.2.013(a)(1)	Street trees shall be 4" caliper and spaced every 30' on center	Trees evenly spaced at 30' would detract from a native / natural landscape scheme. 4" caliper trees are very scarce at this time due to last year's freeze and other conditions	Allow more variation in tree spacing and tree size with 2" minimum, as determined by Landscape Architect	Per Section 7.3.014 of the B ³ Code, 2 inch trees are acceptable as long as they are a minimum height of 10 feet.	
3.2.013(a)(4)	Requires plant material to meet very strict nursery / propagation standards	Required standards further limits the availability of procuring a widely varying and diverse mix of plant material and species	Allow plants to be procured from any competent wholesale nursery supplier	Denied. Can be reviewed at Site Development Plan review	
3.2.001(b)	Requires pedestrian shed to have certain place type percentages	With the adjacent existing developments to this project that would be classified as P5 Place Types, this requirement cannot be met	Allow P5 to exceed the maximum pedestrian shed requirement	Partially Approved, if providing private civic space.	

This list of warrants includes only those code sections that can be identified at this stage, and thus may not be all inclusive of warrants ultimately needed for the project. Additional Warrant Requests may be made in the future as the project progresses through the subdivision and site development phases of the project.

Exhibit A
Property

LEGAL DESCRIPTION – 19.81 ACRE TRACT

BEING 19.81 ACRES OF LAND, MORE OR LESS, SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, OUT OF THE REMAINDER OF A CALLED 30.00 ACRE TRACT CONVEYED TO ERHARD LEGACY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 201502919, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.B.C.TX.) AND DESCRIBED AS 30.00 ACRES, IN VOLUME 640, PAGE 14, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.B.C.TX.); SAID 19.81 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A CONCRETE MONUMENT (GRID NORTHING: 10,018,464.87 U.S. SURVEY FEET, GRID EASTING: 3,240,280.48 U.S. SURVEY FEET) ON THE SOUTH LINE OF A TRACT OF LAND OWNED BY LLYOD F. KETHA, DESCRIBED AS A 322.78 ACRE TRACT IN BASTROP COUNTY APPRAISAL DISTRICT RECORDS (NO RECORDING INFORMATION), FOR THE COMMON NORTH CORNER OF THIS TRACT AND LOT 8, THE SETTLEMENT ON THE COLORADO, A SUBDIVISION OF RECORD IN PLAT BOOK 2, PAGE 259-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.);

THENCE SOUTH 03 DEGREES 53 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF THIS TRACT AND THE WEST LINE OF SAID SETTLEMENT ON THE COLORADO SUBDIVISION, AT A DISTANCE OF 1492.10 FEET PASSING A 3/8-INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1494.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71 (VARIABLE WIDTH RIGHT-OF-WAY), BEING ON A CURVE TO THE LEFT, FOR THE COMMON SOUTH CORNER OF THIS TRACT AND SAID SETTLEMENT ON THE COLORADO SUBDIVISION;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS 5358.71 FEET, AN ARC LENGTH OF 415.34 FEET, A CENTRAL ANGLE OF 04 DEGREES 26 MINUTES 27 SECONDS, AND A CHORD THAT BEARS NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 415.24 FEET TO A TXDOT TYPE 1 MONUMENT FOUND (DAMAGED) WITH BASE INTACT, AND

2) SOUTH 87 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 190.23 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT A FENCE POST FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE INTERSECTION OF SAID STATE HIGHWAY 71 AND EDWARD BURLESON ROAD, ALSO BEING THE SOUTH EAST CORNER OF BURLESON CROSSING, A SUBDIVISION OF RECORD IN BASTROP COUNTY IN PLAT BOOK 5, PAGE 14A, P.R.B.C.TX.;

THENCE WITH THE WEST LINE OF THIS TRACT, THE EAST LINE OF SAID BURLESON CROSSING SUBDIVISION, AND SAID EDWARD BURLESON ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 02 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF 1385.43 FEET TO A 5/8- INCH IRON ROD WITH CAP STAMPED "UA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

2) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.23 FEET. A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 31 SECONDS, AND A CHORD THAT BEARS NORTH 42 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 35.33 FEET TO A 5/8- INCH IRON ROD WITH CAP STAMPED "UA SURVEY" SET, AND

3) NORTH 02 DEGREES 15 MINUTES 29 SECONDS WEST, A DISTANCE OF 611.91 FEET TO A 5/8- INCH IRON ROD WITH CAP STAMPED "UA SURVEY" SET ON THE SOUTH LINE OF SAID KETHA 322.78 ACRE TRACT, FOR THE COMMON NORTH CORNER OF THIS TRACT AND SAID BURLESON CROSSING.

THENCE NORTH 117 DEGREES 57 MINUTES 26 SECONDS WEST, WITH THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID KETHA 322.78 ACRE TRACT, A DISTANCE OF 537.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.81 ACRES OF LAND, MORE OR LESS.

Matt Overall



Matt Overall
 JUDO 17, 2022
 Registered Professional Land Surveyor No. 6864
 Austin, Texas
 7500 Rillito Blvd., Building II, Suite 100
 Austin, TX 78715
 (512) 493-4700
 TBPLS No. 101943S2

Exhibit C
Development Standards

EXHIBIT "C"DEVELOPMENT STANDARDS BURLESON CROSSING EAST
BASTROP, TEXASGENERAL DEVELOPMENT STANDARDSA. Building Exteriors

The exterior walls of the buildings within the Project shall be constructed of at least ninety percent (90%) Masonry (as defined below) or glass (exclusive of storefronts and other openings). Furthermore, the exterior walls of the in-line shop space buildings shall be generally comparable to the architectural renderings shown in *Exhibit "C-2"*.

1. For purposes of this Exhibit "C", "Masonry" shall be defined to include the following:
 - a. Natural stone
 - b. Manufactured masonry or simulated stone
 - c. Brick
 - d. Concrete masonry units (CMUs)
 - e. Stucco/plaster (Synthetic Stucco may be used in detail applications only), and/or
 - f. Concrete which shall be sandblasted, sealed/stained or textured/painted.
2. If natural stone is utilized, it shall come from sources within the regional proximity of Bastrop (with a concerted effort to incorporate stone such as that used in the City wall feature located at the corner of State Highway 71 and Highway 150), and may be used in varying sizes and shapes throughout the Project.
3. Brick will be chosen in natural colors to be compatible or complimentary with the natural stone.
4. Stucco/plaster/synthetic stucco in general will be integrally colored in hues and tones pulled from and compatible with the natural colors found in the stone. However, other colors may be introduced in specific small areas when necessary to accomplish the design theme for the Project.
5. Concrete and/or CMUs may be used in any of several finishes ranging from exposed to textured and painted in an effort to resemble a stucco finish. Colors for the textured/painted surfaces shall follow the requirements in #4 above.

B. Accents

In addition to the Masonry above, buildings may have simulated wood accents, Hardy Plank or other similar products to further the theme of the Project.

The ten (10%) percent portion of exterior walls which are not Masonry or glass provided for in Section A above may incorporate a variety of other materials as architectural elements that could include, but not be limited to, non-reflective corrugated steel panels, glass block or other materials that are compatible with the overall design and use for the specific area in which they

are placed, as determined by reasonable mutual agreement between the City and Owner.

C. Materials Pallet

All buildings will be constructed to follow a consistent architectural theme with building materials consistent with those outlined above and previously used in the adjacent Burleson Crossing Shopping Center. Prior to the construction of any buildings, if it is intended that building material(s) other than those previously used in the construction of the adjacent Burleson Crossing Shopping Center are to be used/incorporated, a materials pallet shall be submitted to the City's Director of Planning or their designee for approval, which approval shall not be unreasonably withheld or delayed. It is hereby acknowledged and agreed that the materials pallet used for the adjacent Burleson Crossing Shopping Center are hereby approved without any further action being required.

D. Customer Entrances Areas & Storefronts

Portions of all buildings within the Project shall incorporate elements such as:

1. Canopies, porticos and/or overhangs;
2. Recesses, projections and/or arches;
3. Entrances framed by outdoor pedestrian features or enhanced landscaping;
4. Planter boxes or wing walls that incorporate landscaped areas and/or sitting areas;
5. Enhanced pedestrian surfaces on a portion of the sidewalks adjacent to buildings; and/or
6. Other features such as canopies, tallies, pergolas, or awnings on portions of the front facade and sidewalk areas. In some cases these may be no more than minor shading devices, but in other situations they may be large enough to provide shade for outdoor seating. Permitted materials for these include, but shall not be limited to, steel, wood, and canvas.

The majority of the storefronts (non-structural areas on the front, sides and rear of buildings intended to be used for the display of tenants' merchandise or services) will be framed with typical pre-finished aluminum components. The color of the finishes may vary as the facade materials vary from stone to brick, etc. in an attempt to add variety and interest at the pedestrian level. Glass will be clear and/or lightly tinted with no reflective type glazing allowed.

E. Roofing

Materials for the roof areas include Reinforced EPDM Membrane, .45 Mill or alternative appropriate material, or other similar type rubber roof system.

F. Pedestrian Connectivity

Walkways shall be designed to allow maximum pedestrian mobility within the Project. All sidewalks will be designed to allow pedestrians to freely access all buildings and areas within the Project. Sidewalks shall be typical concrete construction, provided however that fifteen (15%) percent of the sidewalk area around the building will be constructed with brick and/or stone paving, scored/stained concrete, and/or integrally colored concrete. These accent areas are intended to emphasize important intersections, building entrances and desirable pedestrian routes. All interior sidewalks shall be a minimum of four (4) feet in width. Sidewalks not located adjacent to store fronts, loading areas, or other high pedestrian traffic areas, as well as trails may be constructed with concrete, decomposed granite or other similar type material. Handicap ramps and decorative crossings will be constructed in compliance with the Americans with Disabilities Act.

Sidewalks shall be constructed along all public rights-of-way adjacent to the Project except for the future Blakey Lane, shall be a minimum of six (6) feet in width and constructed to City standards. The Warrants (as defined in the Agreement) address several items related to sidewalks and are hereby incorporated by reference.

G. Railings

Guardrails, handrails, and any other miscellaneous site related railings that may be required per Code or for aesthetic reasons may be constructed of masonry or metal with wood as accent material only.

H. Lighting

Site Lighting is divided into two components: General Lighting and Pedestrian Lighting. General Lighting refers to illumination of large portions of the parking areas, while Pedestrian Lighting refers to those areas along building fronts, plazas, outdoor dining areas, boulevards, and areas where a smaller scale light is generally appropriate. Lighting shall not flash, blink, or move in any way. Lighting shall not produce direct off-site glare. Security lighting must be designed to avoid glare and should be directed downward. Service area lighting must be screened to contain light within service areas. Pedestrian Lighting may vary in intensity and should be designed to add interest to portions of the accent landscaping and architecture features. Lighting foot-candles should be less than one (1) foot-candle along the perimeter of the Project, excluding lighting required by and the City and/or State of Texas for streets and roads.

1. Fixture types used for General Lighting must be cut-off so that the source of the illumination is shielded from view to the maximum extent possible as reasonably approved by the Planning Department. General Lighting fixtures will be mounted no higher than 35' (excluding the pole bases which shall be approximately 3' high) above the adjacent finished grade. The Parking lot lighting fixture types to be used for General Lighting as shown on *Exhibit "C-5"* shall be deemed to be in compliance with the requirements of this Exhibit "C".
2. The Pedestrian Lighting will be accomplished in the aforementioned areas with fixtures mounted no higher than 25' feet above grade. The Plaza area will have approximately 12' light poles, and may include bollard lighting.
3. Further information regarding the location and number of lighting fixtures will be provided at the site development permit phase.

I. Service and Loading Areas: Equipment

All loading and service areas, truck docks, trash and recycling collection areas shall be screened from view from adjacent public streets, in accordance with this Exhibit "C" and to the extent not covered by this Exhibit "C", in accordance with the Code. Screening shall be accomplished by walls with complimentary landscaping that is compatible with the Project design. Screen wall materials shall be either clay fired brick, stone, concrete or CMU, and shall be a color that is consistent or complimentary with the color of the primary building. Exposed conduit, ladders, utility boxes and drain spouts shall be painted and shall match the color of the building or be a

complimentary accent color. Notwithstanding the foregoing, natural metal finishes are an acceptable alternative to paint. Mechanical equipment mounted on roofs shall be screened by an appropriate building element such as a parapet wall, ornamental tower, or pitched roof to the extent that such mechanical equipment is not readily visible from any street level location [exclusive of State Highway 71 (which is elevated above the Project)] within or immediately adjacent to the Project.

J. Drive-through facilities

1. Circulation shall allow for adequate length of stacking for drive-through facilities and not interfere with the movement of traffic.
2. Drive-through lanes shall be to the side or rear of the building which they serve.

K. Building Height

1. Except for entryways or tower features, the maximum height of roof line or roof line parapet wall of buildings shall not exceed sixty feet (60') above the average finished grade adjacent to all sides of the building.
2. Entryways and tower features on buildings shall not exceed seventy feet (70') above the average finished grade adjacent to all sides of the building.

L. Building Articulation/Renderings

Horizontal articulation will be achieved through the use of projecting canopies, awnings, masonry pilaster or accents, or with changes of materials and colors. Canopies may be freestanding trellis elements or extended as a fixed facade element. Vertical articulation will be achieved by creating stepped parapets, towers or vertical feature elements that extend above and back over the primary roof structure. If the in-line shop space buildings are built generally in accordance with the quality of design and materials shown on **Exhibit "C-2"**, then such buildings shall be deemed to be in compliance with the requirements of this Exhibit "C" and the Agreement and all applicable design, signage, and other guidelines set forth in the Code.

M. Side/Rear Elevations

Notwithstanding the requirements in Paragraph L above, where the side or rear facade of any building directly faces (i.e. is not partially or totally obstructed by another building, pad site or the detention pond) either Highway 71, Edward Burluson Road or Wagon-Wheel Extension, then such rear or side facade shall be designed with architectural elements generally in accordance with the quality of design and materials shown on **Exhibit "C-2"** attached hereto. All other rear or side facades for buildings within the Project shall be designed with architectural elements generally in accordance with the quality of design and materials shown on **Exhibit "C-2"** attached hereto.

N. Zero Lot Line Condition

In-line shop space buildings may have common building walls along common property lines. Where a continuous row of buildings break, the required side yard setback shall be observed. Within the side yard, pedestrian walkways, patios, plazas and the like are encouraged. Additionally, at the end of a grouping of buildings, vehicular driveways may occur.

O. Detention Pond

The detention pond shown on the Concept Plan shall be constructed generally in accordance with the preliminary drainage plan approved by the City in Application No. 22000271.

GENERAL SIGNAGE STANDARDS

The pylon and/or monument signs constructed for the Project (other than signs for pad site users, as described below) will follow the design concepts illustrated by the Project's name "Burleson Crossing" and/or "Burleson Crossing East" and this Exhibit "C". The pylon and/or monument sign designs will incorporate shapes, forms, scale and materials that would be associated with the theme of the Project and the associated building architecture. The pylon and/or monument sign structure for the Project will be constructed with all or any of the following materials: stone masonry, core tin, galvanized steel and painted metal.

Pylon and/or monument signs shall be illuminated by (i) ground-mounted fixtures, (ii) internally illumination, or (iii) internally illuminated channel letters with reverse channel, halo, plex face with diecut graphics or routed panel with push-through letters.

To the extent of a conflict between the terms of this Exhibit "C" and the City's Sign Ordinance, the terms of this Exhibit "C" shall control.

A. Pylon Signs

For the purpose of directing customers and traffic to the Project, one (1) double-sided free-standing pylon signs may be installed and maintained by Owner located along State Highway 71. The free-standing sign shall have a Masonry base, such Masonry to be consistent with the Masonry and design standards applicable to the Project pursuant to the architectural guidelines, and will be built generally in accordance with the sign elevation depicted on *Exhibit "C-1"*. Entrance signs shall incorporate materials and colors that are complementary to the overall design of the Project.

The freestanding pylon sign shall not exceed forty-eight (48) feet in height.

The total Sign Area of each side of such freestanding pylon sign shall not exceed (i) two hundred twenty-five (225) square feet for two anchor tenants, plus (ii) thirty (30) square feet each for up to six (6) co-anchor tenants, plus (iii) ninety (90) square feet for a Project identification panel. "Sign Area" is defined herein as the number of square feet contained within the smallest single polygon that will encompass the actual lettering and any logo on one face of the sign, a logo being measured using a separate polygon or circle from the polygon containing the lettering. The portions of a structure on which the sign is located shall not be counted as part of the Sign Area provided they are not contained within the polygon, as generally shown on *Exhibit "C-1"*.

B. Signs for Pad Site Users on Highway 71

In addition to the freestanding pylon signs permitted in subparagraph (A) above, one (1) double-sided pylon sign or monument sign for each pad site user whose southern property line abuts Highway 71 or Edward Burleson Road within the Property will be permitted as generally depicted on *Exhibit "C-1"*. Such signs shall not exceed thirty (30) feet in height and the Sign Area (as defined above) of each sign shall not exceed 150 square feet per side.

Notwithstanding the above, in the event (i) a pad site provides for multiple users, or (ii) two pad site users elect to combine their signage, such users may, at their sole option, be allowed to share one (1) dual beaded or dual paneled pylon sign which shall not exceed thirty (30) feet in height and the Sign Area (as defined above) of such combined sign shall not exceed 250 square feet per side.

C. Building Signage

All tenants/users at the Project within a multiple-tenant building shall be allowed to install signage on each exposed building façade that adjoins such tenant/user at a ratio not to exceed 1.5 square feet of sign area per linear foot of such building façade, as illustrated by the examples on *Exhibit "C-1-1"* attached hereto.

All tenants/users at the Project within a single-tenant building (including pad sites) shall be allowed to install signage on each exposed building façade that adjoins such tenant/user at a ratio not to exceed 2.5 square feet of sign area per linear foot of such building façade, as illustrated by the examples on *Exhibit "C-1-2"* attached hereto.

OUTDOOR SALES, STORAGE AND DISPLAYS

A. Anchor Tenants

1. Areas that are enclosed for security purposes and are generally in line with the primary facade of the Building (e.g. Anchor Tenant's outdoor home and garden sales area) shall not be considered "outdoor sales", "displays", or "open storage" for purposes of regulation under the Code or this Exhibit "C".
2. Anchor Tenant's shall also be allowed to have outdoor sales, displays and open storage within designated areas, provided that such areas are adequately enclosed (temporarily or permanently) for security purposes, but may be constructed of a material that allows visibility of the items within such areas.

B. Remainder of the Project

In addition to the items set forth in A. immediately above, non-enclosed outside sales and displays within the Project are permitted:

1. in front of a store on a sidewalk area and/or under canopies, awnings or other overhangs; and
2. away from a building, including in a parking lot, provided that such use away from a building may not occur any more often than four (4) times in a year and may not continue for more than four (4) weeks on any one of such occurrences.

Examples of the foregoing outdoor sales, storage and display areas are illustrated on *Exhibit "C-6"* attached hereto.

LANDSCAPE DESIGN STANDARDS

The landscaping and hardscape features will generally follow design concepts that further the perception of the theme of the Project and the illustrations set forth on *Exhibit "C-7"*. The Property shall have permanent landscape, irrigation, and improved open space areas that are not covered by paving or structures unless specifically designated by Owner as natural open space.

The landscaping within the Project shall be in accordance with the terms set forth in this Exhibit "C", and to the extent not covered by this Exhibit "C", in accordance with the Code with the Warrants that have been approved.

General Requirements

In addition to the basic landscape requirements established in the City's Landscape Ordinance, the Project shall provide the following landscape amenities, subject to the Warrants that have been approved:

1. Enhanced landscape features at all major road intersections, which may include, but not be limited to, boulders and stone fences.
2. Landscaped end islands and medians in and along drives and in the parking areas shall be designed generally in accordance with the depictions set forth in *Exhibit "C-7"* of the Agreement.
3. 50% of the trees in the tree zone along the frontage of State Highway 71 (as shown on *Exhibit "C-7"* of the Agreement) shall be shade trees.
4. Enhancements shall be made to the "Plaza" area located in the original Burleson Crossing Shopping Center (as depicted on *Exhibit "B-1"* of the Agreement) which shall include additional seating, canopy, decorative kid benches, wayfinding signage and other features agreeable to the City and BRP.

Trees shall be planted to avoid interference with streetlights, signage and other fixtures.

Trees shall be kept out of street intersection sight triangles at a minimum of thirty-five (35) feet by thirty-five (35) feet as measured from the face of curb.

Trees shall be planted no less than five (5) linear feet (whether horizontal or on an angle) from underground utilities and fifteen (15) feet from overhead lines.

Trees shall be planted no less than five (5) linear feet (whether horizontal or on an angle) from fire hydrants.

Any landscaping or other improvements, including irrigation, proposed to be located within public rights-of-way shall require separate approval of a license agreement(s) by the City.

Plant Material Palette

Plants and other plant materials used in the Project shall be chosen for hardiness to the Project's climate, and will foster the Central Texas plant style as opposed to the "anywhere USA" look. At least 80% of

plant material used in the Project will consist of native or adaptive plant material.

Caliper size, height, measurement, and other plant specifications shall be in accordance with **Exhibit "C-7"** of the Agreement.

Irrigation Standards

All landscaped areas shall be supported by an automatic irrigation system, which may be a spray, soaker, or drip type system. A pressure-type vacuum breaker shall be required with the installation of all sprinkler systems. In addition, the irrigation system must include a rain sensor and a freeze sensor. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and minimize water overflow or seepage into the street, sidewalk, or parking areas.

1. Owner shall be responsible for the irrigation of all required landscape areas and plant materials, with exception of (i) natural areas and (ii) xeriscape plantings after the first two (2) years, utilizing one or a combination of the following methods:
 - a. An automatic underground irrigation system (conventional spray, bubbler, etc.), equipped with a rain sensor that automatically turns off the system when it has rained sufficiently.
 - b. An automatic water-saving irrigation system (drip, porous pipe, leaky pipes etc.) equipped with a rain sensor that automatically turns off the system when it has rained sufficiently.
 - c. A hose attachment within one hundred (100) feet of all required landscape areas and plant materials.
2. The irrigation method used shall be in place and operational at the time of the landscape inspection for certificate of occupancy and shall be maintained and kept operational at all times to provide for efficient water distribution.
3. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system and shall be required to provide irrigation for the first two (2) years only.
4. Trees shall be irrigated by a bubbler head to ensure sufficient water concentration.

Open Space

All parcels: (i) for which a building permit and a Certificate of Occupancy have been issued, and (ii) which do not contain buildings, structures, parking lots, sidewalks, site furniture or other improvements (including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line) must be planted and landscaped in accordance with any applicable provisions of this Exhibit "C". All such landscaped areas not planted in groundcover or shrub beds shall be planted in grasses. Overseeding in fall with cool season native grasses is allowed.

Utility easement areas shall be landscaped generally consistent with other landscaped areas, to the extent allowed by the respective utility company and in compliance with this Exhibit "C".

General Landscape Buffer and Screening Requirements

Landscape buffer and screening requirements established in the Code and in this Exhibit "C" shall apply for ground mounted equipment, dumpsters, trash receptacles, refuse storage containers, loading docks, substations, large utility cabinets, and similar structures located behind the screen wall in order to adequately screen from view of the public right-of-way and parking lot.

Service areas shall be visually screened from all public rights-of-way. Acceptable methods of screening include walled entrances, landscaping and depressed service areas.

To the extent of a conflict between the terms of this Exhibit "C" and the Code (as modified by the Warrants), the terms of this Exhibit "C" shall control.

Further details regarding landscaping and irrigation within the Project shall be provided at the site development permit phase.

The following exhibits illustrate several of the concepts, improvements and/or design features referenced in this Exhibit C:

Exhibit "C-1": Signage

Exhibit "C-1-1": Multiple Tenant Building Signage

Exhibit "C-1-2": Single Tenant Building Signage

Exhibit "C-2": Building Elevations

Exhibit "C-3": Intentionally Deleted

Exhibit "C-4": Plaza Area

Exhibit "C-5": Parking Lot Lighting

Exhibit "C-6": Outside Sales/Display Area

Exhibit "C-7": Landscaping

Exhibit C-1

Signage

These are examples of the pylon signage and building signage that is currently used in Burleson Crossing. This will be replicated in Burleson Crossing East.



EXHIBIT "C-1-1"
Mutiple-Tenant Building

Item 3E.

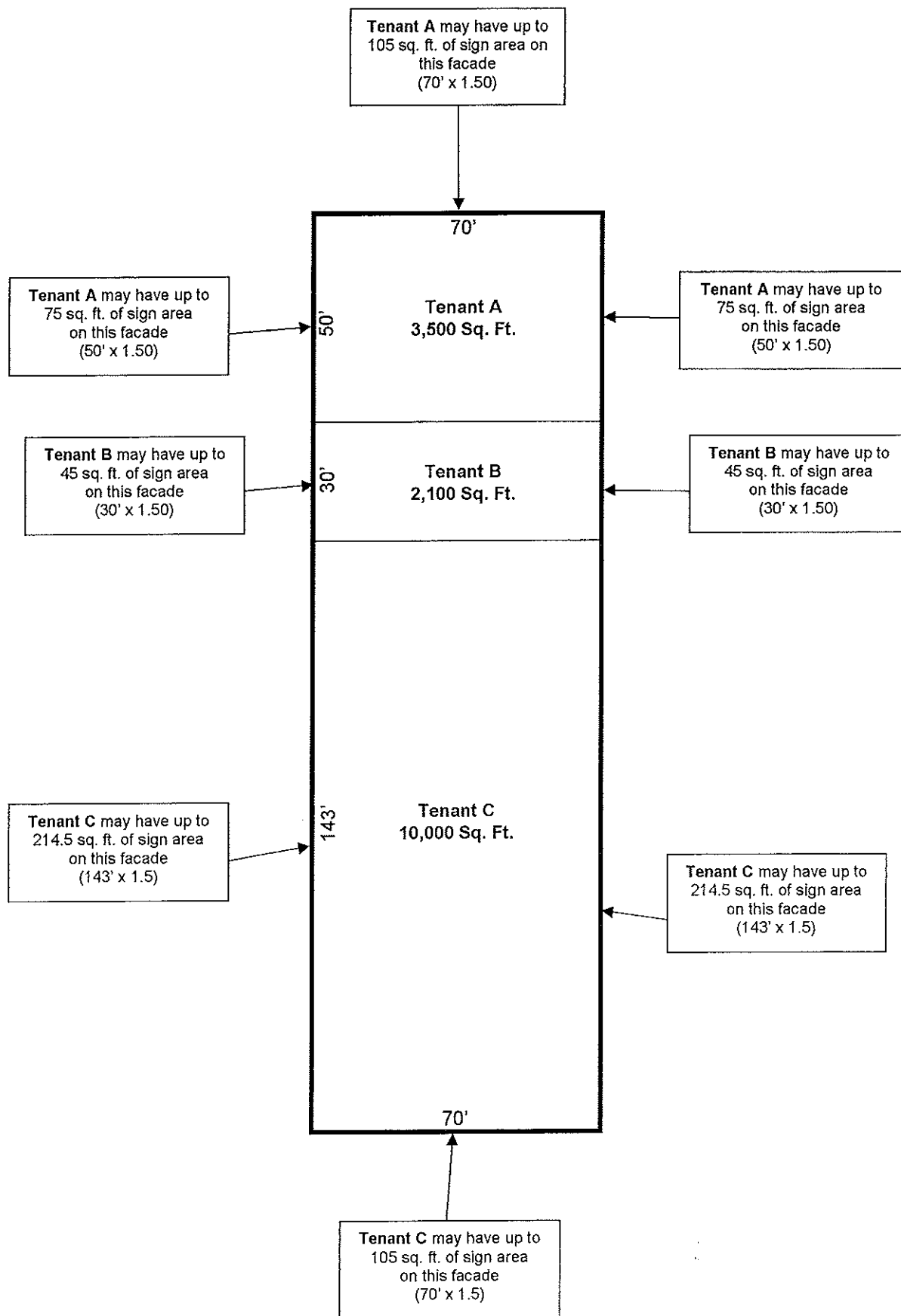


EXHIBIT "C-1-2"

Item 3E.

Single-Tenant Buildings

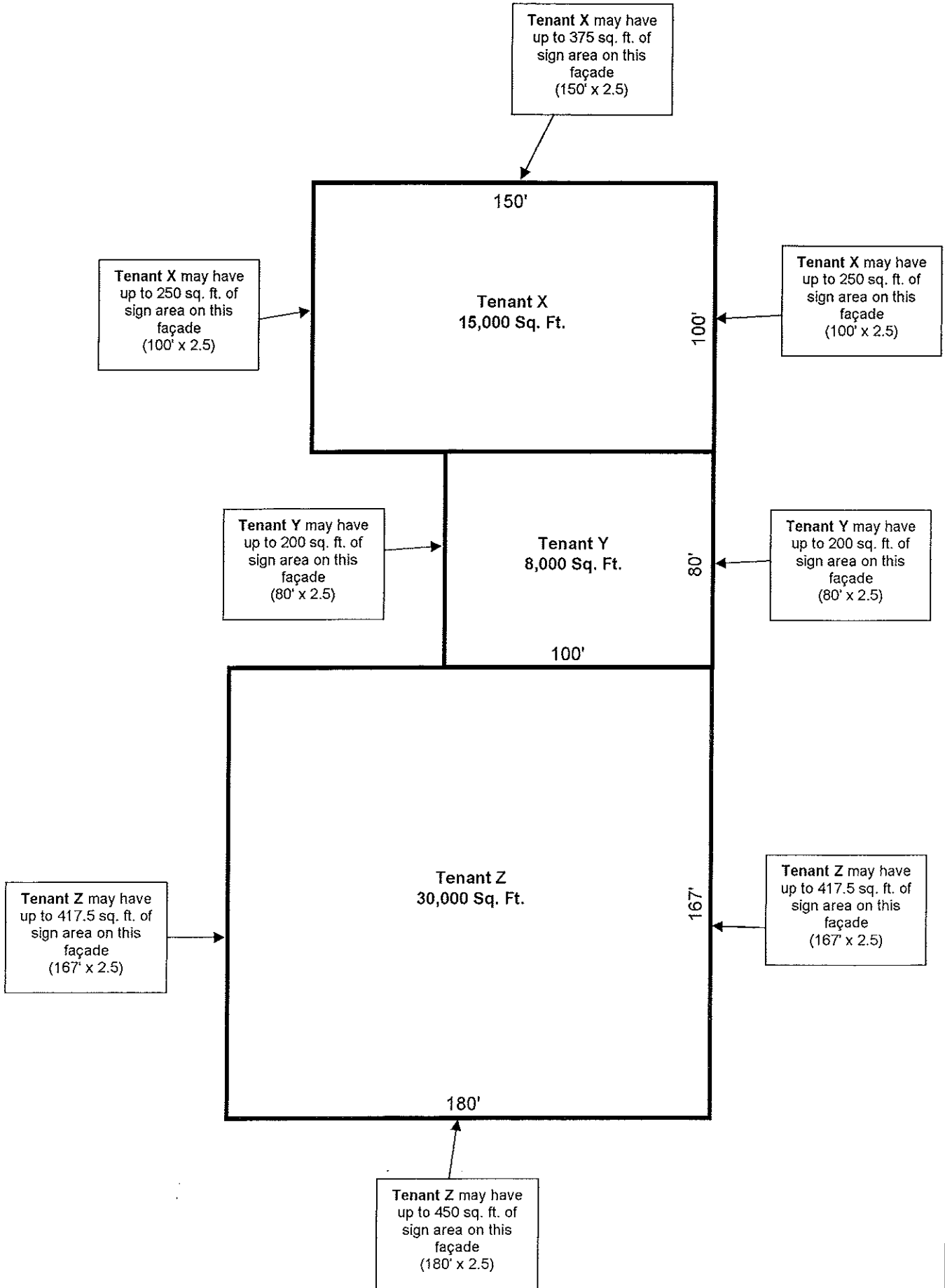


Exhibit C-2

Inline Shop Space and Anchor/Junior Anchor Building Elevations
Front, Side & Rear Elevations

These are examples of the Inline shop space and Anchor/Junior Anchor building elevations currently in Burleson Crossing. These same type elevations will be used in Burleson Crossing East.



Exhibit C-2

Inline Shop Space and Anchor/Junior Anchor Building Elevations
Front, Side & Rear Elevations



Exhibit C-2

Inline Shop Space and Anchor/Junior Anchor Building Elevations
Front, Side & Rear Elevations



Exhibit C-2

Inline Shop Space and Anchor/Junior Anchor Building Elevations
Front, Side & Rear Elevations



Exhibit C-2

Inline Shop Space and Anchor/Junior Anchor Building Elevations
Front, Side & Rear Elevations



Exhibit C-2

Inline Shop Space and Anchor/Junior Anchor Building Elevations
Front, Side & Rear Elevations



Exhibit C-4
Plaza Area

Item 3E.

This image/depiction/drawing is conceptual in nature and is provided for illustrative purposes only. This is a color exhibit. A color copy is on file with the Bastrop City Secretary.

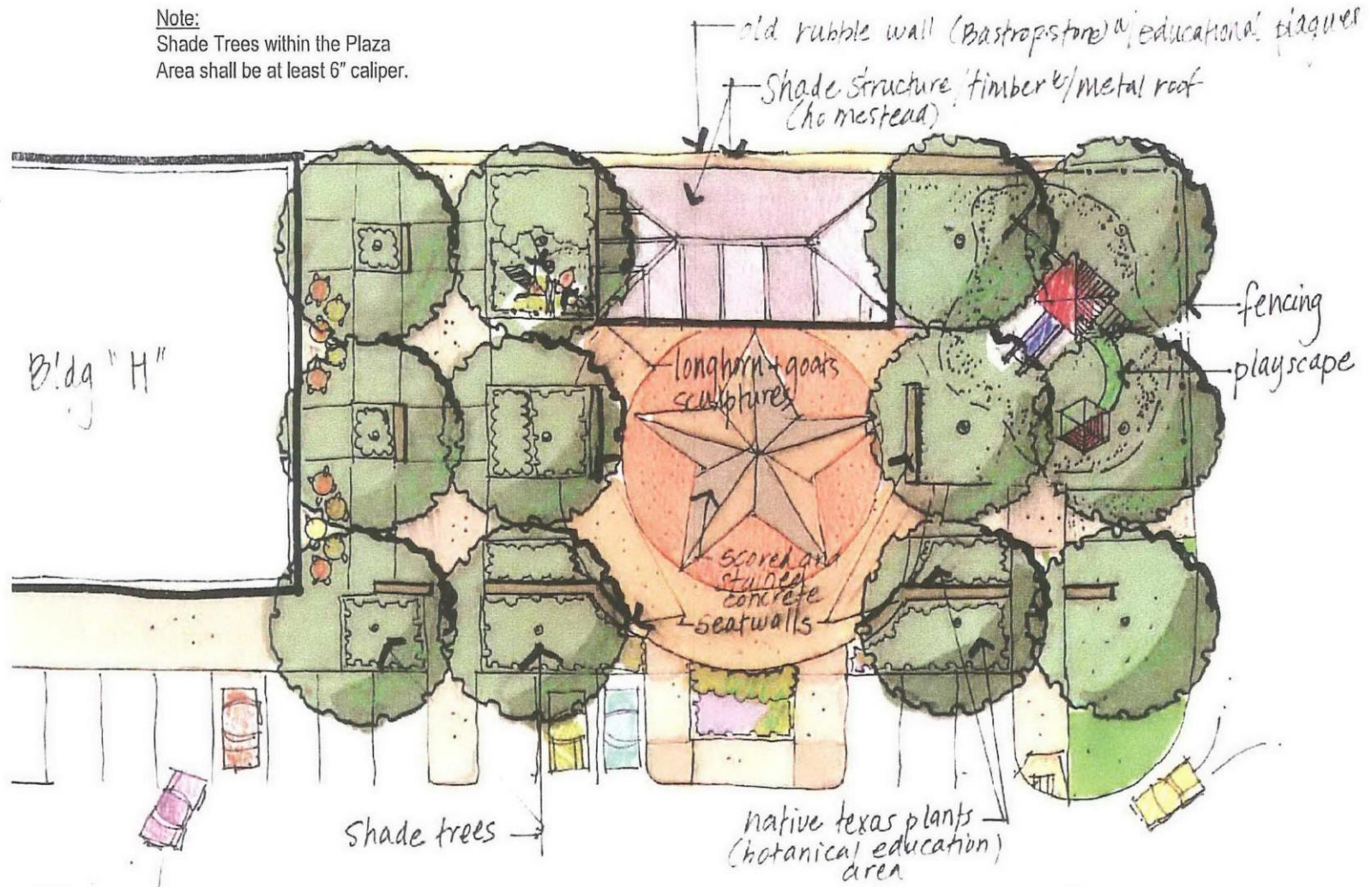



EXHIBIT "C4"

courtyard at Burleson Crossing  4.8.07

Enhancement shall be made to the existing 9,000 sf plaza space located in the original Burleson Crossing shopping center, which shall include additional seating, shade canopy, decorative kid benches, way finding signage and other feature agreeable to the City and Developer.

Exhibit C-5

Parking Lot Lighting

These are examples of parking lot lighting currently used in Burluson Crossing. This will be replicated in Burluson Crossing East.



MAGNUSQUARE® II - MSV

FLAT AND CONVEX



Features

Housing - Square, one-piece formed aluminum housing is completely sealed to keep contaminants and moisture out.
Door - Flat glass models feature an extruded aluminum frame with silicone gasketing and Hubbell Gard® fasteners. Convex glass models use formed doors secured with Hubbell Gard® hardware. Both door assemblies are hinged.
Optics - Both flat and convex glass models feature multifaceted segmented panels. Flat glass unit offers Type I, III, IV and V square distributions while the convex unit provides two levels of performance. The standard optic is available in Type I, III, IV and V square distributions and available with a "Super" optical system for the Type III and V distributions. Rotatable in 90° increments.
Mounting - Extruded aluminum arm for pole mounting available
Electrical - CWA type ballast, 60 Hz HPF, starting rated at -20°F (-40°F HPS). Lamp included. Mogul porcelain socket, pulse rated with spring-loaded nickel-plated center contact and reinforced lamp grip screw shell.
Finish - Durable Lektrocote® TGIC thermoset polyester powder paint finish assures long life and maintenance-free service.



UL and CSA listed for wet locations.

Ordering Information

Example: MSV - A - 1000H - FP - 5 - 2 - R4

SQUARE LUMINAIRES

- Series MSV Magnusquare
- Mounting A Arm Mount (arm not included, order separately)⁵
- Wattage/Source¹
 - Metal Halide
 - 400H 400W (ED-37)
 - 1000H 1000W (BT-37)
 - Pulse Start Metal Halide
 - 400P 400W (ED-37)
 - 750P 750W (BT-37)
 - 1000P 1000W (BT-37)
 - High Pressure Sodium
 - 400S 400W (ED-18)

- Optical System
 - Flat Glass
 - FI Vert. I - segmented
 - FP Vert. III² - segmented
 - FT Vert. IV - segmented
 - FW Vert. V (square)² - segmented

- Options
 - A4 Four inch rigid arm (shipped in fixture carton)⁵
 - A1 Ten inch rigid arm (shipped in fixture carton)⁵
 - R4 Nominal 4" round pole adapter (shipped in fixture carton)
 - R5 Nominal 5" round pole adapter (shipped in fixture carton)
 - F(X) Fusing (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347)
 - PCR(X) Photo Cell Receptacle (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347)

- Voltage
 - 8 Quad Tap® (120, 208, 240, 277V)³
 - 5 480V
 - 6 Tri-Tap® (120, 277, 347V)^{3, 7}
 - E 220/240V 50 Hz⁶
 - 0 No Ballast⁴

- Color
 - 1 Dark Bronze
 - 2 Black
 - 4 White
 - 3 Gray
 - P Platinum Silver
 - R Red (Premium Color)
 - 7 Forest Green (Premium Color)

- 1 Lamp Included
- 2 High Performance Optics
- 3 Factory wired for highest voltage unless specified.
- 4 Lamp not included
- 5 Use #6 drill pattern when ordering poles and brackets.
- 6 400S, 400H, and 1000H only.
- 7 Discrete 347V ballast used with 1000W Pulse Start wattage/source.

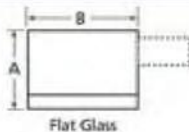
Note For Photocontrol Equipment, see page 609

Accessories - Order Separately

Catalog Number	Description
MSV-4-X	Four inch rigid arm (0.20 ft ² EPA)
MSV-10-X	Ten inch rigid arm (required for 90° configurations). (0.50 ft ² EPA)
RSD-04-X	Nominal 4" OD pole adapter for MSV arms
RSD-05-X	Nominal 5" OD pole adapter for MSV arms
MSV-FGGS-2	Extreme glare shield for flat glass units only (mounts to housing). Restricts lighting to any one side of fixture. Black finish is standard.
MSV-GS	Glare shield for sag glass units only (mounts to door). Restricts lighting to any one side of fixture. Black finish is standard.
MSV-CSX	Full skirt (2-piece) for convex lens unit.
MAL-WP-X	Wall plate for flat surfaces with #6 drill pattern

Note: MAL series arms can also be used.
 Note: Replace X with color designation.

Dimensions



	A	B	C	EPA	Weight
MSV - Flat	14 7/8"	21" sq	-	2.8 ft ²	68 lbs.
	378 mm	533 mm		0.3 m ²	30.6 kg

Note EPA and weight values do not include mounting arm.
 Note See page 699 for more detailed EPA information.

RTA ROUND TAPERED ALUMINUM

Features

- Round Tapered Aluminum Shafts
- One-piece extruded construction
- Side or tenon mounting available (Group 2)
- Ground lug standard
- Galvanized anchor bolts and template included
(Group 1 = 3-bolt design with single nut, non-leveling,
Group 2 = 4-bolt design with double nuts, leveling)
- Nut covers standard
- Gasketed hand hole cover standard
Group 1 (2" x 4")
Group 2 (20' = 3" x 5", all others = 4" x 6")
- Lektrocote finish or natural aluminum available

Catalog Number	Pole Height		Shaft Base Dim.	Wind Load Rating ¹					Shaft Size	Wall Thick.	Bolt Circle	Bolt Sq.	Anchor Bolt Size	Bolt Proj.	Pole Wt (lbs)
	ft	m		80 MPH	90 MPH	100 MPH	110 MPH	120 MPH							
Group 1															
RTA-08-40-A-OT-XX ¹	8	2.44	4	5.8	-	3.5	-	-	4 x 3"	.125	Consult Template for Information			17	
RTA-10-40-A-OT-XX ¹	10	3.05	4	4.1	-	2.4	-	-	4 x 3"	.125	Consult Template for Information			21	
RTA-12-40-A-OT-XX ¹	12	3.66	4	3	-	1.6	-	-	4 x 3"	.125	Consult Template for Information			24	
RTA-14-40-A-OT-XX ¹	14	4.27	4	2	-	1	-	-	4 x 3"	.125	Consult Template for Information			28	
RTA-16-50-A-OT-XX ¹	16	4.88	5	4.1	-	2.5	-	-	5 x 3"	.125	Consult Template for Information			31	
RTA-18-50-A-OT-XX ¹	18	5.49	5	3.4	-	2	-	-	5 x 3"	.125	Consult Template for Information			42	
RTA-20-50-A-OT-XX ¹	20	6.10	5	2.5	-	1.5	-	-	5 x 3"	.125	Consult Template for Information			47	
Group 2															
RTA-20-60-B-XX-XX ²	20	6.10	6	7.9	6.3	5.1	4	3.2	6 x 4"	.188	9 - 10"	6.36 - 7.07"	1 x 36 x 4"	4.25"	90
RTA-25-70-B-XX-XX ²	25	7.62	7	8.6	6.7	5.3	4.1	3.1	7 x 4"	.188	10 - 11"	7.07 - 7.78"	1 x 36 x 4"	4.25"	120
RTA-30-80-B-XX-XX ²	30	9.14	8	9.3	7.2	5.6	4	2.8	8 x 4.5"	.188	11 - 12"	7.78 - 8.48"	1 x 36 x 4"	4.25"	150
RTA-35-80-C-XX-XX ²	35	10.67	8	7.6	5.9	4.5	2.9	1.8	8 x 4.5"	.220	11 - 12"	7.78 - 8.48"	1 x 36 x 4"	4.25"	205
RTA-40-80-C-XX-XX	40	12.5	8	8.6	6.3	4.6	3.4	-	8 X 4.5"	.250	11 - 12"	7.78 - 8.48"	1 x 36 x 4"	4.25"	260



- 1 Allowable gust factor 1.3. To determine maximum pole loading weight, multiply allowable EPA by 30 lbs.
Example: RTA-10-40-A pole in 80 MPH zone = 123 lbs. (4.1 x 30).
- Note Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

Ordering Information Example: R - T - A - 20 - 50 - A - OT - NA

Complete part number requires shaft above plus mounting type, finish, and appropriate options below.

Luminaire Mounting Type

- AX Side - Single¹
- BX Side - Double at 90°^{1,2}
- CX Side - Double at 180°¹
- DX Side - Triple at 90°^{1,2}
- EX Side - Triple at 120°
- FX Side - Quad at 90°^{1,2}
- TA Tenon (2 3/8" OD)
- OT No drilling (includes pole cap)

Finish

- DB Dark Bronze
- BL Black
- WH White
- GR Gray
- PS Platinum Silver
- RD Red (Premium Color)
- FG Forest Green (Premium Color)
- CC Custom Color (Consult Factory)
- NA Natural Aluminum (aluminum poles only)

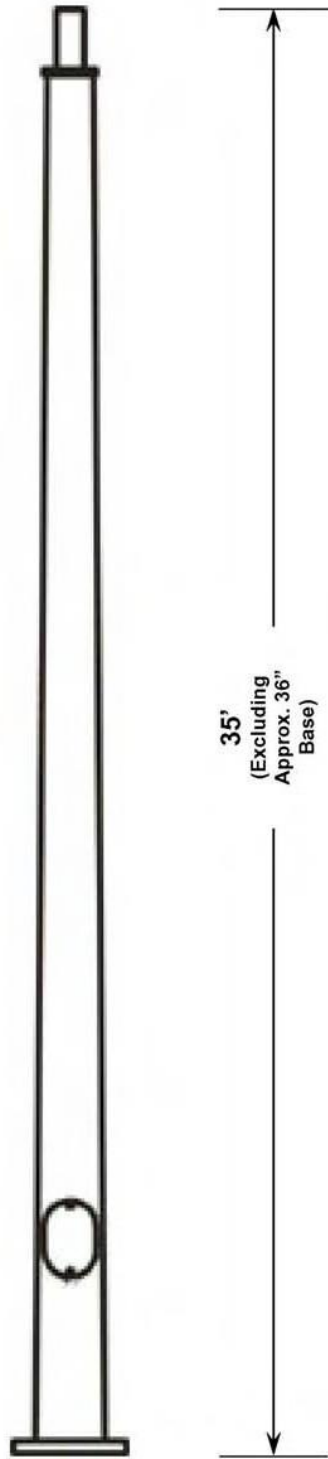
Options

- Q18 15 Amp GFCI Receptacle and Cover³
- Q22 Extra Handhole³
- Q26 1/2" Coupling³
- Q27 3/4" Coupling³
- Q30 2" Coupling³
- Q40 Vibration Damper
- LAB Less Anchor Bolts

- 1 DRILL PATTERNS: Replace X with the following: 2 = Luminaire with a tapered pole (2-bolt) plus Cimarron CR1 and Raven Series luminaires, 4 = DS and MSS luminaires, 6 = MSV, RCS, RCL & DM luminaires.
- 2 Mounting types B, D, F not available with MSV, Magnumform RCS/RCL, DM, DS and MSS Series luminaires.
- 3 Specify option location using logic found in pole introduction pages.



Pole Diagram



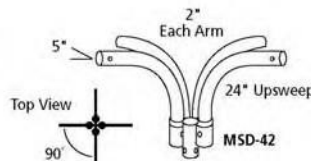
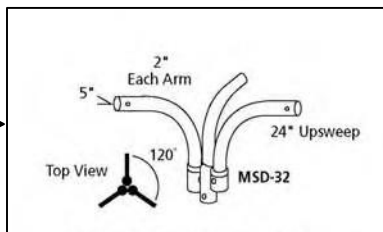
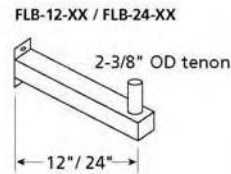
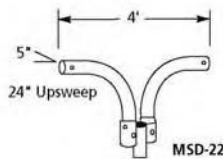
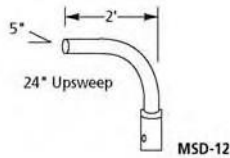
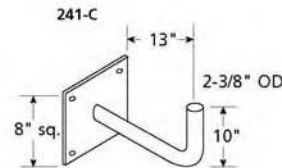
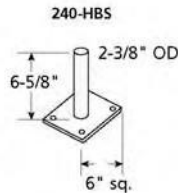
This image/depiction/drawing is conceptual in nature and is provided for illustrative purposes only. This is a color exhibit. A color copy is on file with the Bastrop City Secretary.

MOUNTING ACCESSORIES

Tenon Brackets

Catalog Number	Description	EPA ft ² (m ²)	Weight lbs. (kg)
240-HBS-XX	Flat surface bracket - straight		8
241-C-XX	Flat surface bracket - 90°		16
FLB-12-XX	12" floodlight bracket for pole mounting	.5	6
FLB-24-XX	24" floodlight bracket for pole mounting	1.0	10
MSD-12-XX	Single mounting arrangement, 2 ft. arm, fits 2 3/8" OD slipfitter	.4	19
MSD-22-XX	Twin mounting arrangement, 2 ft. arm, fits 2 3/8" OD slipfitter	.9	41
MSD-32-XX	Triple mounting arrangement, 2 ft. arm, fits 2 3/8" OD slipfitter	1.4	60
MSD-42-XX	Quad mounting arrangement, 2 ft. arm, fits 2 3/8" OD slipfitter	1.4	78
SSS-T4-DB	Tenon top adapter for 4" square open top poles, bronze finish	—	17.5 (8)
SSS-T5-DB	Tenon top adapter for 5" square open top poles, bronze finish	—	14.5 (6.6)
SSS-T6-DB	Tenon top adapter for 6" square open top poles, bronze finish	—	16.5 (7.4)
TPR-2-XX ¹	2 1/2" to 2" pipe size tenon reducer	—	6 (2.7)
TPR-3-XX ²	3" to 2" pipe size tenon reducer	—	8 (3.6)
TPR-4-XX ³	4" to 2" pipe size tenon reducer	—	9 (4.1)
TA-4	2 3/8" OD Tenon top adapter for 4" square pole		
TA-5	2 3/8" OD Tenon top adapter for 5" square pole		
TA-6	2 3/8" OD Tenon top adapter for 6" square pole		
285-B-3-XX	3 1/2" to 2 3/8" Reducer		
285-B-4-XX	4 1/2" to 2 3/8" Reducer		

- 1 ID = 3.062"
- 2 ID = 3.5"
- 3 ID = 4.625"



Replace XX with Color Designation

- DB Dark Bronze
- BL Black
- WH White
- GR Gray
- PS Platinum Silver
- RD Red (Premium Color)
- FG Forest Green (Premium Color)
- CC Custom Color (Consult Factory)

Replace X with Color Designation

- 1 Dark Bronze
- 2 Black
- 4 White
- 3 Gray
- P Platinum Silver
- R Red (Premium Color)
- 7 Forest Green (Premium Color)

SPAULDING
LIGHTING

703

MOUNTING ACCESSORIES

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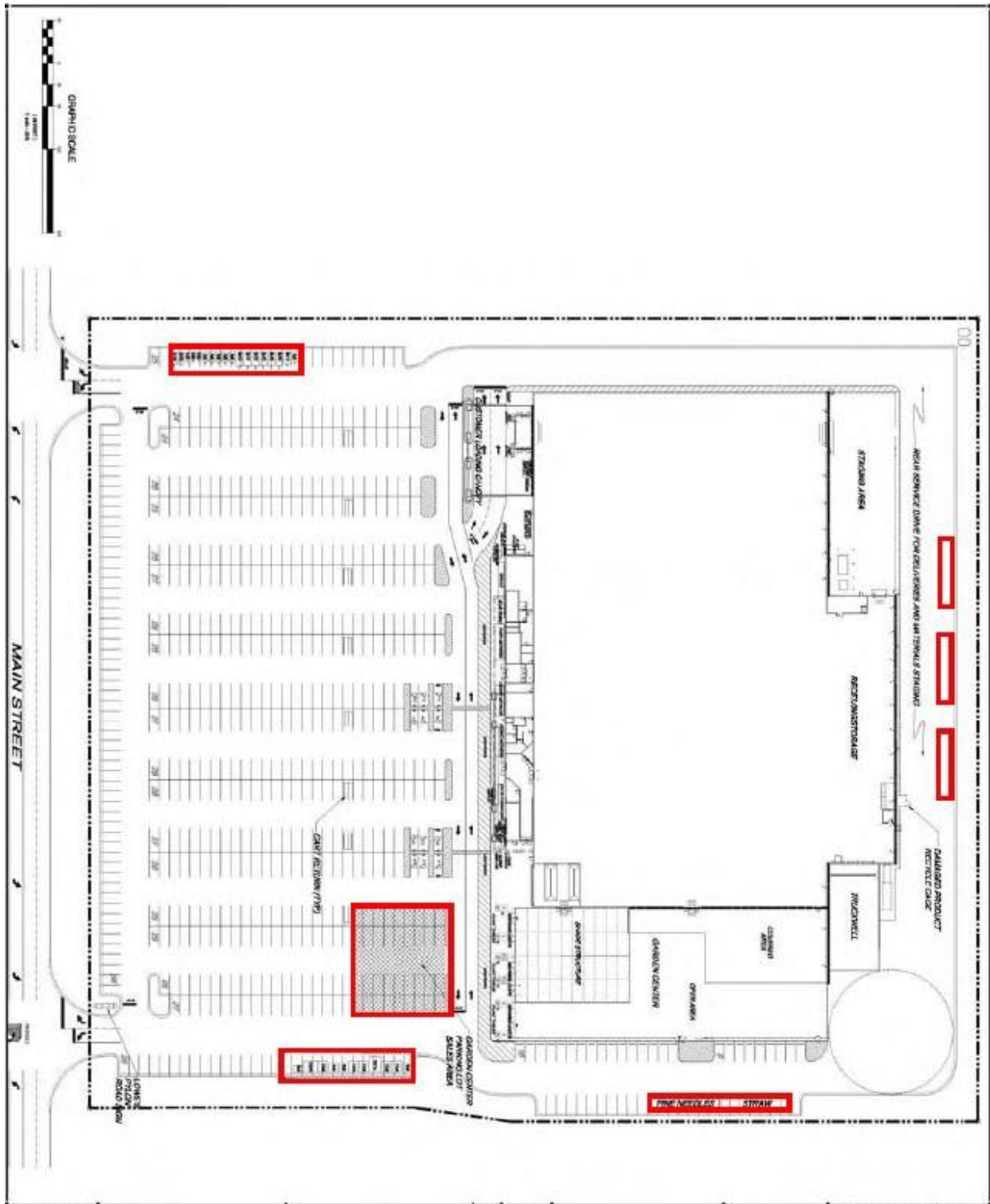
Exhibit C-6

**Anchor/Junior Anchor/Inline
Outside Sales & Display Areas**

These are examples of tenant’s use of outdoor sales and display areas in the common areas of Burleson Crossing. These same types of uses/displays will be conducted in Burleson Crossing East.



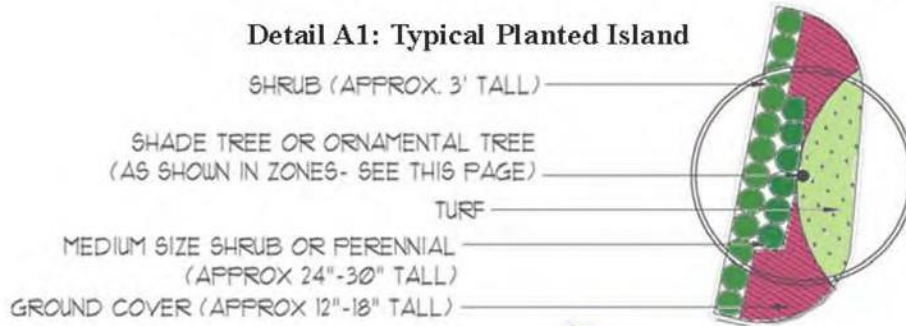
Exhibit "C-6"
OUTSIDE SALES/DISPLAY AREA
(Anchor Tenant)



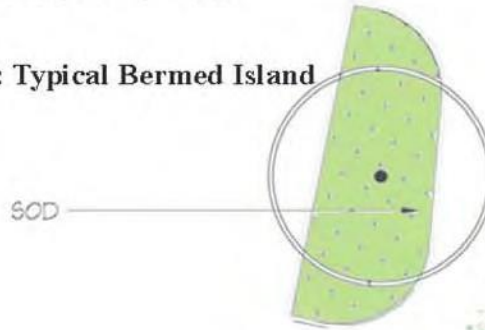
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Detail A: Typical Islands Throughout Parking Areas

Detail A1: Typical Planted Island



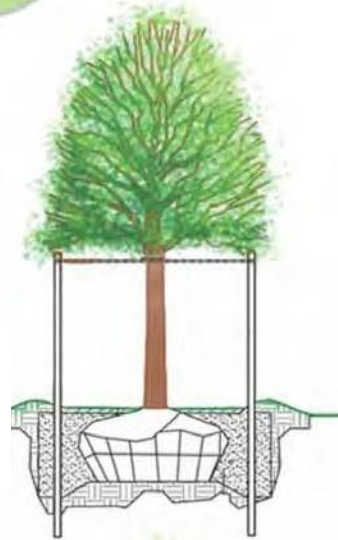
Detail A2: Typical Bermed Island



Detail B: Shade Trees

Site to utilize at least three of the following species:

- Live Oak - 3" caliper / 10' tall
- Cedar Elm - 3" caliper / 10' tall
- Red Oak - 3" caliper / 10' tall
- Burr Oak - 3" caliper / 10' tall
- Chinquapin Oak - 3" caliper / 10' tall



Detail C: Ornamental Trees

Site to utilize at least three of the following species:

- Texas Redbud - 1 1/2" caliper/6' tall
- Crape Myrtle - 1 1/2" caliper/6' tall
- Vitex - 1 1/2" caliper/6' tall
- Yaupon - 1 1/2" caliper/6' tall
- Mountain Laurel - 1 1/2" caliper/6' tall



Exhibit C-7

Landscaping

These are examples of landscaping currently used in all common areas of Burleson Crossing. These same examples of landscaping will be used in the common areas of Burleson Crossing East.



Exhibit C-7

Landscaping

These are examples of landscaping currently used in all common areas of Burleson Crossing. These same examples of landscaping will be used in the common areas of Burleson Crossing East.



Exhibit C-7
Landscaping

These are examples of landscaping currently used in all common areas of Burleson Crossing. These same examples of landscaping will be used in the common areas of Burleson Crossing East.



Exhibit C-7
Landscaping

These are examples of landscaping currently used in all common areas of Burleson Crossing. These same examples of landscaping will be used in the common areas of Burleson Crossing East.



EXHIBIT “D”***WARRANTS***

(A) Trees and screening are not required to be shown on the Preliminary Plat or Final Plat. Tree and screening for the Project will be determined and addressed at the site development plan stage of the Project, but shall be in general conformance with the previously approved Warrants referenced in the Columns titled “6.3.006(b), 7.3.003, 7.4.002(a), and 3.2.013(a)(1)”.

(B) Enhancements to Civic Space as referenced in the previously approved warrants referenced column titled “article 7.5” shall be determined at the site development plan stage of the Project.

(C) If required at the site development plan stage of the Project, Owner will provide a pedestrian/sidewalk plan for the Project in general conformance with the previously approved Warrant referenced in the Column titled “5.2.002(b), “5.2.002(d)”, “7.3.003” 7.4.002(a), 7.4.002(b), 2.3.003, and 3.2.008(c)”.

(D) Public utility easements located adjacent to public ROW, will be dedicated on the plat for those lots located adjacent to public right of way. Any additional PUE’s required during the site development plan stage will be conveyed via separate instrument easements.

The following warrants from the 83 Code are hereby granted:

83 Code Section		Description	Proposed Alternative
5.2.002(b)		Max block perimeter length of 1,320 h	Maximum block perimeter shall not exceed 3800' for all publicly dedicated roadways. Internal private driveways with a maximum width of 30' and a minimum width of 25' can be utilized to provide internal circulation within the maximum block perimeter. (As shown on Exhibit C). Street trees and sidewalks are not required on internal circulation driveways.
5.2.002(d)		20' wide midblock pedestrian walkway for blocks that <i>exceed</i> (b) and (c)	Provide alternate pedestrian connectivity throughout site with 6-foot designated sidewalks/crosswalks from building to building and from buildings to public ROWS. Alternate pedestrian connectivity is not required to align with proposed public or private drives and can be obtained through 6-foot designated sidewalks/crosswalks within medians between parking rows.
6.3.003(a)(3)		Building facade to be located within 30' of street corner and parking prohibited in Front Layer	Building location on the lot shall be in compliance with the International Building Code.
6.3.005(b)(c)		Alleys are preferred means of access	Screening shall be provided for property development items such as garbage containers/dumpsters with a minimum six-foot masonry wall on three sides with a gate on one side. Screening shall be provided for transformers, free standing electrical meters, and telephone equipment with landscaping and/or moveable fencing.
6.3.005(d)	(1)	Vehicular access to be taken from alleys, if alleys are provided	Not Required
	(3)	For Corner Lots, driveways must be located in the Secondary Frontage	Not Required

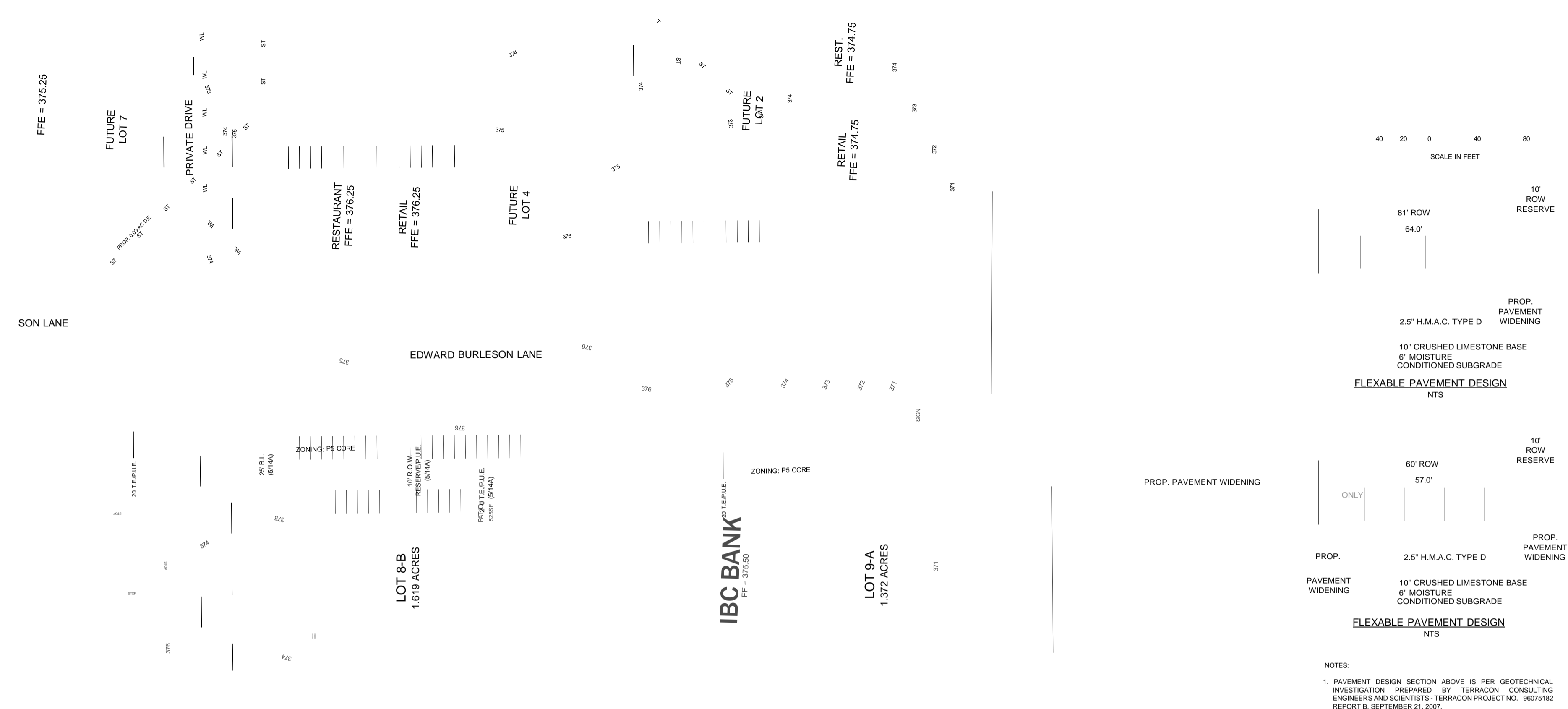
	(4)	Driveways shall be located as far as practical from adjacent public streets, or min. 40' for PS districts	Proposed driveways shall meet the minimum separation from a public street of 40 feet, as required by this section.
	(5)	Mid-block lots with more than 40' of frontage are on 1y driveway, with a max width of 24' for two-way drives	Mid-block lots are allowed to have access from a D internal private drive no closer than 40 feet to the public ROW. Driveway access on a publicly dedicated roadway shall be 300' from centerline to centerline unless alignment of driveway to neighboring property can be achieved, creating improved traffic flow, but in no case shall driveways on a publicly dedicated roadway be closer than 200' from centerline to centerline. Driveway width cannot exceed 35 feet.
	(6)	For lots with more than 80' of frontage, driveway spacing shall be 300'	
6.3.006(b)	(4)	Max. Parking to be based on market and determined by DRC at Site Plan	Not required.
6.3.006(b)	(5)	Requires parking to be located in the 2nd or 3rd Layer	Parking shall be allowed to be located in any Layer
6.3.006(b)	(8)	Requires all parking to be screened either by building or other screening material	Screening shall be required along all publicly dedicated ROWs. Screening shall include buildings or landscaping material to a height of three feet
6.3.006(b)	(9)	Prohibits parking to be located within the rear setback	Parking shall be allowed in any rear setback.
6.3.00B(d)		Max first floor story of a Commercial building cannot exceed 25' from floor to ceiling	Maximum ceiling height shall be 35'
6.3.009(b)		Building frontage facade must be parallel to the ROW Frontage line	Not Required
6.3.009(c)		All first floor facades shall have clear glass	See Warrant for 6.3.009(d) for glazing requirements.

		glazing min. 20% of the total first floor facade area	
6.3.009(d)		First floor of Commercial buildings shall have 70% minimum glazing	Glazing shall be optional for free-standing buildings such as restaurants and bank uses on pad sites or other single tenant buildings (up to 5,000 sf). Multi-tenant small buildings shall include a minimum of 70% glazing along the building front. Anchor or junior anchor buildings, or in-line buildings , shall include a minimum of 20% glazing along the building front. The building fronts shall be either the primary side of the building facing a public street, or the side of the building facing the parking area servicing that building, whichever front the tenant/ user has the storefront entrance.
6.5.003-A		Requires that front facade be at least 80% of the frontage width, requires the building to be located between 2'-1S' from the ROW/ Frontage	Building facade to frontage width ratio is not required. Buildings may be placed anywhere within the lot. All lots must have public street frontage minimum of 120 feet.
6.5.003- D		Limits Parking to Layer 3	Parking shall be allowed to be located in any Layer
7.3.003 • Reg Comm		16' wide sidewalks along both sides of road, trees every 30' on center both sides of road	A minimum of a 6' wide sidewalk shall be required along one side of all publicly dedicated ROWs. Street trees required, three trees shall be placed every 100 linear feet of ROW and shall not be clustered together, with the intention of providing shade along the sidewalk.
7.3.003 • Connector		Trees every 30' on center along both sides of the road	A minimum of a 6' wide sidewalk shall be required along one side of all publicly dedicated ROWs. Street trees required, three trees shall be placed every 100 linear feet of ROW and shall not be clustered together, with the

			intention of providing shade along the sidewalk.
7.3.013(d)(l)		Requires an additional 7' of ROW on each side of a road If P5 is located on both sides of the road	ROW width for Wagon Wheel shall be 55'. ROW width for Blakey lanes shall be 80'. No additional ROW shall be required for SH 71, except as necessary for any proposed roadway improvements, or as otherwise required by TxDOT.
7.4.002(a)		330' max block length, 1,320' max block perimeter	Maximum block perimeter shall not exceed 3800' for all publicly dedicated roadways. Internal private driveways with a maximum width of 30' and a minimum width of 25' can be utilized to provide internal circulation within the maximum block perimeter. (As shown in Exhibit C). Street trees and sidewalks are not required on internal circulation driveways.
7.4.002(b)		20' Pedestrian Way if block length exceeds 330'	Alternative pedestrian connectivity routes throughout the site shall be provided by a minimum 6' sidewalk from building to building and from buildings to public ROW. Alternative pedestrian connectivity is not required along private drive aisles or internal private driveways, but may be allowed through providing 6' sidewalk within medians between parking rows. Crosswalks shall be provided where pedestrian and vehicular interaction take place.
Art. 7.5		Requires a Civic Space for development over 13.6 acres	Enhancements shall be made to the existing 9,000 sf plaza space located in the original Burleson Crossing shopping center, which shall include additional seating, shade canopy, decorative kid benches, wayfinding signage and other features agreeable to the City and Developer.
B3 Tech. Manual			
2.1.006(a)			

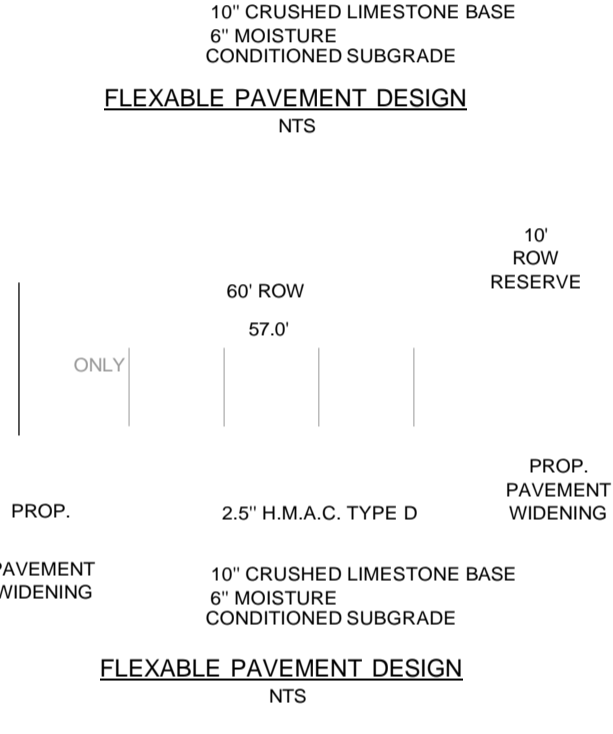
		Requires parking and drive aisles to be located within Layer 2 or 3	Parking shall be allowed in any Layer
2.3.003		Diagram 1.1 Public Frontage Diagram	A minimum 6' wide sidewalk shall be required along one side of all publicly dedicated ROW's. Street trees required; three trees shall be placed every 100' of ROW and shall be a minimum of 2" caliper trees, and shall not be clustered together, with the intention of providing shade along the sidewalk.
3.2.008(c)		P5 streets sidewalks to be min. 10' wide and located wholly within the street ROW.	A minimum 6' wide sidewalk shall be required along one side of all publicly dedicated ROWs.
3.2.013(a)(l)		Street trees shall be 4" caliper and spaced every 30' on center	Three shall be placed for every 100 linear feet of ROW and shall be not be clustered together, with the intention of providing shade along the sidewalk. 2" caliper trees can be provided as an alternative.
3.2.013(a)(4)		Requires plant material to meet very strict nursery/ propagation standards	Allow plants to be procured from any competent wholesale nursery supplier.
3.2.001(b)		Requires pedestrian shed to have certain place type percentages	Not Required

Exhibit E
Edward Burleson Lane Improvements



CONTROL POINT	NORTHING	EASTING	SURFACE NORTHING	SURFACE EASTING	ELEVATION	DESCRIPTION
1	10018362.20	3239651.88	10018662.76	3239749.07	377.21	MAGNAIL W/ SHINER STAMPED "LJA SURVEY"
2	10017268.44	3239695.50	10017668.97	3239792.69	376.29	MAGNAIL W/ SHINER STAMPED "LJA SURVEY"

NOTES:
 1. PAVEMENT DESIGN SECTION ABOVE IS PER GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTING ENGINEERS AND SCIENTISTS - TERRACON PROJECT NO. 96075182 REPORT B, SEPTEMBER 21, 2007.



BURLESON CROSSING EAST INFRASTRUCTURE PLAN
 EDWARD BURLESON LANE IMPROVEMENTS

NO.	DESCRIPTION	BY	DATE

04/17/2023
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

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 User: csherman
 Last Modified: Feb. 22, 23 - 08:24
 Plot Date/Time: Apr. 17, 23 - 12:46:23

JOB NUMBER:

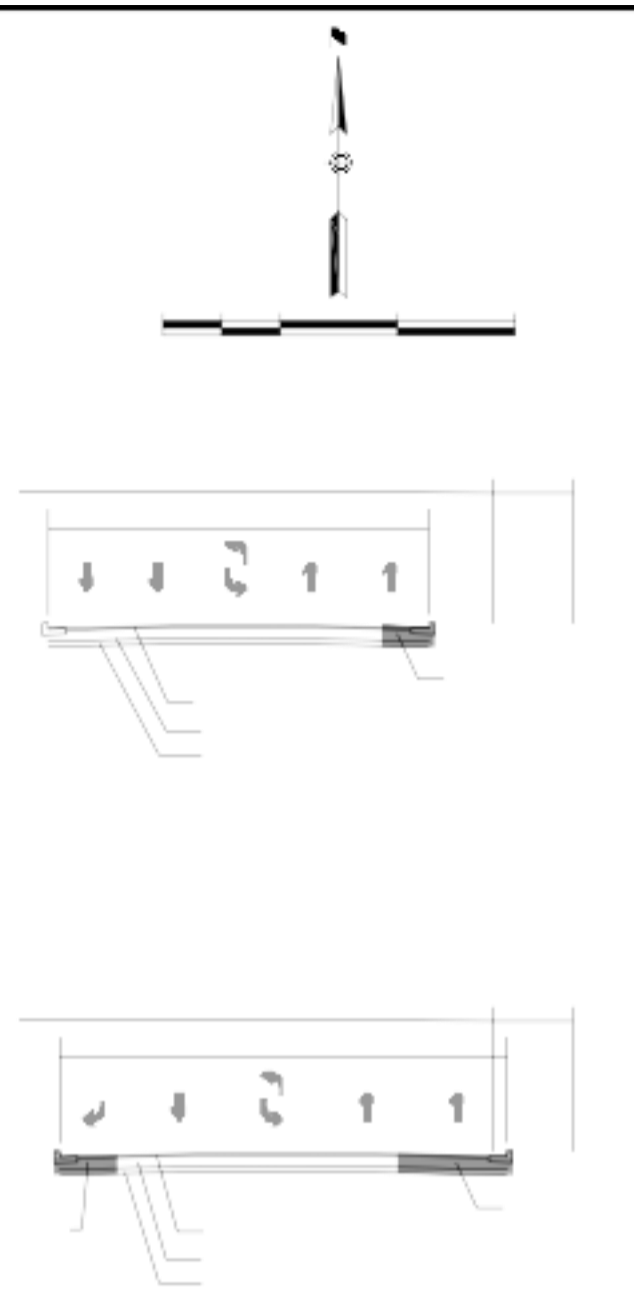
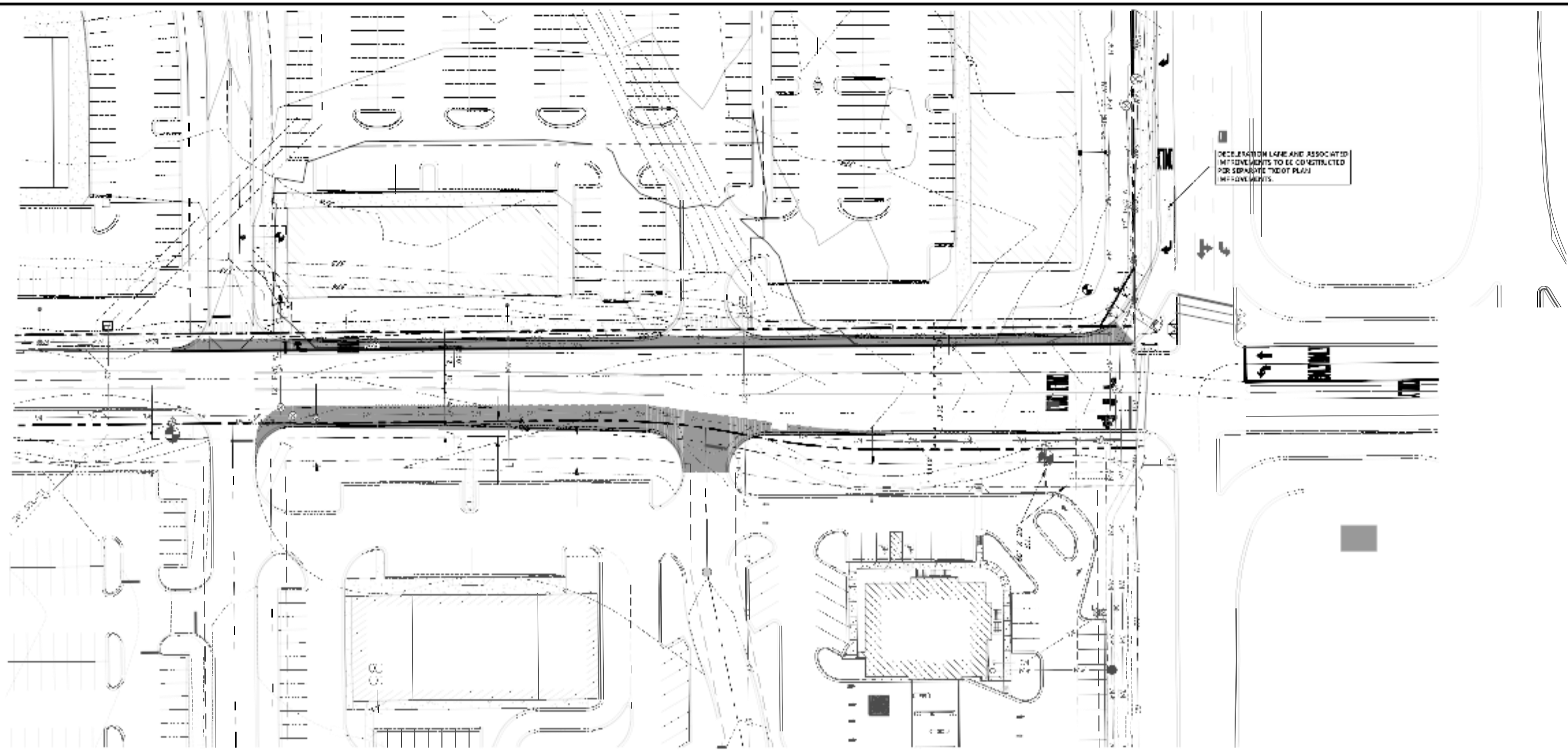


Exhibit F
Wagon Wheel Improvements

BURLESON CROSSING EAST
INFRASTRUCTURE PLAN

WAGON WHEEL IMPROVEMENTS



LEGEND

PROPOSED	EXISTING	DESCRIPTION
- - - - -	- - - - -	SITE PROPERTY BOUNDARY
- - - - -	- - - - -	ADJ. PROPERTY BOUNDARY
- - - - -	- - - - -	EASEMENT LINE
- - - - -	- - - - -	CONCRETE SIDEWALK
- - - - -	- - - - -	SURVEYED CONTOUR LINE
- - - - -	- - - - -	GIS CONTOUR LINE
- - - - -	- - - - -	WASTEWATER LINE
- - - - -	- - - - -	WASTEWATER FORCE MAIN
- - - - -	- - - - -	WASTEWATER MANHOLE
- - - - -	- - - - -	WASTEWATER SERVICE W/ CLEANOUT
- - - - -	- - - - -	WATER LINE
- - - - -	- - - - -	WATER SERVICE
- - - - -	- - - - -	FIRE HYDRANT
- - - - -	- - - - -	WATER VALVE
- - - - -	- - - - -	AIR RELEASE VALVE
- - - - -	- - - - -	WATER METER
- - - - -	- - - - -	FDC
- - - - -	- - - - -	STORMSEWER LINE
- - - - -	- - - - -	ROOF DRAIN
- - - - -	- - - - -	CONDENSATE DRAIN
- - - - -	- - - - -	STORMSEWER MANHOLE
- - - - -	- - - - -	CURB INLET
- - - - -	- - - - -	GRATE INLET
- - - - -	- - - - -	GAS LINE
- - - - -	- - - - -	NATURAL GAS
- - - - -	- - - - -	PROPANE GAS
- - - - -	- - - - -	UNDERGROUND ELECTRIC
- - - - -	- - - - -	TELECOMMUNICATION LINE
- - - - -	- - - - -	OVERHEAD UTILITY
- - - - -	- - - - -	1/2" REBAR WITH ILLEGIBLE CAP FOUND
- - - - -	- - - - -	1/2" REBAR WITH "PAYNE BOUNDARY" CAP FOUND
- - - - -	- - - - -	1/2" REBAR FOUND (OR AS NOTED)
- - - - -	- - - - -	1/2" IRON PIPE FOUND (OR AS NOTED)
- - - - -	- - - - -	SQUARE BOLT FOUND
- - - - -	- - - - -	CONTROL POINT/BENCHMARK LOCATION
- - - - -	- - - - -	UTILITY POLE
- - - - -	- - - - -	METAL ELECTRIC TRANSMISSION LINE POLE
- - - - -	- - - - -	GUY WIRE
- - - - -	- - - - -	BOLLARD
- - - - -	- - - - -	ELECTRIC MANHOLE
- - - - -	- - - - -	LIGHT POLE
- - - - -	- - - - -	SIGN
- - - - -	- - - - -	UTILITY VAULT

NO.	DESCRIPTION	BY	DATE



DATE: 4/17/23
 PREPARED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

LJA Engineering, Inc.
 7500 Riata Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

JOB NUMBER:
 A141-0407

EXHIBIT F

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 User: carman
 Last Modified: Apr 17, 23 - 09:01
 Plot Date/Time: Apr 17, 23 - 15:26:08



Engineering, Inc.

Engineer's Opinion of Probable Cost

Project: Burleson Crossing East - Street Improvements Date: 8/4/2023
 Client: Durhman & Bassett Realty Group, Inc. By: O. Radi

This cost estimate includes all public and private street improvements.

Item	Description	Qty	Unit	Unit Cost	\$
	SUMMARY				
	Blakey Lane				\$355,000.00
	Wagon Wheel				\$1,398,375.00
	Edward Burleson Lane				\$2,357,000.00
	TxDOT Improvements				\$757,375.00
			TOTAL		\$ 4,512,750.00

Item	Description	Qty	Unit	Unit Cost	Cost
	STREET IMPROVEMENTS (Blakey Lane)				
GP-1	Land Area Dedication	0.51	AC.	-	\$ 355,000.00
GP-2	R.O.W. Reserve	0.32	AC.		\$ 222,748.42
Total Wagon Wheel Paving Improvements					\$355,000.00

Item	Description	Qty	Unit	Unit Cost	Cost
	STREET IMPROVEMENTS (Wagon Wheel)				
GP-1	Excavation (does not include street section)	1200	C.Y.	\$ 10.00	\$ 12,000.00
GP-2	Embankment (does not include street section)	120	C.Y.	\$ 4.00	\$ 480.00
GP-3	6" Curb and Gutter	1,300	L.F.	\$ 18.00	\$ 23,400.00
GP-4	Signage/Striping	1	LS	\$ 5,000.00	\$ 5,000.00
GP-5	Standard CoA Type II Driveway	2	EA.	\$ 7,000.00	\$ 14,000.00
GP-6	Subgrade Preparation (18" Past Back of Curb)	2,500	S.Y.	\$ 3.00	\$ 7,500.00
GP-7	18" Crushed Limestone Base Material (18" Past BOC)	2,500	S.Y.	\$ 40.00	\$ 100,000.00
GP-8	4" Hot Mix Asphaltic Concrete	2,400	S.Y.	\$ 30.00	\$ 72,000.00
GP-9	5' Sidewalk	2,900	S.F.	\$ 8.00	\$ 23,200.00
GP-10	Sidewalk Curb Ramp	4	EA.	\$ 2,500.00	\$ 10,000.00
GP-11	Connect to Existing Cul-de-Sac	1	L.S.	\$ 10,000.00	\$ 10,000.00
GP-12	12" CL 350 DI Water Line Pipe and Fittings	589	L.F.	\$ 120.00	\$ 70,680.00
GP-13	8" CL 350 DI Water Line Pipe and Fittings (Stubouts)	93	L.F.	\$ 90.00	\$ 8,370.00
GP-14	6" CL 350 DI Water Line Pipe and Fittings (F.H. Leads)	29	L.F.	\$ 75.00	\$ 2,175.00
GP-15	8" PVC SDR 26, ASTM D-3034, Gravity Sewer Pipe	57	L.F.	\$ 50.00	\$ 2,850.00
GP-16	4' Diameter manhole 0-8' deep with standard cover	2	EA.	\$ 5,000.00	\$ 10,000.00
GP-17	4'x2' RCBC	79	L.F.	\$ 75.00	\$ 5,925.00
GP-18	48" RCP	25	L.F.	\$ 250.00	\$ 6,250.00
GP-19	36" RCP	25	L.F.	\$ 210.00	\$ 5,250.00
GP-20	30" RCP	240	L.F.	\$ 175.00	\$ 42,000.00
GP-21	18" RCP	196	L.F.	\$ 100.00	\$ 19,600.00
GP-22	10' Curb Inlet	4	EA.	\$ 7,000.00	\$ 28,000.00
GP-23	Junction Box	1	EA.	\$ 12,500.00	\$ 12,500.00
GP-24	Trench Safety System (all utilities)	1,320	L.F.	\$ 1.00	\$ 1,320.00
GP-25	Landscaping	1	L.S.	\$ 30,000.00	\$ 30,000.00
GP-26	Revegetation	1,100	S.Y.	\$ 2.00	\$ 2,200.00
GP-27	Construction Supervision/Overhead/Insurance	1	L.S.	\$ 50,000.00	\$ 50,000.00
GP-28	Development Supervision	1	L.S.	\$ 20,000.00	\$ 20,000.00
GP-29	Soft Costs - Engineering/Legal	1	L.S.	\$ 50,000.00	\$ 50,000.00
GP-30	Construction Financing - Interest/Loan Costs	1	L.S.	\$ 50,000.00	\$ 50,000.00
GP-31	25% Contingency	-	-	-	\$ 173,675.00
Subtotal					\$868,375.00
GP-32	Land Area Dedication	0.76	AC.	-	\$ 530,000.00
Total Wagon Wheel Paving Improvements					\$1,398,375.00

Item	Description	Qty	Unit	Unit Cost	Cost
	STREET IMPROVEMENTS (Edward Burleson Ln)				
GP-1	Excavation (does not include street section)	600	C.Y.	\$ 10.00	\$ 6,000.00
GP-2	Embankment (does not include street section)	0	C.Y.	\$ 4.00	\$ -
GP-3	6" Curb and Gutter	1,650	L.F.	\$ 18.00	\$ 29,700.00
GP-4	Signage/Striping	1	LS	\$ 5,000.00	\$ 5,000.00
GP-5	Subgrade Preparation (18" Past Back of Curb)	1,100	S.Y.	\$ 3.00	\$ 3,300.00
GP-6	18" Crushed Limestone Base Material (18" Past BOC)	1,100	S.Y.	\$ 40.00	\$ 44,000.00
GP-7	4" Hot Mix Asphaltic Concrete	1,000	S.Y.	\$ 30.00	\$ 30,000.00
GP-8	Sawcut and Tie into Existing Pavement	2	EA.	\$ 5,000.00	\$ 10,000.00
GP-9	Sidewalk Curb Ramp	7	EA.	\$ 2,500.00	\$ 17,500.00
GP-10	Demo Existing Curb & Gutter, Sawcut Exist. Pavement	200	L.F.	\$ 10.00	\$ 2,000.00
GP-11	Temporary Traffic Control Protection	1	L.S.	\$ 10,000.00	\$ 10,000.00
GP-12	Adjust Existing WWMH Rim	2	EA.	\$ 3,500.00	\$ 7,000.00
GP-13	Adjust Valve Castings	3	EA.	\$ 1,500.00	\$ 4,500.00
GP-14	Relocate Light Pole	1	EA.	\$ 25,000.00	\$ 25,000.00
GP-15	Revegetation	800	S.Y.	\$ 2.00	\$ 1,600.00
GP-16	Construction Supervision/Overhead/Insurance	1	L.S.	\$ 30,000.00	\$ 30,000.00
GP-17	Development Supervision	1	L.S.	\$ 10,000.00	\$ 10,000.00
GP-18	Soft Costs - Engineering/Legal	1	L.S.	\$ 30,000.00	\$ 30,000.00
GP-19	Construction Financing - Interest/Loan Costs	1	L.S.	\$ 20,000.00	\$ 20,000.00
GP-20	25% Contingency	-	-	-	\$ 71,400.00
	Subtotal				\$357,000.00
GP-21	Land Area Dedication	2.71	AC.	-	\$ 2,000,000.00
	Total Edward Burleson Lane Paving Improvements				\$2,357,000.00

Item	Description	Qty	Unit	Unit Cost	Cost
	STREET IMPROVEMENTS (TxDOT Improvements)				
GP-1	Excavation (does not include street section)	0	C.Y.	\$ 10.00	\$ -
GP-2	Embankment (does not include street section)	200	C.Y.	\$ 4.00	\$ 800.00
GP-3	6" Curb and Gutter	2,050	L.F.	\$ 18.00	\$ 36,900.00
GP-4	Signage/Striping	1	LS	\$ 5,000.00	\$ 5,000.00
GP-5	Subgrade Preparation (18" Past Back of Curb)	1,300	S.Y.	\$ 3.00	\$ 3,900.00
GP-6	18" Crushed Limestone Base Material (18" Past BOC)	1,300	S.Y.	\$ 40.00	\$ 52,000.00
GP-7	4" Hot Mix Asphaltic Concrete	1,200	S.Y.	\$ 30.00	\$ 36,000.00
GP-8	Demo Existing Curb & Gutter	1,100	L.F.	\$ 10.00	\$ 11,000.00
GP-9	Demo Existing Concrete	300	S.Y.	\$ 25.00	\$ 7,500.00
GP-10	Temporary Traffic Control Protection	1	L.S.	\$ 8,500.00	\$ 8,500.00
GP-11	Highway 71 / CR 304 Intersection Improvements	1	L.S.	\$ 100,000.00	\$ 100,000.00
GP-12	Relocate Signal Pole and Install Island	1	EA.	\$ 120,000.00	\$ 120,000.00
GP-13	Relocate Light Pole	2	EA.	\$ 25,000.00	\$ 50,000.00
GP-14	Demo and Replace Existing Curb Inlet	1	EA.	\$ 12,500.00	\$ 12,500.00
GP-15	Revegetation	900	S.Y.	\$ 2.00	\$ 1,800.00
GP-16	Construction Supervision/Overhead/Insurance	1	L.S.	\$ 50,000.00	\$ 50,000.00
GP-17	Development Supervision	1	L.S.	\$ 20,000.00	\$ 20,000.00
GP-18	Soft Costs - Engineering/Legal	1	L.S.	\$ 45,000.00	\$ 45,000.00
GP-19	Construction Financing - Interest/Loan Costs	1	L.S.	\$ 45,000.00	\$ 45,000.00
GP-20	25% Contingency	-	-	-	\$ 151,475.00
	Total TxDOT Paving Improvements				\$757,375.00

Note: The Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. As a result, this opinion of probable construction cost is based on the Engineer's experience and qualifications and represents our best judgement as design professionals familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids or the construction cost will not vary from this opinion of probable cost, and therefore will not be held liable for differences in those costs.

Exhibit G
Blakey Lane



LEGEND

PROPOSED	EXISTING	DESCRIPTION
- - - - -	- - - - -	SITE PROPERTY BOUNDARY
- - - - -	- - - - -	ADJ. PROPERTY BOUNDARY
- - - - -	- - - - -	EASEMENT LINE
- - - - -	- - - - -	CONCRETE SIDEWALK
- - - - -	- - - - -	SURVEYED CONTOUR LINE
- - - - -	- - - - -	GIS CONTOUR LINE
- - - - -	- - - - -	WASTEWATER LINE
- - - - -	- - - - -	WASTEWATER FORCE MAIN
- - - - -	- - - - -	WASTEWATER MANHOLE
- - - - -	- - - - -	WASTEWATER SERVICE W/ CLEANOUT
- - - - -	- - - - -	WATER LINE
- - - - -	- - - - -	WATER SERVICE
- - - - -	- - - - -	FIRE HYDRANT
- - - - -	- - - - -	WATER VALVE
- - - - -	- - - - -	AIR RELEASE VALVE
- - - - -	- - - - -	WATER METER
- - - - -	- - - - -	FDC
- - - - -	- - - - -	STORMSEWER LINE
- - - - -	- - - - -	ROOF DRAIN
- - - - -	- - - - -	CONDENSATE DRAIN
- - - - -	- - - - -	STORMSEWER MANHOLE
- - - - -	- - - - -	CURB INLET
- - - - -	- - - - -	GRATE INLET
- - - - -	- - - - -	GAS LINE
- - - - -	- - - - -	NATURAL GAS
- - - - -	- - - - -	PROPANE GAS
- - - - -	- - - - -	UNDERGROUND ELECTRIC
- - - - -	- - - - -	TELECOMMUNICATION LINE
- - - - -	- - - - -	OVERHEAD UTILITY
- - - - -	- - - - -	1/2" REBAR WITH ILLEGIBLE CAP FOUND
- - - - -	- - - - -	1/2" REBAR WITH "PAYNE BOUNDARY" CAP FOUND
- - - - -	- - - - -	1/2" REBAR FOUND (OR AS NOTED)
- - - - -	- - - - -	1/2" IRON PIPE FOUND (OR AS NOTED)
- - - - -	- - - - -	SQUARE BOLT FOUND
- - - - -	- - - - -	CONTROL POINT/BENCHMARK LOCATION
- - - - -	- - - - -	UTILITY POLE
- - - - -	- - - - -	METAL ELECTRIC TRANSMISSION LINE POLE
- - - - -	- - - - -	GUY WIRE
- - - - -	- - - - -	BOLLARD
- - - - -	- - - - -	ELECTRIC MANHOLE
- - - - -	- - - - -	LIGHT POLE
- - - - -	- - - - -	SIGN
- - - - -	- - - - -	UTILITY VAULT

EXHIBIT G

BURLESON CROSSING EAST INFRASTRUCTURE PLAN

BLAKEY LANE R.O.W. & R.O.W. RESERVE

NO.	DESCRIPTION	BY	DATE



DATE: 4/17/23
 PREPARED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

4/17/2023

Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

LJA Engineering, Inc.
 7590 Riata Boulevard
 Building II, Suite 100
 Austin, Texas 78735

JOB NUMBER:
 A141-0407

DATE: 4/17/23

\\s1141\Bureau\07 - Burleson East\Submittal Sheets\Plan for Site Development\A141-0407-EP-01.dwg
 User: carman
 Last Modified: Apr 17, 23 - 09:01
 Plot Date/Time: Apr 17, 23 - 15:26:08

Exhibit H
Form of Construction Completion Agreement

Subdivision Name

City Case No.

Subdivision Construction Agreement

Recitals:

- A.** Subdivider owns the land included in the proposed final subdivision plat of the Subdivision Name Subdivision, City Case No. City Case No. and more particularly described on the attached and incorporated **Exhibit A** (the "Property").
- B.** City ordinances require Subdivider to complete various Subdivision improvements to protect the health, safety, and general welfare of the community and to limit the harmful effects of substandard subdivisions.
- C.** Subdivider desires to subdivide the Property in accordance with all applicable state and local laws, rules, and regulations.
- D.** This Subdivision Construction Agreement (the "Agreement") is authorized by and consistent with state law and the City's ordinances, regulations, and other requirements governing development of a subdivision.
- E.** This document is executed to memorialize Subdivider's responsibility to provide certain improvements to the Subdivision required by the platting process ("Subdivision Improvements").
- F.** The City of Bastrop will not accept the Subdivision and release the Subdivider from its obligations under this Agreement, until all Subdivision Improvements have been approved and accepted by the City.
- G.** This Agreement requires the Subdivider to post fiscal guarantees for certain improvements, which protects the City from, at its expense, completing subdivision improvements required to be provided by the Subdivider. Subdivider's fiscal surety may be used only to complete those improvements listed on the attached and incorporated **Exhibit B**.
- H.** Subdivider may need to provide additional fiscal surety for additional Subdivision Improvements that may be added at a later time as required for this Subdivision.
- I.** Under certain circumstances, outlined in the Agreement, Subdivider can assign all of its obligations hereunder to another Subdivider through an Assignment and Assumption of this Subdivision Construction Agreement.

- (a) **Cash Deposit.** A cash deposit must be received for the full amount, held by the City, and placed in an interest bearing escrow fund and invested as if it were funds of the City. All interest earned on the cash deposit will be credited to the Subdivider. The City will maintain a balance of 100% of the cost of construction of the improvements shown on **Exhibit B**, all interest in excess of that amount may be disbursed to the Subdivider upon City's receipt of Subdivider's written request therefor. Subdivider cannot request an initial disbursement of interest until the Fiscal Deposit has been placed with the City for 365 days. Subdivider cannot request interest disbursements more frequently than once a year.
- (b) **Surety Bond.** A surety bond must: (i) be in the full Stated Amount; (ii) be a standard form acceptable to the City Attorney; (iii) be listed with the United States Treasury http://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/surety_home.htm (iv) be issued by an insurance company licensed to transact business in the state of Texas and (v) have a rating equivalent to the minimum acceptable rating established by the City's Financial Services Department in effect at the time the initial Fiscal Deposit is issued pursuant to this Agreement (the "Issuer"). During this Agreement and subject to the terms of **Section 24**, the City Attorney may revise the standard form surety bond as is reasonably considered acceptable and necessary to secure the performance of Subdivider's obligations under this Agreement. If the standard surety bond form is revised, the new form will not be required to be used until the next time the amount of the bond is adjusted, if any.
- (c) **Letter of Credit.** A letter of credit must: (i) be in the full Stated Amount; (ii) be a standard form acceptable to the City Attorney; (iii) have an expiration date no earlier than one year from the date of its issuance; and (iv) be issued by a financial institution having a rating equivalent to the minimum acceptable rating established under the City's financial institution rating system in effect at the time the initial Fiscal Deposit is issued pursuant to this Agreement (the "Issuer"). During this Agreement and subject to the terms of **Section 24**, the City Attorney may revise the standard form letter of credit as he reasonably considers acceptable and necessary to secure the performance of Subdivider's obligations under this Agreement. If the standard letter of credit form is revised, the new form will not be required to be used until the next renewal period, if any.
6. **Increase in Fiscal Deposit.** If, from time to time, the City determines the estimated total cost of constructing the improvements listed in **Exhibit B** exceeds the Stated Amount, the City shall notify Subdivider of the increase in the Stated Amount. Any increase of the estimated total cost of constructing the improvements listed in **Exhibit B** will be based upon a cost estimate furnished by Subdivider's engineer and verified and accepted by the City. Subdivider shall increase the Fiscal Deposit to equal the increased Stated Amount within 30 days after notification of the deficiency, by providing an additional Fiscal Deposit along with an amended Agreement. All increased Fiscal Deposits must meet all requirements of **Section 5**. Subdivider must provide an Updated Ownership and Lien Search Certificate, which meets all the requirements of **Section 7**.

7. **Ownership and Lien Search Certificate.** Subdivider must provide an Ownership and Lien Search Certificate prepared and signed by a title company acceptable to the City. The Ownership and Lien Search Certificate must identify who title of the Property is vested with, the legal description of the property, and must name all lienholders having current liens against the Property. The Ownership and Lien Search Certificate must be dated no more than 30 calendar days prior to the Effective Date of this Agreement. The Ownership and Lien Search Certificate must be accompanied by a Consent of Lienholder that is signed by duly qualified representatives of all lienholders identified on the Ownership and Lien Search Certificate. The Fiscal Deposit will not be accepted without the Ownership and Lien Search Certificate and the executed Consent of Lienholder, if applicable.
8. **Right of Entry.** The Subdivider hereby grants to the City, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property to construct, maintain, and repair such Subdivision Improvements.

City's Obligations

9. **Partial Release of Fiscal Deposit.** After accepting any improvements listed in **Exhibit B**, the City can reduce the estimated cost of the Stated Improvements, as amended, if applicable, if Subdivider is not in default under this Agreement. Notwithstanding the preceding sentence, the City shall not authorize reductions in the Stated Amount more frequently than every 90 days; nor will the Stated Amount be reduced to zero until all Subdivision Improvements have been completed.
10. **Full Release of Fiscal Deposit.** Upon Subdivider completing all Subdivision Improvements, and complying with all requirements of the COA Standard Specifications Series 1800S - Private Development, Construction Requirements and Procedures, and upon the City's receipt of notice from the Construction Inspection Division of acceptance of all Subdivision Improvements, the Fiscal Deposit will be released and this Agreement will be terminated.
11. **Inspection and Certification.** The City agrees to inspect Subdivision Improvements during and at the completion of construction, and, if completed in accordance with the Released Construction Plans, to certify the Subdivision Improvements as complying with the Released Construction Plans. The inspections and certifications will be conducted in accordance with standard City policies and requirements. The Subdivider grants the City, its agents, employees, officers, and contractors a Right of Entry to enter the Property to perform such inspections as it deems appropriate.
12. **Notice of Subdivision Improvement Defect.** The City, will provide timely notice to the Subdivider whenever inspection reveals that any Subdivision Improvement is not constructed or completed in accordance with the Released Construction Plans or is otherwise defective, followed by written notice and period to cure, if Subdivider fails to cure the defect upon being given oral notice. The Subdivider must cure or substantially cure the defect within the time period set out in the written notice.

- 13. Default.** If one of the events described in **Section 14** occur, the City may declare the Subdivider in default under this Agreement and may draw the amount they considers necessary to perform Subdivider's obligations under **Section 4**. For each improvement shown on **Exhibit B** constructed by the City, the City may draw 100% of the amount allocated in **Exhibit B** in accordance with the Released Construction Plans.
- 14. Conditions of Draw on Fiscal Deposit.** The City may draw upon any financial guarantee posted in accordance with **Section 5** upon the occurrence of one or more of the following events:
- (a) Subdivider did not properly construct one or more improvements and failed to remedy the construction deficiency within the cure period;
 - (b) Subdivider did not renew or replace the Fiscal Deposit at least 45 days prior to its expiration date;
 - (c) Subdivider did not replace the Fiscal Deposit within 45 days after notice that the Issuer failed to maintain the minimum rating acceptable to the City, in accordance with **Section 5**;
 - (d) The Issuer's acquisition of the Property or a portion of the Property, through foreclosure or an assignment or conveyance in lieu of foreclosure; or
 - (e) If City elects to construct one or more of the Subdivision Improvements shown on **Exhibit B**.

The City shall provide written notice of the occurrence of one or more of the above events to the Subdivider.

- 15. Procedures for Drawing on the Fiscal Deposit.** The process by which the City can draw upon the Fiscal Deposit is dependent upon the type of event that triggered the default. If the default occurred because:
- (a) improvements were not constructed properly or cured as required under **Section 14 (a)**, the City will send notice that states the specific construction deficiency and include a statement that the City intends to perform some or all of Subdivider's obligations under **Section 4** for specified improvements shown on **Exhibit B**.
 - (b) a renewal or replacement Letter of Credit is not provided at least 45 days prior to expiration, as required under **Sections 14 (b), (c) and (d)**, then within 15 days prior to expiration of such Letter of Credit the City will send a draw letter to Issuer, with a copy to Subdivider.
 - (c) the City has elected to construct Subdivision Improvements as described in **Section 14 (e)**, then the City must give notice to Issuer, with a copy to Subdivider, no less than 15 days prior to its drawing on the Fiscal Deposit.

If the City draws on the Fiscal Deposit under **Sections 14 (b) or (c)** the funds received will be converted to a Cash Deposit for the benefit of Subdivider, as if originally deposited as Cash under **Section 5 (a)**. For all circumstances, the City may draw upon the Fiscal Deposit by submitting a draft to the Issuer that complies with the terms governing such draft. Non-cash Fiscal Deposits must be surrendered upon presenting any draft that exhausts the Stated Amount of such Fiscal Deposit. The City may not draft under a Fiscal Deposit unless the City has substantially complied with all obligations to the Issuer under this Agreement and has properly completed and executed the draft in strict accordance with its terms. To draw on a cash Fiscal Deposit, the City will provide a letter of explanation to the person who posted the cash Fiscal Deposit, which meets the requirements to draw upon the City's most currently approved Letter of Credit form.

- 16. Use of Proceeds.** If the Subdivider is in default of this Agreement, the City will invest all funds obtained by one or more draws under the Fiscal Deposit ("Escrowed Funds") in the same manner as if they were funds of the City. The City will invest such Escrowed Funds, and accrued interest thereon, until they are used by the City. All Escrowed Funds and interest accrued thereon belong to the City and the Subdivider forfeits all rights to the Escrowed Funds and accrued interest. The City will use the Escrowed Funds, and interest thereon, only to complete the improvements shown on **Exhibit B**, in conformance with the Released Construction Plans, or to correct defects in or failures of the improvements shown on **Exhibit B**. The City may, in its sole discretion, complete some or all of the improvements unfinished at the time of default, regardless of the extent to which development has taken place in the Subdivision or whether development ever commenced, and without incurring any obligation to complete any of the unfinished improvements.
- 17. Replacing of Fiscal.**
- (A) Fiscal guarantee may be replaced with another form of fiscal guarantee upon the submittal and acceptance of either the replacement fiscal guarantee pursuant to **Section 5**.
- (B) If the Issuer has acquired all or part of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure, in lieu of honoring a draft based on a **Section 14 (d)** default, the Issuer may deliver a substitute or by confirming Fiscal Deposit to the City.

General Provisions:

- 18. Remedies.** The remedies available to the City and the Subdivider under this Agreement and the laws of Texas are cumulative in nature.
- 19. Third Party Rights.** No person or entity who or which is not a party to this Agreement has any right of action under this Agreement. Nor does any such person or entity, other than the City, (including without limitation a trustee in bankruptcy) have any interest in or claim to Escrowed Funds drawn on the Fiscal Deposit in accordance with this Agreement.

20. **Indemnification.** Subdivider covenants to fully indemnify, save, and hold harmless the City of Bastrop, its officers, employees, and agents (collectively called "Indemnitees") from, and against, all claims, demands, actions, damages, losses, costs, liabilities, expenses, and judgments recovered from or asserted against Indemnitees on account of injury or damage to person [including without limitation, Workers' Compensation and Death Claims], or property loss or damage of any kind whatsoever, to the extent any damage or injury may be incident to, arise out of, be caused by, or be in any way connected with, either proximately or remotely, wholly or in part, the construction, existence, use, operation, maintenance, alteration, repair, or removal of any Improvement installed by or on behalf of Subdivider in the Property; the performance of this Agreement; an act or omission, negligence, or misconduct on the part of Subdivider, or any of its agents, servants, employees, contractors, patrons, guests, licensees, invitees, or other persons entering upon the Property under this Agreement, whether authorized with the expressed or implied invitation or permission of Subdivider (collectively called "Subdivider's Invitees"); including any injury or damage resulting, proximately or remotely, from the violation by Subdivider or Subdivider's Invitees of any law, ordinance, or governmental order of any kind, including any injury or damage in any other way arising from or out of the use of the Improvements on the Property or the Property itself by any person, whether authorized to use the Improvements. Subdivider covenants and agrees that if the City or any other Indemnitee is made a party to any litigation against Subdivider or any litigation commenced by any party, other than Subdivider, relating to this Agreement, Subdivider shall, upon receipt of reasonable notice regarding commencement of litigation, at its own expense, investigate all claims and demands, attend to their settlement or other disposition, defend the City in all actions with counsel acceptable to City, and pay all charges of attorneys and all other costs and expenses of any kind arising from any liability, damage, loss, claims, demands, and actions.
21. **No Waiver.** No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement executed by duly authorized representatives of each party. The failure at any time to enforce this Agreement or any covenant by the City, the Subdivider, or the Issuer, their respective heirs, successors or assigns, whether any violations thereof are known, does not constitute a waiver or estoppel of the right to do so.
22. **Attorney's Fees.** If either party sues to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, is entitled to recover its costs, including reasonable attorney's fees, court costs, and expert witness fees, from the other party. If the court awards relief to both parties, each will bear its own costs in their entirety.

27. **Release.**
- A. Upon Completion.** Upon accepting all Subdivision Improvements, the City agrees: (i) to provide a recordable release to the Subdivider and the Issuer releasing the Subdivider and Subdivider's heirs and successors, and the Property from all provisions of this Agreement and (ii) to return the Fiscal Deposit to the Issuer.
- B. Upon Vacation of Plat.** Upon receipt of notice of Vacation of Plat under the City's usual process for same, the City agrees: (i) to provide a recordable release to the Subdivider and the Issuer releasing the Subdivider and Subdivider's heirs and successors and the Property from all provisions of this Agreement and (ii) to return the Fiscal Deposit to the Issuer.
28. **Captions Immaterial.** The numbering, order, and captions or headings of the paragraphs of this Agreement are for convenience only and must not be considered in construing this Agreement.
29. **Entire Agreement.** This Agreement contains the entire agreement between the parties and correctly sets forth the rights, duties, and obligations of each to the other as of the Effective Date.
30. **Modification and Amendment.** This Agreement may only be modified, amended, or terminated upon the filing of a written modification, amendment, or termination document in the Official Public Records of Travis County, Texas. Such document will be executed, acknowledged, and approved by (a) the Director of the Development Services Department or assignee, or successor department; (b) all the Owners of the Property at the time of the modification, amendment, or termination; (c) the Subdivider; and (d) any mortgagees holding first lien security interests on any portion of the Property.
31. **Authorization to Complete Blanks.** By signing and delivering this Agreement to the appropriate official of the City, the Subdivider authorizes completion of this Agreement by filling in the Effective Date below.
32. **Binding Agreement.** The execution and delivery of this Agreement and the performance of the transactions contemplated thereby have been duly authorized by all necessary corporate and governmental action of the City. Further, the execution and delivery of this Agreement and the performance of the transactions contemplated thereby have been duly authorized by all necessary corporate action of both the Subdivider and Issuer. This Agreement has been duly executed and delivered by each party, and constitutes a legal, valid, and binding obligation of each party enforceable in accordance with the terms as of the Effective Date. These representations and agreements are for the benefit of the Issuer, and have been relied on by the Issuer in issuing the Fiscal Deposit.

Executed by the parties to be Effective on _____, 20__.

SUBDIVIDER:

Subdivider Name _____
Company Type (ex: a limited liability company) _____

By: _____
Name: Printed Signer Name
Title: Signer Title

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me _____ a Notary Public on this day personally appeared _____ as _____ known to me personally or through valid photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__ .

Notary Public, State of Texas

CITY OF BASTROP, a Texas Home-Rule municipal corporation

By: _____
_____ Managing Engineer
Or Designee

Delegated by: _____
Director Development Services
Department

STATE OF TEXAS

§
§
§

COUNTY OF BASTROP

Before me _____ a Notary Public on this day personally appeared _____, Managing Engineer or Designee of Development Services Department as delegated by _____, Interim Director for the Development Services Department of the City of _____ a Texas municipal corporation, on behalf of the corporation.

Given under my hand and seal of office this ___ day of _____, 20

Notary Public, State of Texas

EXHIBIT LIST:

- Exhibit A - Property Description
- Exhibit B - Subdivision Improvements

IF THERE IS A Lienholder
shown on the Lien Search Certificate
Use the **Consent of Lienholder** form
Next Document attached

All highlighted areas must be filled in with correct information. I suggest leaving the highlighting.

If Lien Search Certificate shows no lienholder delete this page and the Consent of Lienholder form and go straight to Exhibit List page.

**CONSENT OF LIENHOLDER TO
Execution of Subdivision Construction Contract**

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

Whereas, _____ Subdivider Name is the Owner ("Owner") of the following described property:

That tract of land situated in Bastrop County, Texas described in the attached and incorporated **EXHIBIT "A"** ("Property"), and

Whereas, _____ Bank Name is the lienholder ("Lienholder") of the Property under the terms and conditions of the following described documents:

Deed of Trust dated _____ Date _____ Subdivider Name to from _____ Trustee Name _____ Trustee, securing the payment of one promissory note of even date in the original principal amount of \$ _____, payable to _____ Bank Name _____. Deed of Trust of record in Document Number _____ Deed of Trust Number _____ of the Official Public Records of Bastrop County, Texas.

Whereas, Owner has executed a Subdivision Construction Agreement with the City of ("City") governing installation of Improvements in the _____ Subdivision Name _____

("Development"), and;

NOW THEREFORE, in consideration of \$10 the Lienholder agrees as follows:

_____ Bank Name consents to the execution of the Subdivision Construction Agreement and the rights and obligations of Subdivider set out therein, and subordinates all of its liens on this Property to the rights and interests of the City in the Subdivision Construction Agreement, its successors and assigns, and any foreclosure of its liens will not extinguish City's rights and interests in the Subdivision Construction Agreement. _____ Bank Name affirms that the undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on _____, 20__.

Bank Name

Bank Type

By: _____

Name: Printed Lienholder Name

Title: LienholderTitle

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EXHIBIT A:
METES AND BOUNDS DESCRIPTION OF PROPERTY

EXHIBIT B:
Subdivision Improvements

External Subdivision Improvements and Internal Subdivision Improvements are collectively referenced as the "Subdivision Improvements".

External Subdivision Improvements. Subdivider and City agree the following improvements located outside the boundaries of the Subdivision are required in connection with the approval and development of the Subdivision (collectively, the "External Subdivision Improvements"). Subdivider agrees to deliver a financial guarantee acceptable in form and substance to the Fiscal Surety Office in an amount equal to Subdivider's pro-rata share of the estimated cost to construct and install the External Subdivision Improvements, in the amount listed below, as follows:

Description of Improvement(s)	Estimated Cost of Completion
a) Water Quality Pond(s)	\$ _____
b) Erosion and Sedimentation Controls	\$ _____
c) Restoration	\$ _____
d) Sidewalks	\$ _____
e) Parkland	\$ _____

Internal Subdivision Improvements. Subdivider and City agree the following improvements located inside the boundaries of the Subdivision are required in connection with the approval and development of the Subdivision (collectively, the "Internal Subdivision Improvements"). Subdivider agrees to deliver a financial guarantee acceptable in form and substance to the Fiscal Surety Office in an amount equal to the Estimated Cost of Completion listed below, as follows:

Description of Improvement(s)	Estimated Cost of Completion
a) Water Quality Pond(s)	\$ _____
b) Erosion and Sedimentation Controls	\$ _____
c) Restoration	\$ _____
d) Sidewalks	\$ _____
e) Parkland	\$ _____

TOTAL \$ 0.00

AFTER RECORDING, RETURN TO:

City of Bastrop
Planning and Development
211 Jackson Street
Bastrop, Texas 78602

This sample PDD Agreement is provided as an example, not a model. It is a starting point from which to begin negotiations and customization. PDDs by their nature reflect compromises among the parties. This PDD Agreement is a contract between the City and the developer. It works in conjunction with and to supplement the sample PDD Ordinance.
{name of author}

MWSW

Draft “{insert letter}”
7, 2023

{date} August

PLANNED DEVELOPMENT DISTRICT NO. []:
{Project Name}
BURLESON CROSSING EAST

Planned Development District Agreement

between the

City of Bastrop, Texas

&

{Developer Name}
BRP EAST, L.P., a Texas limited partnership

Approved by the Planning & Zoning Commission on:

_____, 20 2023.

Approved by the City Council on:

_____, 20 __.

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- ~~6.8 — Effective Date.~~
- ~~6.9 — Binding Effect.~~
- ~~6.10 — List of Exhibits.~~ 2023.

THIS PLANNED DEVELOPMENT DISTRICT AGREEMENT (this “Agreement” or the “PDD Agreement”) is entered into between the City of Bastrop, Texas, a Home-Rule municipality (“City”), and ~~{Developer Name}, a {Developer entity type}~~BRP EAST, L.P., a Texas limited partnership (“Owner”), pursuant to City of Bastrop Code of Ordinances, Bastrop Building Block Code (“B3 Code”) Article3.4, and the Planned Development Districts Ordinance (the “PDD Ordinance”), pertaining to the Property defined below.

RECITALS

WHEREAS, the Owner is the owner of certain real property consisting of approximately 19 acres, commonly known as ~~{insert name of subdivision or popular name of project if applicable}~~Burleson Crossing East, located within the city limits of the City of Bastrop, in Bastrop County, Texas, and as more particularly identified and described in *Exhibit A* (the “Property”) to *Attachment “A”*; and

WHEREAS, an affiliate of Owner developed the adjacent Burleson Crossing Shopping Center and continues to own the Burleson Crossing Shopping Center; and

WHEREAS, the Owner intends to develop an integrated, innovative, planned development consisting of a retail shopping center as described herein which will complement the existing Burleson Crossing Shopping Center; and

WHEREAS, the Property is currently zoned ~~as {current zoning}~~P5 Core pursuant to Ordinance No. 2022-15 (the “Original Zoning Ordinance”), which ordinance also grants the Property various warrants set forth therein which are also attached hereto as Exhibit D to Attachment “A” (the “Warrants”); and

WHEREAS, at the time of approval of the Original Zoning Ordinance, the PDD Ordinance was not in place, which made it difficult to properly address development of large shopping center developments located on freeways; and

WHEREAS, the Parties believe it is in the best interest of the Project to amend and replace the Original Zoning Ordinance with this PDD Agreement; and

WHEREAS, the Property will be ~~{subdivided and}~~ developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan submitted to the City shown as *Exhibit B to Attachment “A”*; and

~~**WHEREAS**, the Owner intends to develop an integrated, innovative, planned development consisting of {brief description of project, such as: mixed use retail, commercial services and restaurants, together with a reciprocal access driveway, parking areas, open spaces, and utilities} as described herein (the “Project”); and~~

~~**WHEREAS**, the Owner submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD {#}”, and the City approved~~

~~such request and zoned the Property to PDD {#} pursuant to Ordinance No. _____, (the “PDD {#} Ordinance”); and~~

WHEREAS, the City of Bastrop Code of Ordinances, the B3 Code, ~~the Zoning Ordinance,~~ the PDD Ordinance, the PDD {#} Ordinance, and this Agreement set forth the ~~development standards~~ Development Standards that will be applicable to the Property, and which, with the PD Master Plan, will control development of the Property; and

WHEREAS, subject to public notices and public hearings, the City’s Planning and Zoning Commission reviewed and recommended approval of ~~the~~this Agreement; and

WHEREAS, the City Council reviewed this Agreement and the proposed PD Master Plan and determined that it promotes the health, safety, and general welfare of the citizens of Bastrop and complies with the intent of the PDD Ordinance.

NOW, THEREFORE, BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

ARTICLE I. GENERAL PROVISIONS

1.1. Purpose. The purpose of the PDD Agreement is to ensure a development that includes compatibility of land uses and allows for the adjustment of changing community demands by meeting one or more of the following criteria, namely that it:

- (a) provides for superior design of lots or buildings;
- (b) provides for open space for public use;
- (c) provides amenities or features that would be of special benefit to the property users or community;
- (d) protects, preserves, or adequately mitigates for natural amenities and environmental assets such as tress, creeks, ponds, floodplains, hills, slopes, viewscapes and wildlife habitats;
- (e) protects or preserves existing historical buildings, structures, features, or places;
- (f) provides for an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
- (g) meets or exceeds the present standards of the City’s Code.

1.2. Zoning. ~~As reflected in the Zoning Ordinance (as amended), the~~The Property is designated “PDD {#}” with a base district of ~~{based district, such as Commercial Services or Single Family Residential}~~P5 Core and shall be developed in accordance with the PDD {#} Ordinance, the PD Master Plan, and this Agreement. (including the Development Standards and Warrants). It is hereby acknowledged that regardless of the zoning category approved for the Property, the Property shall be able to be developed for a Retail shopping center in accordance with the PD Master Plan, the Warrants, the Development Standards and the terms and conditions of this Agreement. A hotel is also an approved use within the Project. All matters not specifically addressed in

this Agreement shall be regulated by applicable sections of the Code (as hereinafter defined). If there is a conflict between this Agreement and the Code, this Agreement shall supersede the specific conflicting provisions of the Code.

- 1.3. Development Standards Approved.** The ~~development standards~~Development Standards set out in Article II of this Agreement and listed on Exhibit C to Attachment "A" (the "Development Standards") are hereby approved. Owner agrees that all uses and development within the Property shall substantially conform to the PD Master Plan.
- 1.4. Minor Changes.** Minor changes may be made to this Agreement, including the PD Master Plan, by Owner and the City Manager without action of the City Council or Planning & Zoning Commission. Such minor changes shall include, for example, but not limited to, minor adjustments to the ~~subdivision~~parking layout, pedestrian connectivity layout, lot layout, drainage ways, street and drive alignments, minor changes to any matters depicted on exhibits hereto that are intended to be substantially accurate, but approximate according to the terms hereof, minor adjustments to building footprints, building location, building size or building elevations and other adjustments that do not result in overall increases to traffic or density as set forth in the PD Master Plan and which do not otherwise frustrate the purposes of this Agreement. The City Manager may approve minor changes in writing following consultation with the City Engineer. Any dispute between the Owner and ~~Administrator~~City Manager regarding whether a change is a "minor change" ~~{choose either: (a) shall be referred to the Planning & Zoning Commission for recommendation and City Council for final approval, or (b) may be appealed by any aggrieved party to the Board of Adjustment}~~.
- 1.5. Major Changes.** Any change which is not a minor change shall require a zoning amendment with recommendation by the Planning & Zoning Commission and final approval by the City Council.
- 1.6. Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein in this Agreement, or, if capitalized and not defined herein, as defined in the City Code of Ordinances, including, without limitation, the ~~PD District~~PDD Ordinance, the Zoning Ordinance, the Sign Ordinance, and the Lighting Ordinance ~~and the Water Quality Protection Ordinance,~~ as such Code exists on the effective date of this Agreement ~~(the "Code")~~and as is modified by this Agreement.

Agreement: This contract between the City of Bastrop, Texas, and the Owner, including all Attachments and Exhibits, which are incorporated herein for all intents and purposes.

City: The City of Bastrop, Texas, an incorporated Home-Rule municipality located in Bastrop County, Texas.

City Manager: The chief administrative officer of the City of Bastrop, Texas. The term shall also include the Deputy City Manager.

City Council: The governing body of the City.

City Engineer: The engineer of the City.

City Permit: A city license, certificate, approval, registration, consent, permit, or other form of authorization required by a City ordinance, regulation or rule in order to develop, construct and operate the improvements on the Property.

Code: The City’s Code of Ordinances, including, without limitation, the B3 Code, the ~~Zoning Ordinance, the Planned Development District~~ PDD Ordinance, and the PDD {#} Ordinance, as such Code exists on the Effective Date of this ~~Ordinance~~ Agreement and as is modified by this Agreement.

Development Standards: As defined in Section 1.3.

Edward Burleson Lane Improvements: As defined in Section 2.4.5.

Effective Date: The Effective Date of this Agreement shall be the date of full execution by both Parties.

Owner: ~~{Developer Name}, a {Developer entity, state of formation, e~~ BRP EAST, L.P., a Texas limited ~~liability company}~~ partnership, and any subsequent owner(s).

Original Zoning Ordinance: As defined in the Recitals.

PD Master Plan: The Planned Development (“PD”) Master Plan submitted to the City by the Owner and attached hereto as *Exhibit B to Attachment “A”*.

Preliminary Drainage Plans: Shall mean the preliminary Drainage Plans for the Project prepared by LJA Engineering and approved by the City on November 2, 2022.

Preliminary Infrastructure Plans: Shall mean the preliminary Infrastructure Plans for the Project February 22, 2023 prepared by LJA Engineering.

Project: A planned development on the Property consisting of ~~{brief description of project, such as: mixed -use retail, commercial services and, restaurants and hotel, together with a reciprocal access driveway, parking areas, open spaces, and utilities}~~ as described in this Agreement and the PD Master Plan.

Property: ~~Certain real property consisting of approximately __ acres, commonly known as {insert name of subdivision or popular name of project if applicable}, located within the city limits of the City of Bastrop, in Bastrop County, Texas, and as more particularly identified and described in Exhibit A (the “Property”) to Attachment “A”.~~

1.6 — Informational Statement. The PD Master Plan for the Property provides for

~~development of an architecturally appropriate {brief description of project and infrastructure to be developed} in the {describe location of property} which is designated for {type of development} in the City's Comprehensive Plan. The property consists of approximately __, __ acres. Phasing of the project may occur as set forth in Section 2.7 below.~~

~~**1.7 — PD Master Plan.** The Planned Development (“PD”) Master Plan submitted to the City by the Owner and attached hereto as *Exhibit B to Attachment “A”*. As defined in the Recitals.~~

Public Improvement Construction Plans: As defined in Section 4.6.

Retail: The sale of goods to the public, usually in stores, for use or consumption by the ultimate consumer. Retail shall not include the operation of outdoor storage (except as an accessory use), automotive sales, automotive services (except as an accessory use), warehousing (except as an accessory use), ministorage, call centers, or multifamily residences.

TIA: Shall mean the Traffic Impact Analysis for the Project prepared by LJA Engineering dated April 14, 2023.

Traffic Improvements: Collectively, the Wagon Wheel Improvements and the Edward Burleson Lane Improvements.

Warrants: As defined in the Recitals.

Wagon Wheel Improvements: As defined in Section 2.4.3.

ARTICLE II. PD MASTER PLAN

2.1 General Site Regulations. Except as otherwise provided in this Agreement and the PDD {#} Ordinance, the Property shall be governed by ~~the~~ site regulations contained in the ~~Zoning Ordinance~~ Code applicable to the base ~~district, the {base zoning~~ district, ~~such as Commercial Services (CS) zoning district~~ currently, P5 with Warrants. The overall development of the Property shall be substantially similar in look, feel and design to the adjacent, existing Burleson Crossing Shopping Center.

2.2 ~~2.2~~ Open Areas; Landscape; Trees. See Warrants (*Exhibit D to Attachment “A”*) and Development Standards (*Exhibit C to Attachment “A”*).

~~**2.2.1 Landscaped Buffer Areas.** Landscaped buffer areas shall be provided in general accordance with *Exhibit “{ }”*. All such buffers are measured from the boundary lines of the Property or, as applicable, existing right of way boundaries and are generally described below:~~

~~(a) **Portion of Property**: __ feet (###)' along {roadway} and along the {east and west} boundaries of the original __ acre tract, and buffering as generally described in Exhibit "D-1". The buffer areas shall be landscaped on the east boundary..... }~~

~~2.2.2 **Improvements.** No improvements shall be permitted within such buffer other than the following: landscaping (including undisturbed natural vegetation), irrigation lines and facilities, utility lines and facilities, lighting, driveways, sidewalks, signage, and stormwater and water quality structures.~~

~~2.2.3 **Setbacks.** Building setback lines will comply with the requirements of the base zoning district (base zoning district) for the original __ acre boundary and shall be inclusive of the __ foot (###)' landscape buffer areas.~~

~~2.2.4 **Overlay.** An additional entry corridor overlay district building setback along {describe overlay portion of property} shall be provided. This building setback shall be forty feet (40') except {describe any exceptions}, as depicted in Exhibit " _".~~

~~2.2.5 **Trees.** Any trees, shrubs, or ground cover planted in the landscaped areas of the Property shall emphasize the xeriscaping and native species and/or commonly used low maintenance drought resistant species even if non-native (e.g., crepe myrtles) characteristic of the landscaping in the immediate area of the Property. Owner shall make good faith efforts to maximize preservation of healthy specimens of native, preferred species of trees, including for purposes of preserving shade and minimizing the heat island effect. All trees on the Property must be healthy, without regard to whether they are new or pre-existing.~~

~~2.3 —~~

~~2.3 **Exterior Design.** See Warrants (*Exhibit D to Attachment "A"*) and Development Standards (*Exhibit C to Attachment "A"*).~~

~~2.4 **{optional inclusion of design requirements in PDD Agreement}**~~

~~2.3.1 **Building Height.** Buildings more than {__(##)} gross square feet shall not exceed {__(##)} in height, measured from finished grade to the highest parapet exclusive of entries and other design elements.~~

~~2.3.2 **Pad Dimensions.** The size and number of buildings that may be constructed {list of lots with any specific pad dimension variances} are shown within the shaded building envelopes shown on Exhibit " _".~~

~~2.3.3 **Building Massing & Articulation.** Massing for buildings more than {__(##)} square feet shall be varied to provide both horizontal and vertical relief (i.e., "articulation") on primary facades. Renderings have been provided in Exhibit " _" depicting the "articulation".~~

~~(a) Design Principles. The visible and notable design features, concepts and qualities shall be interpreted in conjunction with the renderings included as exhibits to this Agreement, and shall include: {insert general design principles, e.g.:~~

- ~~a. Predominance of Native Stone Masonry, giving a quality expression to the primary architectural forms and massing;~~
- ~~b. Standing Seam Metal Roofs (sheds and gables) with generous overhangs, consistent with the rural architectural character of the surrounding environs;~~
- ~~c. Tasteful Materials Palette and subdued color scheme, consistent with the earthy, natural materials of the surrounding landscape context;~~
- ~~d. Pedestrian Amenities, such as benches, dining and seating groups, umbrellas, potted plants, etc. contribute to the overall feel and quality; and~~
- ~~e. Tenant Identity Signage, communicative, appropriately scaled and not garish.}~~

~~2.3.4 Building Materials. {If desired, insert provision regarding building materials, such as minimum percentage certain material on primary façade, roofing materials, etc.}~~

2.4.1 ~~2.3.5~~ **Safe Harbor.** Buildings constructed in accordance with the exterior design standards reflected in the ~~Renderings~~renderings included in *Exhibit “C”* shall be deemed adequate and acceptable for purposes of this Agreement. Any modifications or deviations from the exterior design principles of *Exhibit “C”* shall be in accordance with the text of this Agreement.

2.4.2 ~~2.3.6~~ **Alternatives.** Upon written request by Owner or Owner’s agent to the City for approval of such an alternative, the ~~Administrator~~City Manager may, in the exercise of the City Manager’s discretion, administratively approve alternatives to the foregoing building and architectural elements otherwise applicable to the Project. To be approved administratively, the proposed alternatives must substantially comply with the foregoing building and architectural elements and must be designed to result in increased aesthetic appeal. A copy or memorandum of any such alternatives, whether approved administratively or by Council, shall be placed in the public record and shall run with the land.

2.4.3 ~~2.3.7~~ **Building Separation.** Notwithstanding any other provision of the Code, the minimum separation distance between buildings on the Property may equal the minimum separation distance necessary to satisfy the applicable building and fire code codes, including zero separation buildings that meet said Code requirements.

2.4 Access.

2.4.1 Traffic Impact Analysis. ~~A traffic impact analysis (“TIA”) {is required / is waived} under this Agreement~~The TIA has been prepared and submitted to the City. In consideration for Owner’s agreement to construct and pay for the Traffic Improvements and the dedication of the right-of-way as described in this Agreement, the City hereby waives any requirement for Owner to pay any fees or

pro-rata amounts assigned or allocated to the Project pursuant to the TIA.

- 2.4.2 ~~Access Easements.~~ ~~{Insert provisions regarding any access easements required for the development, such as: shared access driveway easements for interior access between properties. Include Exhibit(s) if necessary.}~~ Access Easements.** The Property will be covered by a Reciprocal Access Easement Agreement, which will be recorded in the Official Public Records of Bastrop County, Texas.
- 2.4.3 ~~Driveways and Curb Cuts.~~ ~~{Insert provisions regarding requirements for driveway entrances and intersections with adjacent roadways, any specific curb cut requirements. Include Exhibit(s) if necessary.}~~ Wagon Wheel Improvements.** Owner agrees to design, construct and pay for the private road (with a 30' pavement width as set forth in the Preliminary Infrastructure Plans, the PD Master Plan and this Agreement) that commences at Edward Burleson Lane on the western boundary of the Property and continues easterly through the Property and terminates at the existing section of Wagon Wheel as more particularly described and/or depicted on *Exhibit F to Attachment "A"* attached hereto and made a part hereof (the "Wagon Wheel Improvements"). The Wagon Wheel Improvements will remain private (no public right of way) and except for purposes of platting, will be treated as a private right-of-way and Owner, or the property owners' association established for the Project, shall be responsible for the maintenance of the Wagon Wheel Improvements after construction is completed. It is hereby acknowledged and agreed that the Wagon Wheel Improvements satisfy the applicable requirements of the Code. The water line within the Wagon Wheel Improvements (as shown on the Preliminary Infrastructure Plans) will be dedicated to the City via an easement upon completion of construction of said water line.
- 2.4.4 Blakey Lane Right of Way.**
- (a) Owner agrees to dedicate the right-of-way in varying widths (but no more than sixty five feet (65') in width or the width needed to match the existing Blakey Lane right of way, whichever is less) at the northern portion of the Property as depicted on *Exhibit G to Attachment "A"* attached hereto and made a part Owner, to allow the City to expand Blakey Lane. The City acknowledges that Owner is not responsible for construction of Blakey Lane. The City shall be responsible for utilities within Blakey Lane and sidewalk(s) for Blakey Lane.
- (b) For a period of three (3) years from the Effective Date (the "Reservation Period"), Owner agrees to reserve the portion of the Property depicted on *Exhibit G of Attachment "A"* ("ROW Reservation Area") for the City to use as right-of-way. During the Reservation Period, the City shall provide Owner with written notice if the City elects to use the ROW Reservation Area as right-of-way ("Election Notice").

(c) If, at any time during the Reservation Period, Owner receives a bona fide offer from a third party to buy or lease any or all of the ROW Reservation Area and/or the parcel of land immediately adjacent to the ROW Reservation Area, Owner will give written notice to the City. Upon receiving the written notice, the City shall have ninety (90) days to provide the Election Notice. If the City does not provide Owner with an Election Notice prior to the expiration of the 90-day period, then the reservation shall automatically terminate, Owner shall thereafter be allowed to use the land for its purposes without any further actions, and the City agrees to remove any and all plat notes regarding the ROW Reservation Area from the Preliminary Plat and Final Plat.

(d) If (i) at the end of the Reservation Period, the City has not provided Owner with an Election Notice or (ii) if the City provides an Election Notice, but thereafter fails to: (a) commence and complete construction of a public roadway within the ROW Reservation Area within one (1) year from the expiration of the Reservation Period; or (b) purchase the ROW Reservation Area from Owner within one (1) year from the expiration of the Reservation Period, then the reservation shall automatically terminate, Owner shall thereafter be allowed to use the land for its purposes without any further actions, and the City agrees to remove any and all plat notes regarding the ROW Reservation Area from the Preliminary Plat and Final Plat.

2.4.5 Edward Burleson Lane Improvements. Owner agrees to dedicate approximately 0.76 acres of land located along the western boundary of the Property, as more particularly described and/or depicted on Exhibit E of Attachment "A" attached hereto and made a part hereof to the City. Furthermore, Owner shall design, construct and pay to improve Edward Burleson Lane as more particularly described and/or depicted on Exhibit E of Attachment "A" attached hereto and made a part hereof ("Edward Burleson Lane Improvements"). Upon completion of the Edward Burleson Lane Improvements, Owner shall dedicate the Edward Burleson Lane Improvements to the City and once dedicated, the Edward Burleson Lane Improvements shall be maintained by the City.

2.4.6 Public Improvements. It is hereby intended that the Traffic Improvements will be constructed generally in accordance with the development specifications set forth on the Public Improvement Construction Plans. To assist in the construction of the Traffic Improvements, the City will make available, at no cost to Owner, the right to use any rights of way or easements held by the City. If offsite easements are required and Owner is unable to obtain all required offsite easements, upon written request and documentation of a good faith effort, the City may consider using its powers of eminent domain to assist with easement/right of way acquisition.

2.5 Signs. Notwithstanding other sign provisions in the Code, ~~the following criteria~~ Exhibit C of Attachment "A" attached hereto shall constitute the sign regulations for the Property and shall govern all signage for the Property: ~~{Insert any specific signage requirements, if~~

~~any beyond allowances or restrictions of Zoning Ordinance and PPD {#} Ordinance. Include Exhibit(s) if necessary.~~

~~**2.7.2.6 Property Phasing or Scheduling.** The Project may be developed in phases. Individual lots or pads may be developed as they are required by their end uses. Some lots may not be ~~practicably~~practically built on until public wastewater service becomes available to some or all of the lots with sufficient capacity to serve the end use. ~~General phasing is indicated on Exhibit “__”.~~~~

~~**2.8.2.7 Impervious Cover.** There shall be a total of no more than ~~{__ 85(%)}~~ impervious cover on the Property as a whole, impervious cover may be averaged over the entire Property allowing some lots increased impervious cover offset by lots with lesser impervious cover.~~

~~**2.10 Parking.** Notwithstanding the Zoning Ordinance, development of the Property shall include parking at a minimum ratio of one (1) space per ~~{__ (##)}~~ square feet of floor area in the portion of the Property being permitted, and a maximum ratio of one (1) space per ~~{__ (##)}~~ square feet of floor area in such portion of the Property, such ratio to be chosen by Owner in Owner’s sole discretion. Parking and stacking lanes shall be provided (in general) as shown on Exhibit “__”.~~

~~**2.11 Water Quality:**~~

- ~~(a) Total suspended solids will be removed at a rate of ~~{__ (%)}~~ of the increased loading.~~
- ~~(b) Oil and grease will be addressed by use of non-coal tar sealants and a parking lot maintenance plan.~~
- ~~(c) Total phosphorous will be addressed by use of phosphate free fertilizers, the fertilizer and pest management plan, and an integrated pest management plan.~~
- ~~(d) At the Site Plan phase, Owner shall address the possibility of installing and operating a rainwater collection system.~~

~~**2.12 Utilities:**~~

- ~~(a) Public utility easements will be granted as shown on Exhibit “__”.~~
- ~~(b) Wastewater shall be provided to ~~{list lots provided wastewater service, if any}~~ through the on-site sewage facilities located on ~~{location of on-site sewage facilities, if any}~~ until such time that wastewater service is available. The drainfield locations are shown on Exhibit “__”.~~
- ~~(c) ~~{Identify any lots which will continue to utilize an On-Site Sewage Facility (OSSF) once wastewater service is made available}~~.~~
- ~~(d) All utility service lines providing water, wastewater, electric, telephone, gas, and cable services to the Project shall be located underground.~~

~~**2.13**~~

~~**2.8 Drainage.** The Project shall comply with the Preliminary Drainage Plan. Any changes in building facades will require an update to the Preliminary Drainage Plan.~~

2.8 Easements. All lots will be ~~accessed and~~ granted an irrevocable easement along ~~the one or more~~ shared access ~~easement as shown on Exhibit “_”~~. ~~The easement easements.~~ These terms will ~~consist of a minimum driveway width of {__ (##)} feet and shall be constructed to the City of Bastrop’s driveway construction standards~~ be included in the Reciprocal Access Easement Agreement covering the Property.

2.13 2.15 Development Plan & Construction.

2.13.1 2.14.1 The City hereby determines that, notwithstanding Section __ of the ~~PD~~ PDD Ordinance, the PD Master Plan shall become non-effective if the Owner does not commence construction of the initial phase of the Project within five ten (510) years after the ~~date hereof; provided, however, that if the wastewater service provider has not notified Owner in writing that utility services are fully available to the Property by the end of such five (5) year period~~ Effective Date. Once construction commences, the PD Master Plan shall ~~not become non-be~~ effective unless Owner does not commence construction of the Project within one (1) year after the Notice from the City that such utility service is (and such service is, in fact) available as provided in the Utility Agreement indefinitely.

2.13.2 2.14.2 In any event, the PD Master Plan shall remain in effect for at least five ten (510) years unless Owner sooner requests that it be replaced or terminated.

2.14 2.16 Fees. Owner shall pay the City’s standard application, review and development fees, as set out in the City’s Fee Schedule Ordinance in effect as of the Effective Date. The City’s consultant costs directly and exclusively related to this Agreement and ~~the ordinance creating~~ PDD {#} Ordinance shall be reimbursed by the Owner to the City. ~~Any sums placed in escrow by Owner for this purpose shall be applied to the balance due.~~

~~2.17 Subdivision.~~ The PD Master Plan shall also constitute and be accepted by the City as the Concept Plan for all purposes under the City’s Subdivision Code.

~~2.18 Cut & Fill.~~ Notwithstanding any more restrictive cut and fill provisions of the Code, Owner shall be allowed to cut and fill the Property beyond the maximum in the City’s Code as necessary for construction of the proposed improvements, provided that no such cut or fill may exceed {__ (##)} feet. The City Manager must approve the aesthetics of cuts exceeding the maximum established in the City’s Code for consistency with the overall development. During the Site Plan review phase, Owner shall specify plans for using earthen berms or decorative screening. The City Manager must approve construction materials prior to installation.

ARTICLE III. UTILITY CAPACITY

{include if applicable}

The City hereby warrants and represents that the City commits to provide ~~{number of LUEs}~~

~~Living Unit Equivalents (LUEs) of~~water and wastewater service to the Property, subject to execution of a separate ~~wastewater~~ utility agreement between Owner and the City. Furthermore, all water and wastewater utility infrastructure shall be constructed and operated in compliance with said separate ~~wastewater~~ utility agreement between Owner and the City.

ARTICLE IV. APPLICABLE RULES & REGULATIONS

4.1 Intent. The parties intend that this Agreement authorize certain Property uses and development on the Property; provide for the uniform review and approval of plats and development plans for the Property; provide exceptions to certain ordinances; and provide other terms and consideration. It is the intent of the City and Owner that these vested development rights include the character of land uses and the development of the Property in accordance with the standards and criteria set forth in this Agreement and the Code, as modified in accordance with the exceptions set forth in this Agreement.

4.2 Applicable Rules. Each application for a City Permit including a Site Plan, that may be filed with the City for the Project, shall comply with, and shall be reviewed, processed and approved, only in accordance with the terms of the ordinances that were in enacted on or before the Effective Date, except as modified by this Agreement, subject to the exceptions set forth below. The provisions of this Section shall not apply to the following types of City ordinances, rules, and regulations:

- (a) ~~Uniform~~International building, fire electrical, plumbing, or mechanical codes of the type typically found in the City Code;
- (b) Ordinances and regulations for utility connections (other than with regard to utility capacity commitments described in Article III of this Agreement); and
- (c) Ordinances and regulations to prevent the imminent destruction of property or injury to persons.

Permit applications subject to (a), (b) and (c) above shall be evaluated according to ordinances in effect at the time of application for the individual permit. However, Owner and City may agree that the applicable submission for a permit or approval be evaluated in accordance with the requirements of a subsequent City ordinance, regulation, or rule.

4.3. Owner's Right to Continue Development.

4.3.1 In consideration of Owner's agreements hereunder, the City agrees that it will not, during the term of this Agreement, impose or attempt to impose:

- (a) any moratorium on building or development within the Property; or
- (b) any land use or development regulation that limits the rate or timing of land use approvals, whether affecting preliminary plats, final plats, site plans, building permits, certificates of occupancy or other necessary approvals, within the Property.

4.3.2 The preceding subsection does not apply to any temporary moratoriums uniformly

imposed throughout the City due to an emergency constituting an imminent threat to public health or safety, provided that such moratorium will continue only during the duration of the emergency.

4.4. Approvals. The City agrees that preliminary plats, final subdivision plats and construction documents submitted in accordance with this Agreement will be reviewed, and processed in a timely manner and otherwise in accordance with the Code, as modified by this Agreement.

4.4.1 Construction plans consistent with the Code, as modified by this Agreement, can be approved prior to approval of final plat.

4.4.2 The approval of the preliminary plat of all or a portion of the Property shall expire ~~twelve~~thirty six (~~12~~36) months after the City's approval unless:

1. A corresponding final plat on the Property (or a portion of the Property) approved on the preliminary plat is filed; or
2. An extension is granted by the City.

4.5 Preliminary Plat. Sections 4.5 and Section 4.6 of this Agreement are replacing the platting process within the Code. The Project shall follow the process set forth in Sections 4.5 and 4.6 of this Agreement. Notwithstanding anything in the Code to the contrary, the Preliminary Plat for the Property, together with the Preliminary Drainage Plans and the Preliminary Infrastructure Plans shall be submitted at the same time to the City and together shall be deemed to serve as the Preliminary Plat. The Preliminary Drainage Plans and the Preliminary Infrastructure Plans will be used to develop the Public Improvement Construction Plans.

4.6 Final Plat. Final Drainage and Infrastructure Plans shall be submitted as the "Public Improvement Construction Plans" concurrently with the final plat for the Property. The City hereby agrees that the fiscal posting accompanying the final plat for the Property may be in the form of cash, bond, letter of credit or a construction completion agreement executed by Owner. The form of the construction completion agreement shall be substantially in the same form as the agreement attached hereto as *Exhibit H of Attachment "A"*. The final plat shall be acknowledged and agreed and recorded by City prior to construction. For example, the order of sequence will be: 1) approval of the final plat by the City, 2) fiscal posting or execution of construction completion agreement, 3) recordation of the final plat, and 4) construction of improvements.

4.7 Wagon Wheel ROW. For purposes of platting, Wagon Wheel will be considered a public right of way and will be built to the standards set forth in the Design Standards and Warrants.

4.8 No Regulation Plan. The platting process for the Property shall not include a Neighborhood Regulation Plan because it is not necessary for this type of commercial development.

4.9 Site Development Plan Review.

A. Purpose. This section establishes a site plan review process for the Property. The purpose of the review is to ensure efficient and safe land development, harmonious use of land, compliance with appropriate design standards, safe and efficient vehicular and pedestrian circulation, parking and loading, and adequate water supply, drainage and storm water management, sanitary facilities, and other utilities and services.

B. Applicability. Site plan review and approval shall be required for new construction or the significant enlargement or alteration of any exterior dimension of any building, structure, or improvement within the Property.

As used in this section, the term "improvements" shall also include alterations made to land only, such as paving, filling, clearing, or excavating. As used in this section, the term "significant enlargement or alteration" shall mean the construction of structures, or the alteration of land, if such construction or alteration impacts or potentially affects other existing or future land uses, including those on adjacent or nearby land.

The City Manager shall make the initial determination of whether a proposed development, construction, enlargement, or improvement requires a site plan or not.

The site development plan must be prepared by a licensed and registered professional land surveyor, and/or a licensed professional engineer.

No building permit shall be issued for any of the above developments unless a site plan is first approved by the City. No certificate of occupancy shall be issued unless all construction and development conforms to the site plan as approved by the City. A public hearing on a site plan is not required.

The fee for a site plan will be determined by the City Manager.

C. Site Plan Details. The site plan shall contain sufficient information relative to site design considerations, including but not limited to the following:

1. Location of existing and proposed building(s), structure(s) or other improvement(s), as well as proposed modifications of the external configuration of the building(s), structure(s) or improvement(s),
2. Required front, side and rear setbacks from property lines,
3. Existing or proposed easements or right-of-way, within or abutting the lot where development is being proposed,
4. The dimensions of any street, sidewalk, alley or other part of the property intended to be dedicated to public use. These dedications must be made by separate instrument and referenced on the site plan,
5. On and off-site circulation (including truck loading and pickup areas) and fire lanes,
6. Required parking with dimensions given for layout,
7. Topography,

8. Grading.
9. Landscaping design.
10. The location and size of existing public water and wastewater lines, fire hydrants and manholes available to service the-proposed development; or, if public service is unavailable, the location and size of existing private on site water and wastewater facilities; and any proposed water and wastewater lines, fire hydrants and manholes required to serve the project.
11. Location of screening with dimensions and material used.
12. Engineering for streets and utilities.
13. The location of the 100-year flood plan on the proposed development site, if any.
14. Calculations, prepared by a licensed professional engineer, showing the storm water flow (e.g., rate, velocity, location} before and after the proposed construction. Calculations must take into account storm water that currently enters and exits the site.
15. Building elevations.
16. The location and ownership of adjacent properties.
17. If it is the intent to use groundwater under the land, a licensed engineer registered to practice in Texas must certify that adequate groundwater is available to serve the development, and
18. Location of dumpster(s) and screening for dumpster(s).

Provision of the above items shall conform to the principles and standards set forth in this Agreement.

D. Principles encl standards for site plan review. The City staff shall review the site plan for compliance with all applicable ordinances (as modified by this Agreement).

Based upon its review, the staff may approve, conditionally approve, request modifications, or deny the site plan based on evaluation of the site plan details with respect to the site plan's compliance with all provisions of the PDD {#} Ordinance, and other ordinances of the City of Bastrop including but not limited to off-street parking and loading, lighting, open space, and the generation of objectionable smoke, flames, noise, odors, dust, glare, vibration, or heat, as such ordinances have been modified by this Agreement (including the Warrants and Development Standards).

4.10. Approval Process.

A. The Director of Planning and Development, or designee, shall review and approve, approve with conditions, or deny all site plans except for PD, CUP or other districts requiring public hearings. Any decision on a site plan with which the applicant disagrees may be appealed to the Planning and Zoning Commission as set forth in (B) below.

B. The City staff shall place the site plan on the regular agenda of the Planning and Zoning Commission within thirty (30) days after the request for appeal. If recommended for approval by the Planning and Zoning Commission, the site plan shall be deemed approved by the

City. If the site plan is recommended for denial by the Planning and Zoning Commission, the applicant must request the site plan be placed on the City Council's agenda within ten (10) days from the date the appeal was denied by the Planning and Zoning Commission. The City Council shall have final approval or disapproval on all site plans which are appealed.

C. If development of a lot with an approved site plan has not commenced within five (5) years of the date of final approval of the site plan, the site plan shall be deemed to have expired. Said review and approval shall be evaluated according to the standards above, taking in to account all changes to applicable ordinances which have occurred subsequent to the prior approval of the site plan.

It is recognized that final architectural and engineering design may necessitate minor changes in the approved site plan. In such cases, the Director of Planning and Development shall have the authority to approve minor modifications of an approved site plan, provided that such modifications do not materially change the circulation and building location on the site, or any conditions specifically attached as part of a City Council approval.

ARTICLE V. TERM, ASSIGNMENT & AMENDMENT

5.1 Term. The term of this Agreement will commence on the Effective Date (as defined below) and continue in perpetuity, unless terminated on an earlier date under other provisions of this Agreement or by written agreement of the City and Owner. ~~Owner will notify at such time as Owner acquires Property. If Owner fails to acquire the Property within one year after the date of this Agreement, this Agreement shall terminate and be of no further force and effect. In the event, that the Owner acquires the Property, this~~ This Agreement shall run with the land, and shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns of Owner that construct the improvements on the Property contemplated hereunder.

5.2 Amendment by Agreement. This Agreement may be ~~amended as to all or part of the Property at any time by mutual~~ canceled, changed, modified or amended, in whole or in part, only by the written and recorded agreement by the City and the then current owner of the Property. In the event that the Property shall be owned by more than one owner, then this Agreement may be canceled, changed, modified or amended, in whole or in part, only by the written ~~consent of~~ and recorded agreement by the City and ~~all~~ the owners of sixty (60%) of the land area of the Property ~~at the time of such;~~ provided, however, that so long as Owner has an ownership interest in the Property, it shall be required to join in any cancellation, change, amendment or modification of this Agreement.

5.3 ~~5.5~~ Assignment.

5.3.1 This Agreement shall run with the land. All the Owners and all future owners of all or any portion of the Property, including, without limitation, any affiliates of Owners to which all or any portion of the Property is conveyed and contributed, shall have the benefits of this Agreement, and the Property may be developed as

set forth herein without further action by the City; provided, however, that this Agreement may be amended as otherwise set forth herein.

- 5.3.2** If Owner assigns its rights and obligations as to a portion of the Property, then the rights and obligations of an assignee and Owner will be severable, and Owner will not be liable for the nonperformance of the assignee and vice versa. In the case of nonperformance by one Owner, the City may pursue all remedies against that nonperforming Owner as a result of that nonperformance unless and to the limited extent that such nonperformance pertains to a City requirement that also is necessary for the performing Owner's project, which performing Owner may also pursue remedies against the nonperforming Owner.
- 5.3.3** Upon sale, transfer or conveyance of all or portions hereinafter described Property by the Owner thereof (the owner of each portion of the Property called "Owner" of such portion herein), the duties and obligations of the Owner, as it relates to the transferred Property, shall be assumed by the new owner, and the transferring Owner shall have no further liability relating to such transferred Property.
- 5.3.4** The sale, transfer or conveyance of all or portions of the hereinafter described Property by the Owner shall include restrictive covenants that subject the conveyed portions to the terms of this Agreement.
- 5.3.5** This Agreement touches and concerns the Property and runs with the land.

5.4 ~~5.6~~ Cooperation

- 5.4.1** The City and Owner shall cooperate with each other as reasonable and necessary to carry out the intent of this Agreement, including, but not limited to the execution of such further documents as may be reasonably required.
- 5.4.2** The City agrees to cooperate with Owner, at Owner's expense, in connection with any waivers, permits or approvals Owner may need or desire from Bastrop County, the Texas Commission on Environmental Quality, the Texas Department of Transportation, or any other regulatory authority in order to develop the Project in accordance herewith.
- 5.4.3** In the event of any third party lawsuit or other claim relating to the validity of this Agreement or any other actions taken hereunder, Owner and the City agree to cooperate in the defense of such suit or claim, and to use their respective commercially reasonable efforts to resolve the suit or claim without diminution of their respective rights and obligations under this Agreement. Each party agrees to pay its own legal fees in connection with any such third party claim.

ARTICLE VI. MISCELLANEOUS PROVISIONS

- 6.1 Necessary Documents & Actions.** Each party agrees to execute and deliver all such

other and further instruments and undertake such actions as are or may become necessary to effectuate the purposes and intent of this Agreement.

6.2 Severability. In case one or more provisions contained herein are deemed invalid, illegal, or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

6.3 Applicable Law. This Agreement shall be construed under and in accordance with the laws of The State of Texas.

6.4 Venue. All obligations of the parties created hereunder are performable in Bastrop County, Texas and venue for any action arising hereunder shall be in Bastrop County.

6.5 No Third Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits, or remedies under or by reason of this Agreement.

6.6 Duplicate Originals. This Agreement may be executed in duplicate original, each of equal dignity.

6.7 Notices. Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

Owner:

City of Bastrop:

~~{Developer Name}~~ BRP East, LP
~~{Mailing Address}~~ 100 E. Anderson Lane, Suite 200
~~{City, State ZIP}~~ Austin, Texas 78752
Attn: ~~{Point of Contact}~~ Steve Durhman

City of Bastrop, Texas
1311 Chestnut Street
Bastrop, Texas 78602
Attn: City Secretary

6.8 Effective Date. This Agreement shall be effective from and after the date of due execution hereof by all parties.

6.9 Binding Effect. This Agreement and the PD Master Plan bind and benefit the Owner and its successors and assigns.

6.10 List of Exhibits. The following attachments and exhibits are attached hereto and incorporated into this Agreement for all intents and purposes.

6.11 Force Majeure. Owner and the City agree that the obligations of each party shall be subject to force majeure events such as natural calamity, fire or strike.

6.12 Estoppel Certificates. From time to time upon written request by any seller or purchaser of all or a portion of the Property, or any lender or prospective lender of the Owner or its assignees, the City shall execute a written estoppel certificate to such seller or purchaser stating, if true that the City has not given or received any written notices alleging any events of default under this Agreement.

Attachment "A" – Planned Development District No. ___ and Zoning Map

- Exhibit A.....Property Legal Description
- ~~Exhibit A-1.....Title Survey~~
- Exhibit B.....PD Master Plan
- Exhibit _____Landscape Plan
- ~~Exhibit _____Landscape Requirements~~
- ~~Exhibit _____Safe Harbor Renderings~~
- ~~Exhibit _____Signage Examples~~
- ~~Exhibit _____Signage~~ C Development Standards
- ~~{actual exhibits subject to specific needs of the Project}~~
- Exhibit C- 1 Signage
- Exhibit C-1-1 Multiple-Tenant Building
- Exhibit C-1-2 Single-Tenant Buildings
- Exhibit C-2 Inline Shop Space & Anchor/Junior Anchor Building Elevations Front, Side & Rear Elevations
- Exhibit C-4 Plaza Area
- Exhibit C-5 Parking Lot Lighting
- Exhibit C-6 Anchor/Junior Anchor/Inline Outside Sales & Display Areas
- Exhibit C-7 Landscaping
- Exhibit D Warrants
- Exhibit E Edward Burleson Improvements
- Exhibit F Wagon Wheel Improvements
- Exhibit G Blakely Lane
- Exhibit H Form of Completion Agreement

[Signatures on following page.]

THE UNDERSIGNED PARTIES HEREBY EXECUTE THIS AGREEMENT :

CITY OF BASTROP, TEXAS:
EAST, LP

{DEVELOPER NAME}: BRP

by: _____
Lyle Nelson, Mayor
Manager

by: _____
{Name, Title} Steve Durhman,

Date of Execution

Date of Execution

ATTEST:

ATTEST:

by: _____
Ann Franklin, City Secretary

by: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

by: _____
Alan J. Bojorquez, Attorney for
Williams, Counsel for
City of Bastrop, Texas

by: _____
{Attorney for Developer} Talley J.
{Developer Name} BRP EAST, L.P.

ATTACHMENT “A”

EXHIBIT “A”

PROPERTY

ATTACHMENT "A"

EXHIBIT "B"

PD MASTER PLAN

ATTACHMENT "A"

EXHIBIT "C"

DEVELOPMENT STANDARDS

ATTACHMENT "A"

EXHIBIT "D"

WARRANTS

ATTACHMENT "A"

EXHIBIT "E"

EDWARD BURLESON IMPROVEMENTS

ATTACHMENT "A"

EXHIBIT "F"

WAGON WHEEL IMPROVEMENTS

ATTACHMENT "A"

EXHIBIT "G"

BLAKELY LANE



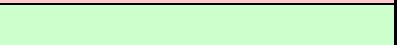
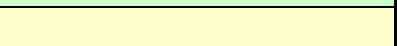

ATTACHMENT "A"

EXHIBIT "H"

FORM OF COMPLETION AGREEMENT

Document comparison by Workshare Compare on Monday, August 7, 2023
10:08:43 AM

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Description	#506746v1<cloudimanager.com> - Bastrop PDD Agreement Template (07.26.23)
Document 2 ID	iManage://cloudimanager.com/IMANAGE/507229/3
Description	#507229v3<cloudimanager.com> - Burleson Crossing East PDD
Rendering set	Standard

Legend:	
	<u>Insertion</u>
	Deletion
	Moved from
	<u>Moved to</u>
	Style change
	Format change
	Moved deletion
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
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Deletions	247
Moved from	3
Moved to	3
Style changes	0
Format changes	0
Total changes	495



STAFF REPORT

MEETING DATE: August 31, 2023

TITLE:

Hold public hearing and consider action on a recommendation for the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.04 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins – Planner, Development Services

ITEM DETAILS:

Site Address:	615 W Highway 71, Bastrop TX
Total Acreage:	24.04 acres
Acreage Rezoned:	24.04 acres
Legal Description:	24.04 acres out of the No. 98 Nancy Blakey Survey
Property Owner:	Charles G. Rosanky Family Trust
Agent Contact:	Charley Dorsaneo / Drenner Group
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P2 Rural
Proposed Zoning:	Planned Development District, P4 Core Base Zoning
Character District:	Cattleman's
Future Land Use:	Transitional Residential

BACKGROUND:

The applicant has applied for a Planned Development District (PDD) with a P4 Mix base zoning to appropriately incorporate multi-family housing which coincides with Transitional Residential as defined by our Future Land Use plan.

The existing land use is classified as P2 – Rural. However, the future land use map calls for “transitional residential” as defined below.

Place Type 4 – Mix is defined in the code as:

“More intense Building Types that provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this District only in House form Structures. Because P4 is a transition area, the Street Types consists of multimodal Streets, but are primarily Residential urban fabric.”

The Future Land Use Plan shows this area as Transitional 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.”

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Storm sewer, detention pond
Transportation	Y	Extension, private drive, widening
Parks and Open Space	Y	Pond with Trails

Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible. A Conceptual Drainage Plan has been reviewed and approved by the City Engineer. The site includes one central location for detention in the natural flow of the land in the southeast corner of the tract. The maximum impervious cover allowed in Place Type 4 is 70%. This development proposes 62.9%.

Utilities

Wastewater and water service (domestic and fire) will be provided the City of Bastrop via line extensions from existing infrastructure located on Settlement Drive. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) requirements. The line sizes for capacity and service are 8” for water and 6” for wastewater.

Electric service provided by Bluebonnet Electric.

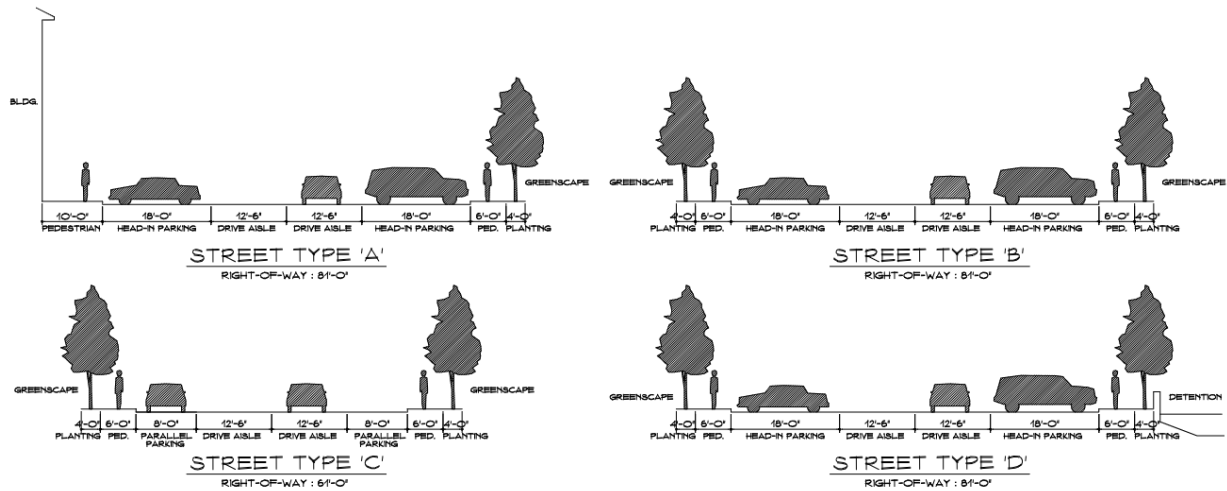
Gas will be provided by Center Point Energy.

Traffic Impact and Streets

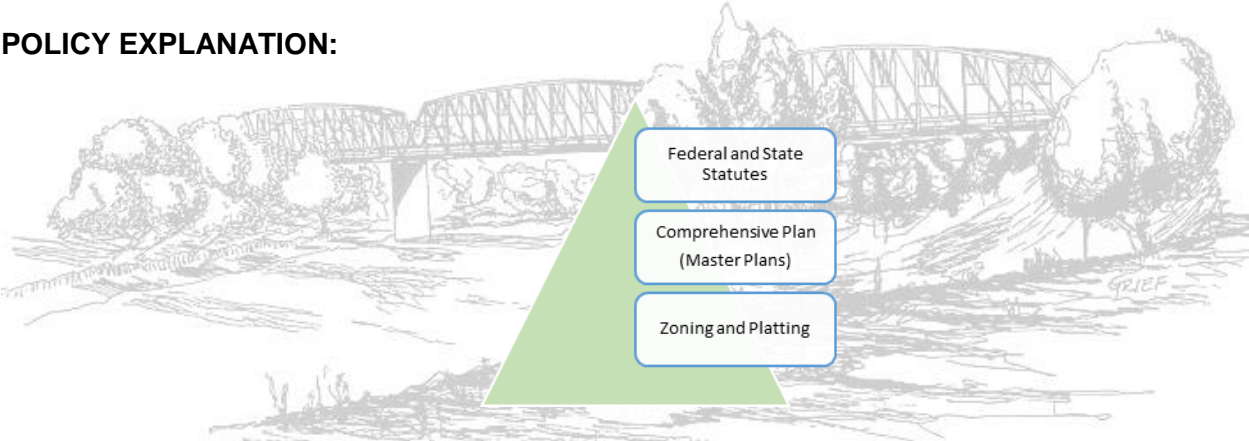
This zoning concept plan creates a series of internal private drives, connection between Settlement Road and Jessica Place, includes Right of Way dedication for an extension of Blakey Lane eastward, and creating a new street between Old Austin Highway and Blakey Lane. A private drive resembling a typical city street will run amidst the development, stretching from Settlement Road to Jessica Place.



This drive will be adorned with trees, sidewalks, and construction adhering to standard guidelines, complete with appropriate lighting. Moreover, it seamlessly aligns with the master transportation plan, ensuring effective connectivity. The main access points to the development will be off Blakey Lane and future connection to Old Austin Highway. The proposed standard street cross sections being used in the design are cross sections A, B, C, and D. The street design will follow the B3 Code, Section 7.3 for design and layout. A Traffic Impact Analysis Threshold Worksheet has been conducted and completed on behalf of the Drenner Group. The TIA shows a total of 627 units with an Average Daily Trip Rate of 6.74 and 4226 Average Daily Trips. The peak hours will be in the afternoon/evening totaling 320 trips per hour. Staff will continue to develop private street standards that meet or exceed the industry standards along with easements needed for public infrastructure.



POLICY EXPLANATION:



Texas Local Government Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Compliance with 2036 Comprehensive Plan:

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

Representative land uses that are appropriate in Transitional Residential include multifamily apartments which are proposed within Reed Ranch.

RECOMMENDATION:

The applicant has applied for a Zoning Concept Scheme for Reed Ranch (Attachment 2). The proposal is to place a Planned Development District (PDD) with a P4 Mix base zoning to appropriately incorporate multi-family housing which coincides with Transitional Residential as defined by our Future Land Use plan.

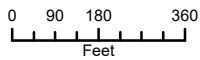
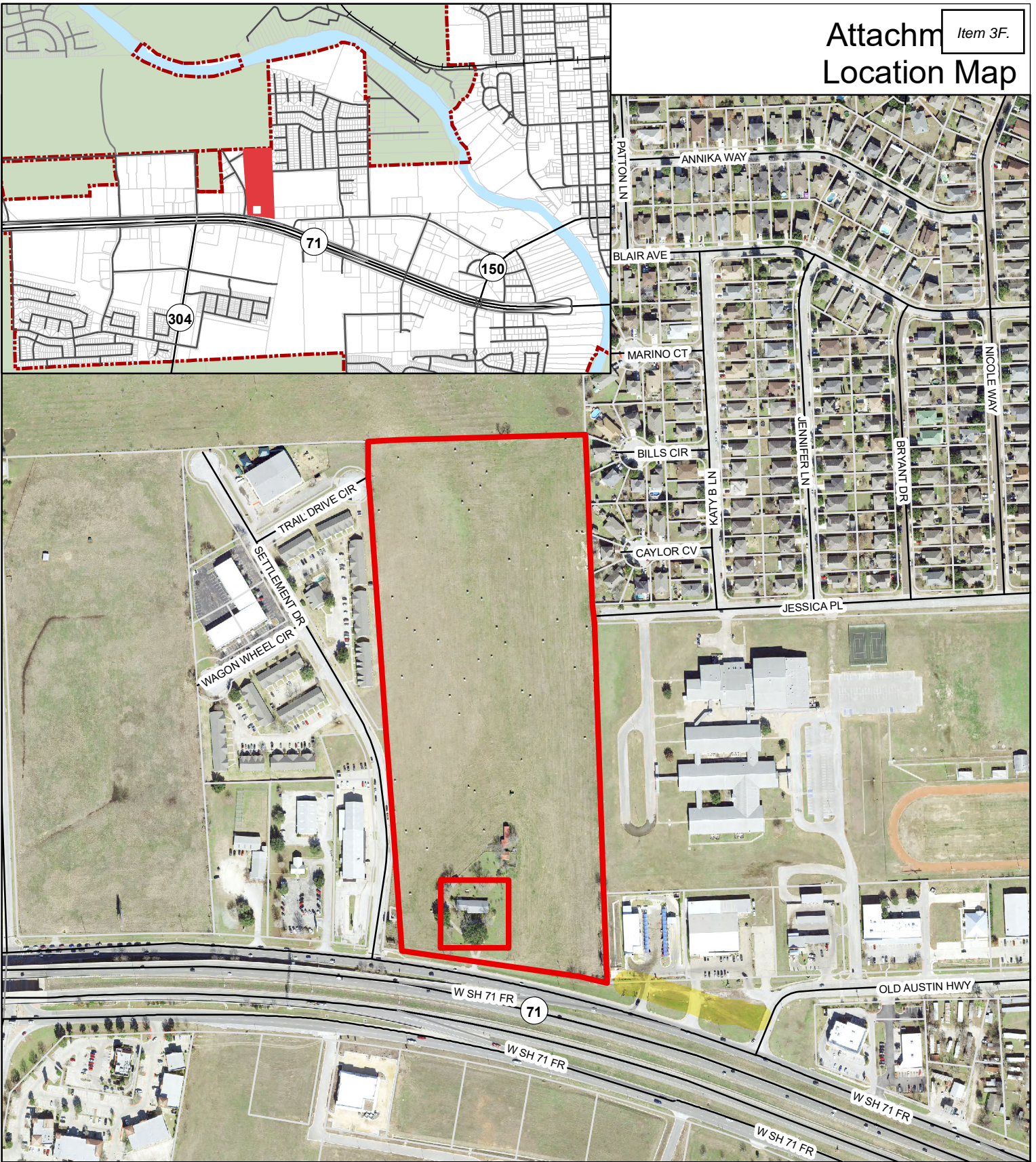
Staff will continue to develop private street standards that meet or exceed the industry standards along with easements needed for public infrastructure.

The action is to rezone the base from P2 to a PDD with a P4 base zoning.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Zoning Concept Scheme
- Attachment 3: Future Land Use Map
- Attachment 4: Development Standards Warrant List





1 inch = 400 feet

Date: 8/17/2023

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



ZONING CONCEPT PLANS FOR **REED RANCH** **615 SH 71 W** **BASTROP TX, 78602**

OWNER

ROSANKY, CHARLES G
FAMILY TRUST
615 HWY 71 W
BASTROP, TX 78602

DEVELOPER

HOLT LUNSFORD HOLDINGS
5950 BERKSHIRE LANE, SUITE 900
DALLAS, TX 75225

ARCHITECT

ARCHON CORPORATION
210 N. PARK BLVD, SUITE 100
GRAPEVINE, TX 76051

ENGINEER

HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PHONE: (512) 485-0831

SURVEYOR

MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PHONE: (512) 485-0831



LEGAL DESCRIPTION:

A98 BLAKEY, NANCY, ACRES 23.0400



VICINITY MAP
(1"=2000')

PROJECT ZONING: P-2

PROJECT ADDRESS: 615 SH 71 W

SUBMITTAL DATE: JULY 10, 2032

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	PEDESTRIAN SHED
3	PD SITE PLAN
4	LOT AND BLOCK LAYOUT
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	UTILITY PLAN 1 OF 2
8	UTILITY PLAN 2 OF 2

REVISIONS		BY
NO.	DATE	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION AND SEAL OF ARCHITECT, P.E. TEXAS
REGISTRATION NO. 150646.
DATE: xx/xx/xxxx

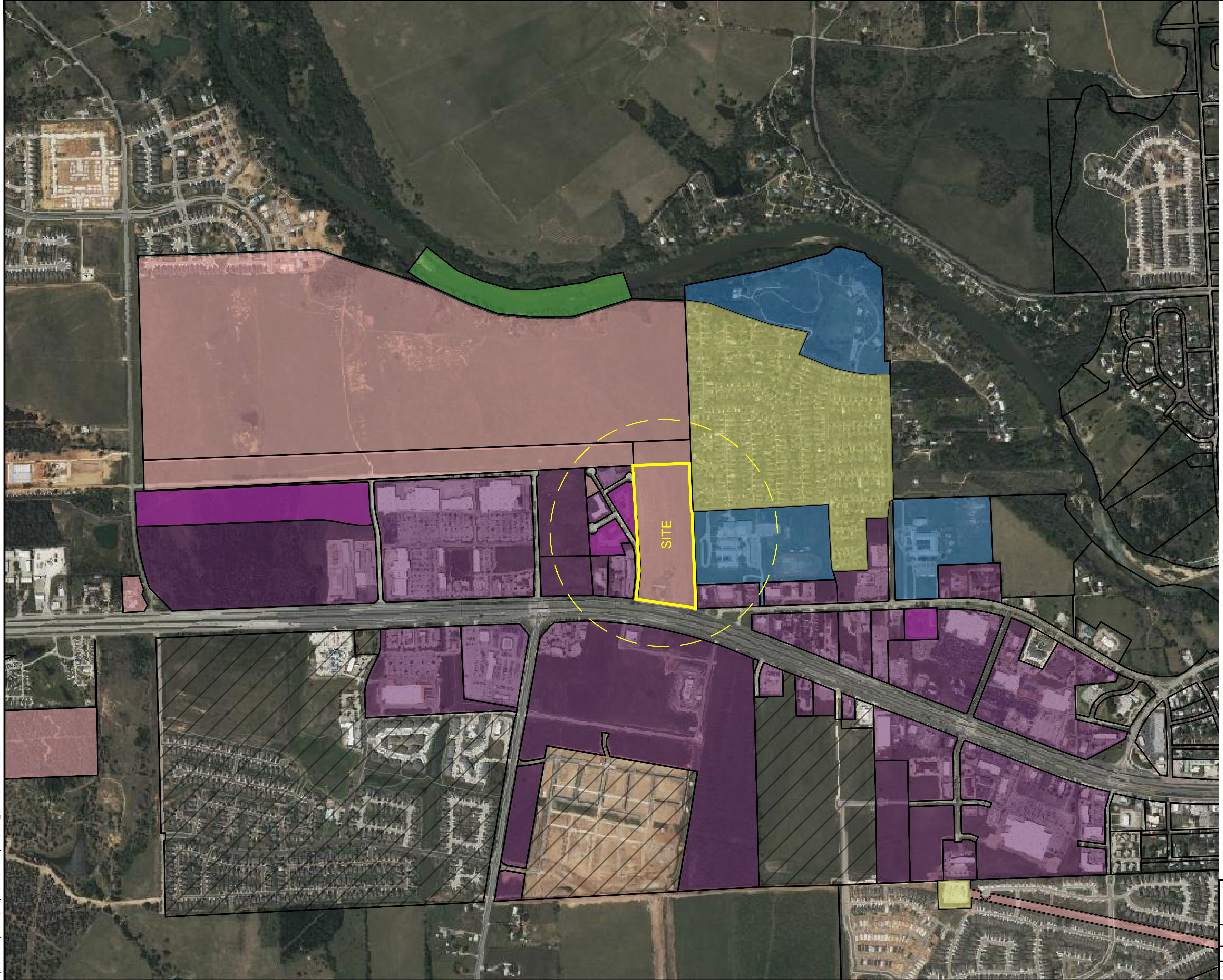
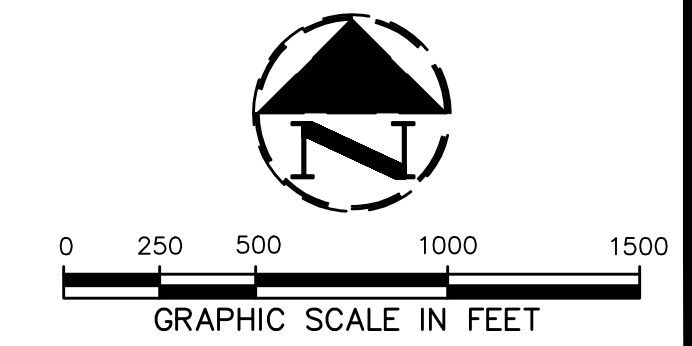
DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO.
1



Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301



P2	P3	P4	CIVIC	P5	TOTAL
30.40%	12.35%	4.90%	14.68%	24.58%	86.91%

- PLANNED DEVELOPMENT
- NATURE
- CIVIC SPACE
- RURAL
- NEIGHBORHOOD
- MIX
- CORE

Westwood Phone (512) 485-0831
 Toll Free (888) 937-5150
 Westwood Professional Services, Inc. 8701 N. Mopac Expy, Suite 320
 Austin, TX 78759 westwoodps.com

TYPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. LS-10074301

PROPOSED PEDESTRIAN SHED (1/4 MILE)

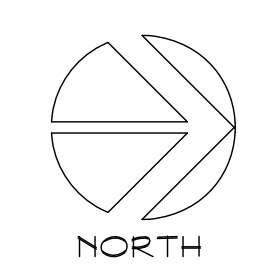
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ARCHITECT:
 GARY G. WOOD #12202
 PRELIMINARY - NOT TO BE USED FOR
 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 10 JUL 23

■ PUBLIC STREET
 ■ PRIVATE STREET

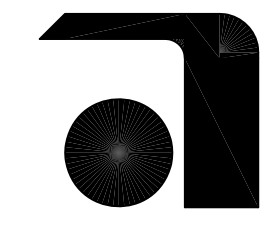
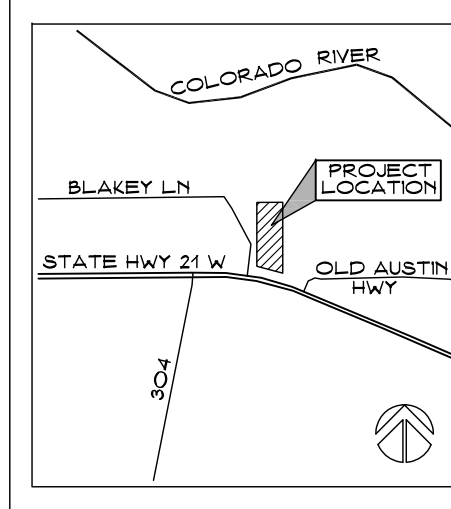


LOT/BLOCK PLAN

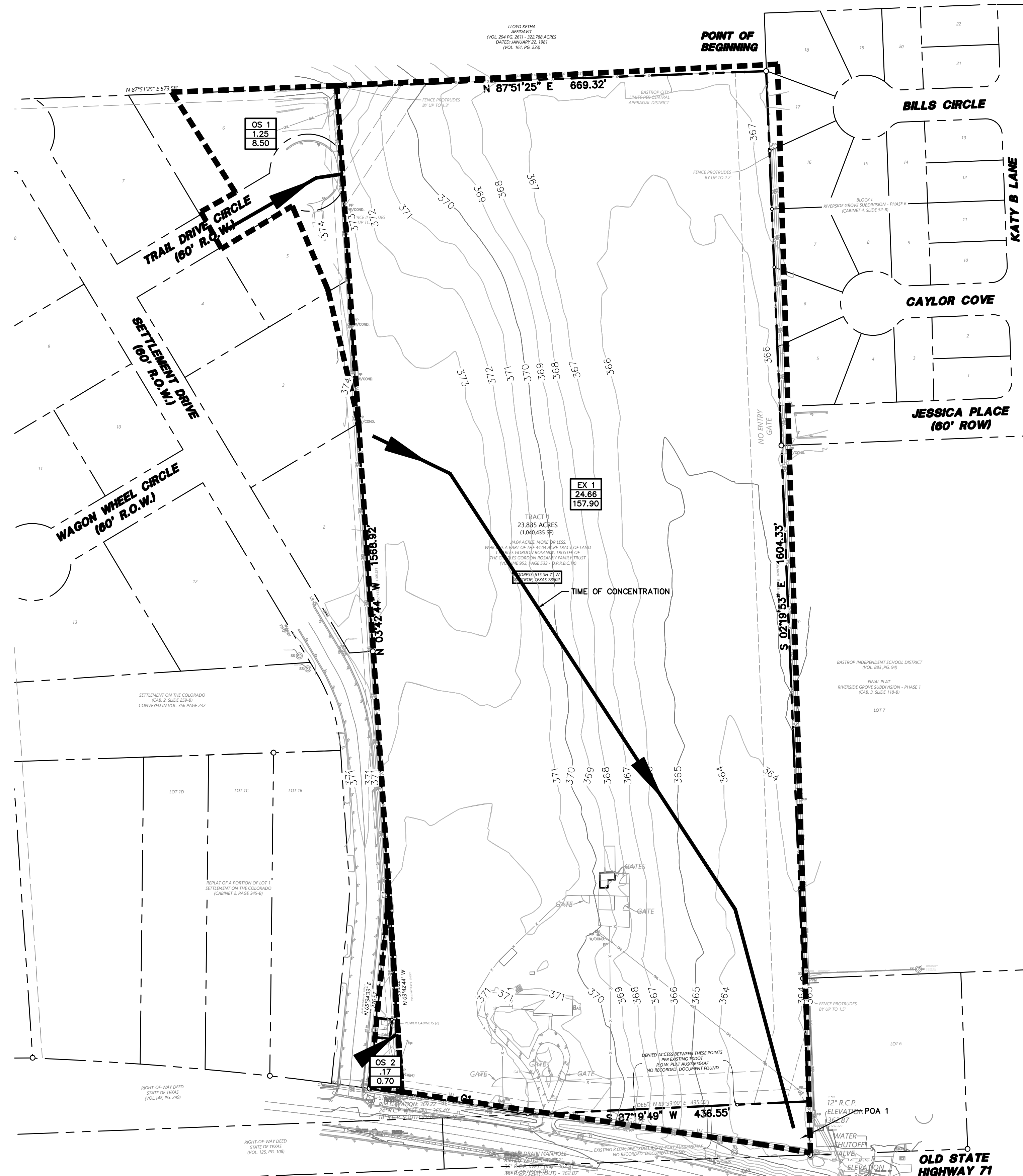
PROJECT NAME: REED RANCH
 ACERAGE: 24.3 A.
 DATE: 10 JUL 23

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 SCALE: 1" = 60'-0"

ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051 214/526-0731

JWHITTER
 7/10/2023 1:34 PM
 \\WESTWOODPS\LOCAL\GLOBAL\PROJECTS\0043796\00\06_CAD\DWG\SITE DESIGN_C3D\0043796_DAMS.DWG



SHEET FLOW										SHALLOW CONCENTRATED FLOW					CHANNEL FLOW						
DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T _{sheet} (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	T _{shallow} (min)	Length (ft)	Slope (ft/ft)	Type	K (ft)	Velocity (ft/s)	T _{channel} (min)	T _c (min)
OS 1	OS 1	1.25	50.00	0.01	SHORT GRASS PRAIRIE	0.07	0.15	11.88	150.00	0.01	UNPAVED	1.61	16.13	1.55	0.00	0.01	36" RCP	94.36	9.44	0.00	13.43
OS 2	OS 2	0.17	50.00	0.01	SHORT GRASS PRAIRIE	0.03	0.15	32.22	0.00	0.01	UNPAVED	1.61	16.13	0.00	0.00	0.01	36" RCP	94.36	9.44	0.00	32.22
EX 1	EX 1	24.66	50.00	0.01	SHORT GRASS PRAIRIE	0.31	0.15	2.67	990.00	0.03	UNPAVED	2.79	16.13	5.90	0.00	0.01	36" RCP	94.36	9.44	0.00	8.58

HEC-HMS SUMMARY: EXISTING CONDITIONS

Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
					Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
OS 1	1.25	61	8.06	34.64%	2.50	5.50	6.10	8.50				
OS 1	1.25	61	19.33	0.00%	0.10	0.40	0.50	0.70				
EX 1	24.66	61	5.15	1.32%	27.40	86.20	103.80	157.90				
POA 1					27.40	86.20	103.80	157.90				

Westwood

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
 Toll Free (888) 937-5150 Austin, TX 78759
 westwoodps.com

Westwood Professional Services, Inc.
 TBPB FIRM REGISTRATION NO. F-469
 TBPB FIRM REGISTRATION NO. LS-10080-00

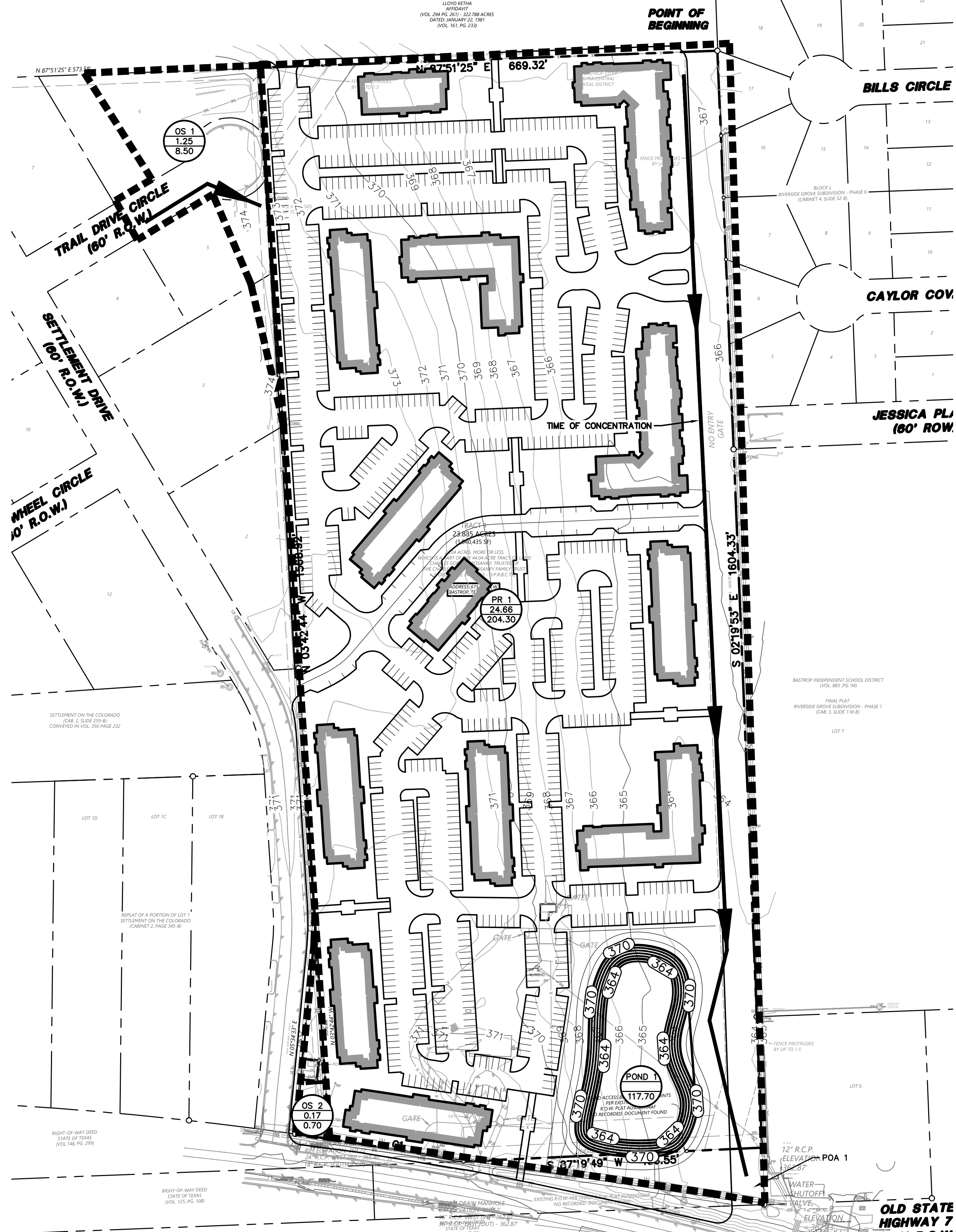
NO.	DATE	BY	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
EXISTING DRAINAGE AREA MAP

PRELIMINARY
 NOT FOR CONSTRUCTION
 THIS DOCUMENT IS FOR INFORMATION ONLY
 AND IS NOT INTENDED FOR PERMITTING,
 BIDDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT
 REGISTRATION NO. 1350496
 DATE: xx/xx/xxxx

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **5**



GRAPHIC SCALE IN FEET
 1"=100'
 LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FW	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
PL	PROPERTY LINE
---	FENCE
X	EXISTING CONTOUR
613	EXISTING CONTOUR
450	PROPOSED CONTOUR
→	DRAINAGE FLOW DIRECTION
---	100-YR FLOODPLAIN LIMITS
---	DRAINAGE DIVIDE
U 8	PROPOSED DRAINAGE AREA ID
1.00	AREA IN ACRES
7.99	Q ₁₀₀ IN CUBIC FEET PER SECOND

DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW								
			Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T _{sheet} (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	T _{shallow} (min)	Length (ft)	Slope (ft/ft)	Type	K (ft)	Velocity (ft/s)	T _{channel} (min)	T _c (min)
OS 1	OS 1	1.25	50.00	0.01	SHORT GRASS PRAIRIE	0.07	0.15	11.88	150.00	0.01	UNPAVED	1.61	16.13	1.55	0.00	0.01	36" RCP	94.36	9.44	0.00	13.43
OS 2	OS 2	0.17	50.00	0.01	SHORT GRASS PRAIRIE	0.03	0.15	32.22	0.00	0.01	UNPAVED	1.61	16.13	0.00	0.00	0.01	36" RCP	94.36	9.44	0.00	32.22
PR 1	PR 1	24.66	50.00	0.01	ASPHALT	1.87	0.02	0.45	990.00	0.03	PAVED	3.52	20.33	4.69	0.00	0.01	36" RCP	94.36	9.44	0.00	5.13

HEC-HMS SUMMARY: DEVELOPED CONDITIONS													
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
						Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
OS1	1.25	61	8.06	34.64		2.50		5.50		6.10		8.50	
OS2	0.17	61	19.33	0.00		0.10		0.40		0.50		0.70	
PR1	24.66	61	3.08	62.90		78.00		149.00		155.70		204.30	
POND 1						27.20		27.20		82.50		82.50	
POA 1						27.20		82.50		91.00		117.70	

Westwood
 Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
 Toll Free (888) 937-5150 Austin, TX 78759
 westwoodps.com
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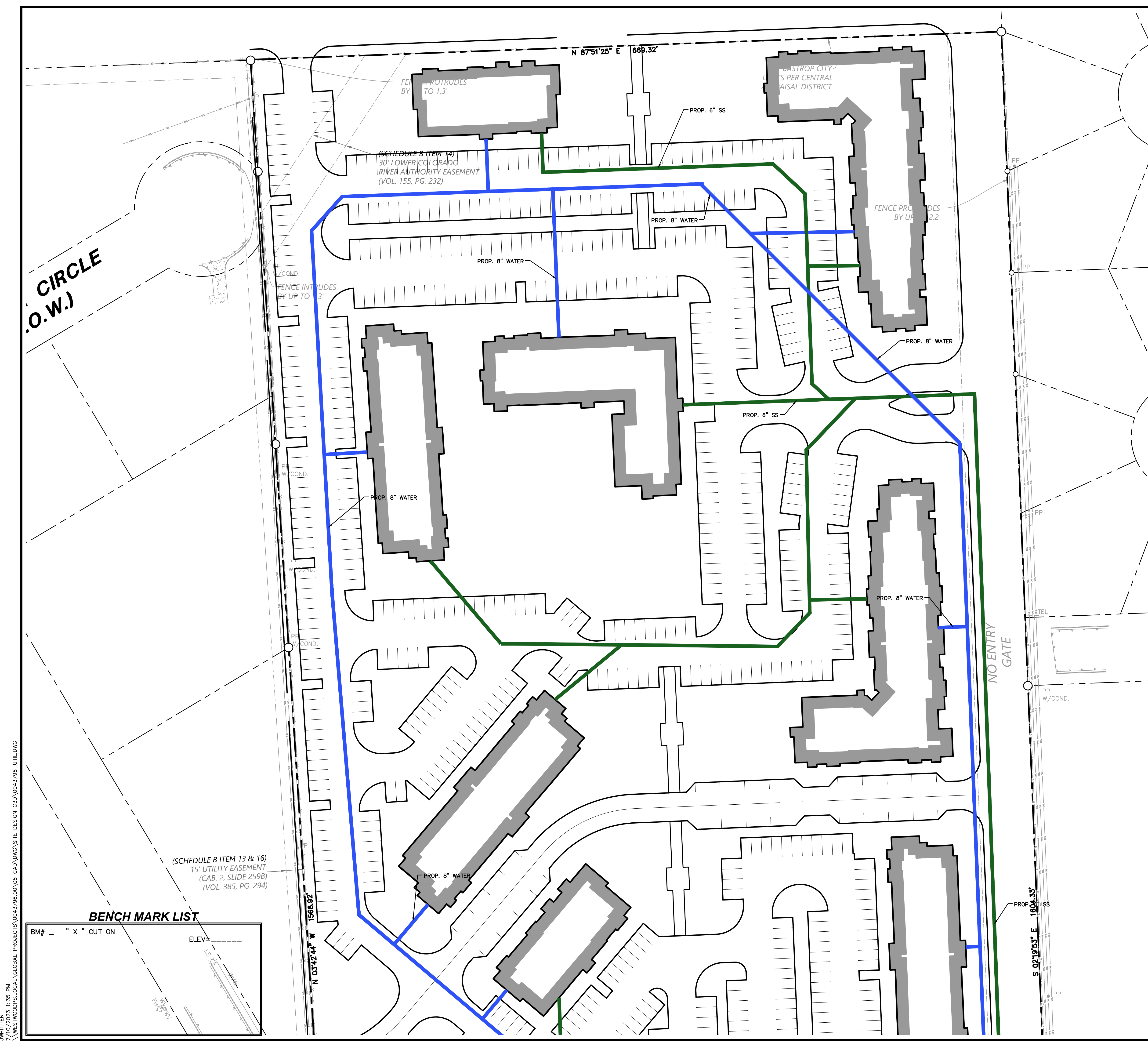
REVISIONS	
NO.	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
PROPOSED DRAINAGE AREA MAP

PRELIMINARY
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 BIDDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT
 SUPERVISION AND CONTROL OF A REGISTERED PROFESSIONAL ENGINEER, P.E. TEXAS
 REGISTRATION NO. 13580-06.
 DATE: 07/10/2023

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **6**



0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CL	CLEANOUT
CO	MANHOLE
MH	TRAFFIC SIGNAL CONTROL
TSC	TRAFFIC SIGNAL POLE
TS	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TR	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
X	CONTROLLING MONUMENT
DHL	PROPERTY LINE
---	FENCE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY SEWER LINE
---	PROP. FDC LOCATION
---	PROP. WATER VALVE
---	PROP. FIRE HYDRANT
---	PROP. WATER LINE W/ BEND
---	PROP. SANITARY SEWER LINE
---	PROP. SANITARY SEWER MANHOLE
---	PROP. SANITARY SEWER CLEANOUT

- WATER & SANITARY SEWER GENERAL NOTES**
- ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
 - ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235, FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
 - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER PIPE SHALL BE PVC SDR-35.
 - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
 - TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
 - TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
 - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
 - ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 - TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
 - CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
 - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

CIRCLE
(O.W.)

(SCHEDULE B ITEM 13 & 16)
15' UTILITY EASEMENT
(CAB. 2, SLIDE 259B)
(VOL. 385, PG. 294)

BENCH MARK LIST

BM#	" X " CUT ON	ELEV.
1568.82	N 03°42'44" W	1568.82
1604.33	S 02°19'53" E	1604.33

Westwood

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (866) 937-5150 Austin, TX 78759
westwoodpa.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. P-469
TBPB FIRM REGISTRATION NO. LS-100080-00

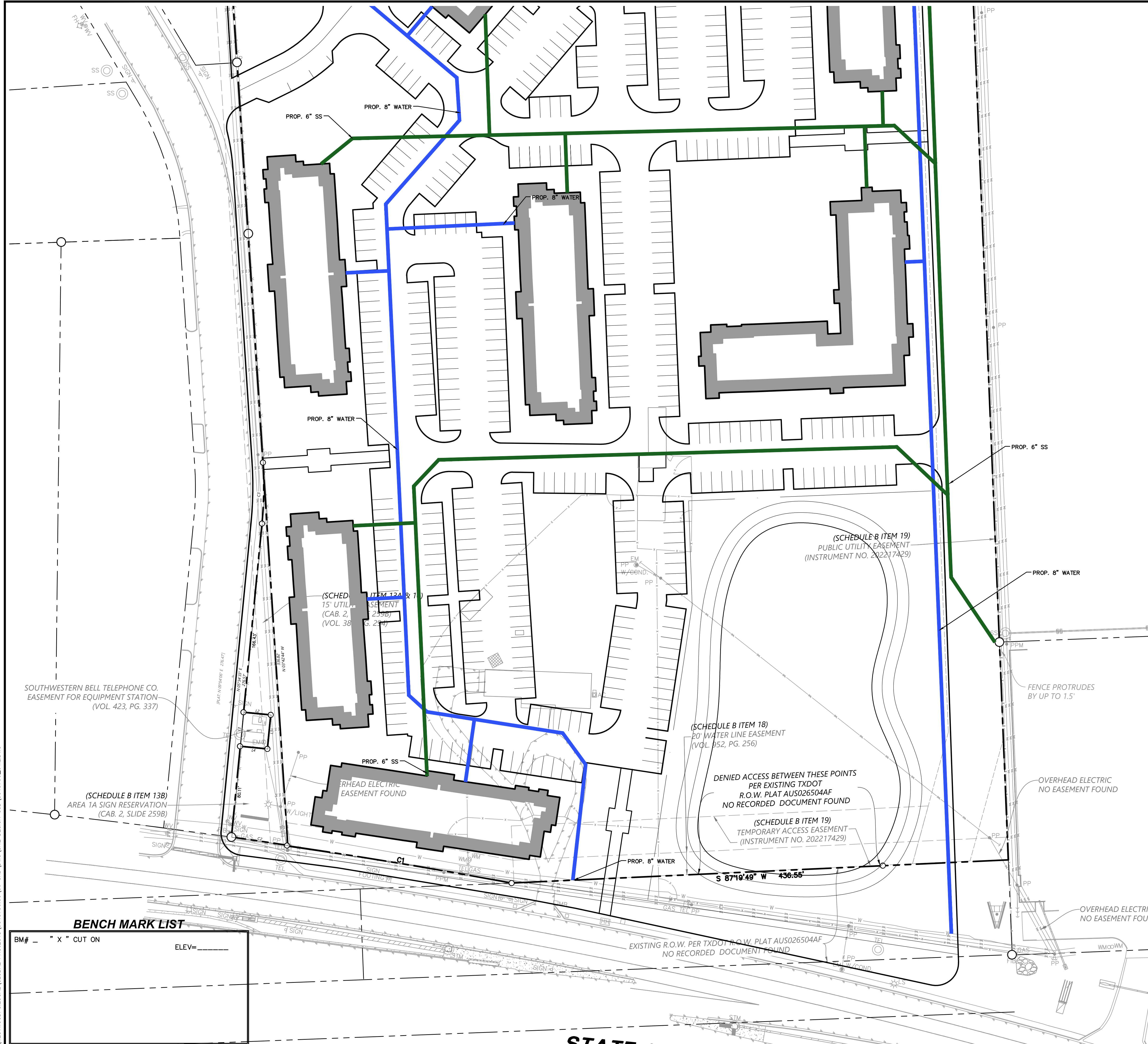
NO.	DATE	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602

UTILITY PLAN 1 OF 2

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023
SHEET NO.		
7		
7 OF 8		

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0 20 40 80 120
 GRAPHIC SCALE IN FEET
 1"=40'

LEGEND

EM	BOLLARD
PP	ELECTRIC METER
LS	POWER POLE
LS*	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FM	FIRE HYDRANT
CH	CLEANOUT
CO	MANHOLE
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
TS	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
IRS	W/PACHCO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
X	FENCE
OH	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
-T-	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	UNDERGROUND WATER LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
PP	PROP. FDC LOCATION
PP	PROP. WATER VALVE
PP	PROP. FIRE HYDRANT
PP	PROP. WATER LINE W/ BEND
PP	PROP. SANITARY SEWER LINE
PP	PROP. SANITARY SEWER MANHOLE
PP	PROP. SANITARY SEWER CLEANOUT

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 Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-469
 TBPLS FIRM REGISTRATION NO. LS-100080-00

NO.	DATE	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
UTILITY PLAN 2 OF 2

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **8**
 8 OF 8

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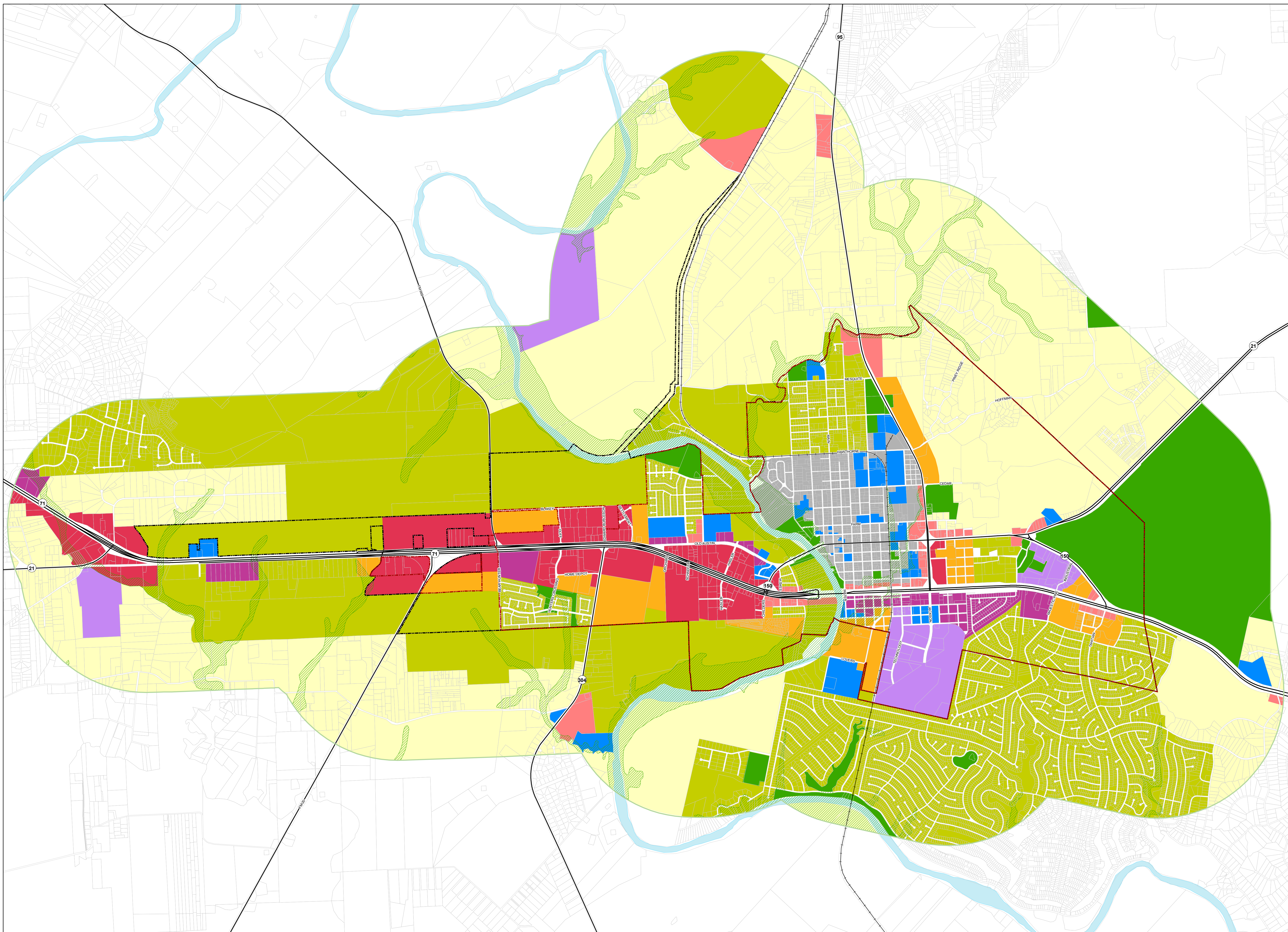
Future Land Use

Legend

- Statutory ETJ
- City Limit
- City Boundary
- Parcels
- Floodplain Overlay

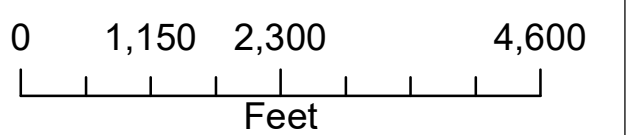
Land Use Description

- Parks and Open Space
- Rural Residential
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- General Commercial
- Professional Services
- Downtown Bastrop
- Public and Institutional
- Industrial



*Boundary is similar to the DB-FBC

1 inch = 1,700 feet



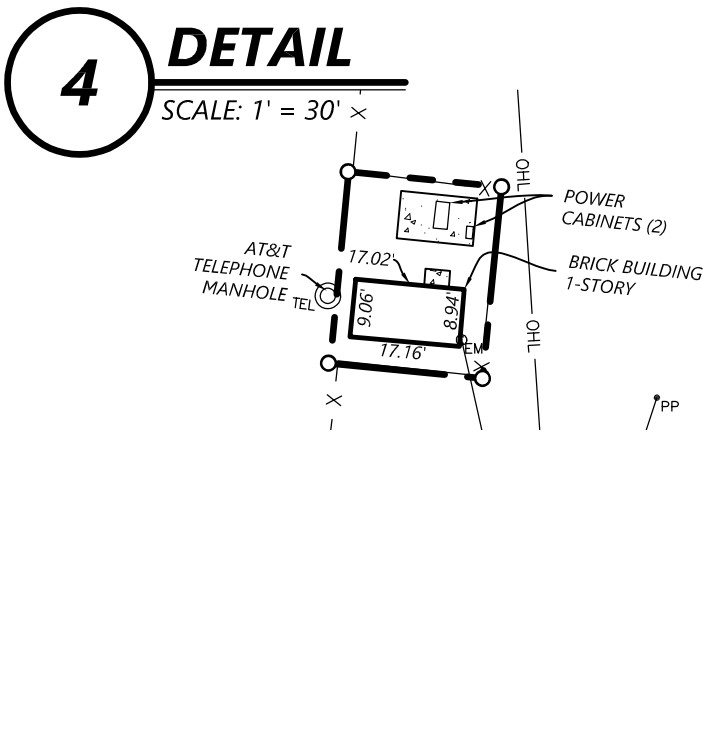
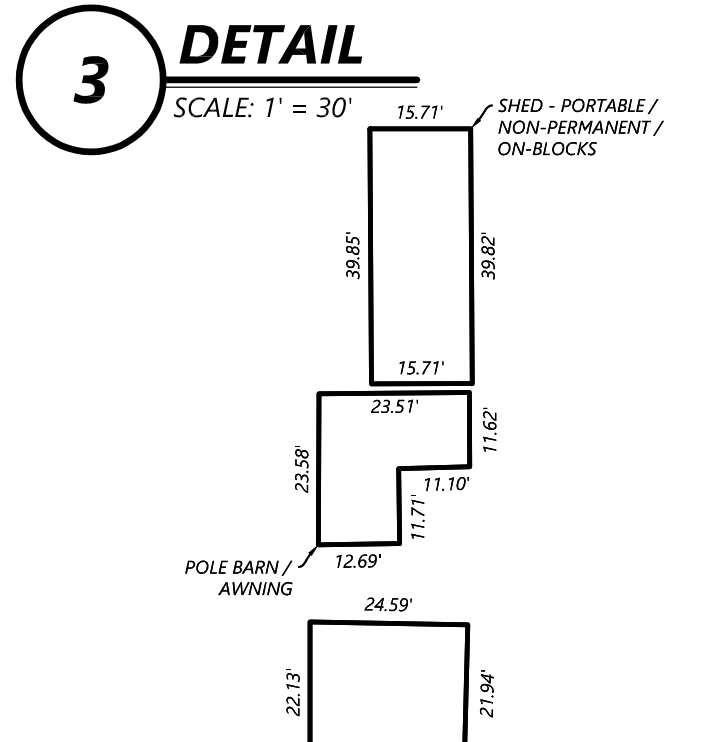
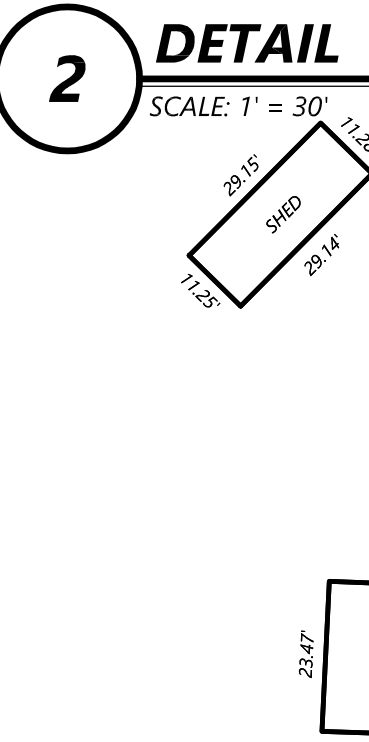
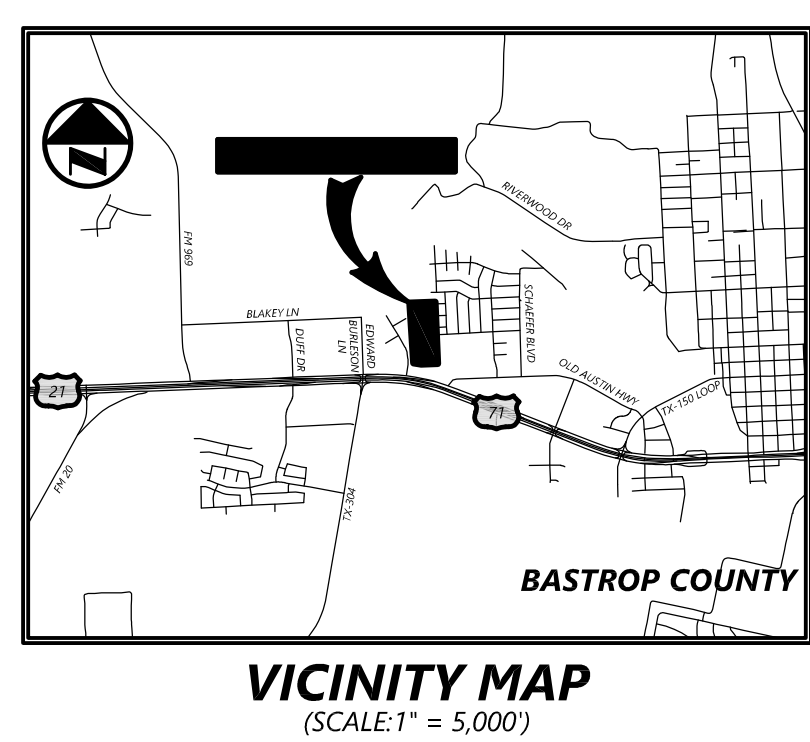
Date: 4/12/2017

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

Exhibit C – Warrant List

B3 Code Section	Description	Development Issue	Proposed Alternative & Reasoning
7.1.002(k)	To prevent future conflicts regarding Street maintenance, private Streets are prohibited, except where justified by special considerations.	Dedication requirement does not permit developer to manage and maintain streets.	Allowing for streets to be privately owned, managed, and maintained is fiscally sustainable.
7.2.003	Street right-of-way . . . must be dedicated		
7.3.004	Traffic Lanes: Two lanes at 10 feet each Parking Lanes: Both sides parallel at 8 feet, marked	Complying with health/safety codes requires lanes to be wider. Only parallel parking does not allow for a financially feasible amount of parking spaces.	Permitting 12.5' lanes such that the street can meet fire lane requirements meets the intent of the code and is fiscally sustainable. Allowing for head-in parking to be 18' is fiscally sustainable.
7.5.002(d)	Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the 10% Civic Place Type allocations requirement by warrant.	Drainage requires a large portion of the project to be a pond. Not allocating this space toward the Civic Space requirement makes project fiscally infeasible.	An amenitized wet pond with a trail meets the intent of code, is fiscally sustainable, and authentically Bastrop.
7.1.002(h)	Dead-end Streets must be avoided.	Proposed design does not show dead-end streets. Rather, internal drives culminate into left and right parking aisles for buildings or walkway plazas in line with 5.2.002(d).	For avoidance of doubt, internal drives culminating into 20' walkway easement places as generally shown in the Conceptual PD Master Plan meets the intent of code.
5.2.002	Preferred block size is 330' by 330' and max block perimeter of 1,320'	Drainage block is large due to odd shape of site and need for a large pond. Treating private streets/driveways as block boundaries for this measurement results in an urban fabric of slow	Allowing for a single larger block complies with intent of code. Permitting private drives as shown on the Conceptual PD Master Plan is fiscally sustainable and meets the intent of code.

		streets, with the plazas acting as traffic calming devices.	
5.2.002(f)	In the P4 Mix, a minimum Residential mix of three Building Types (not less than 20%) shall be required.	Proposed design elects only apartment buildings with amenity and civic spaces. A variety of building types is not fiscally sustainable.	As the project is unlikely to move forward if a variety of building types are required, allowing for a warrant is fiscally sustainable.
6.5.003	-70 percent max lot coverage; -60% minimum buildout at build-to-line; -Build-to-line is 5-15 ft	Conceptual PD Master Plan generally meets build-to-line requirements of P4 but may not meet all façade buildout or lot coverage requirements. Specifically, the 60% buildout line is doable along the publicly dedicated streets but not interior privately owned and maintained streets.	Permitting lot occupation as shown in Conceptual PD Master Plan is fiscally sustainable.
7.5.002	Plazas not permitted in P4 and require a minimum size of ½ acres.	Walkway/paseos as shown on Conceptual PD Master Plan allow for improved site design/walkability.	Allowing warrant meets the intent of code in that it improves walkability.



NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS (GF. NO. 4712023439-A)

- Rights of tenants in possession, as tenants only, under unrecorded lease agreements. (Not survey related)
- Intentionally deleted.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- The following matters as shown on plat recorded in Plat Cabinet 2, Page 2598, Plat Record of Bastrop County, Texas:
 - 15 foot wide public utility easement, as shown on survey prepared by Westwood Professional Services, Inc., Michael Jack Needham, RPLS No. 5183, Job No. 0043796.00, dated May 2, 2023, last revised _____, 2023 (the "Survey").
 - Area 1A to be reserved for the owners of Lot 1 for sign purposes.
 (As shown hereon. Affects the property surveyed, located along the east line of Tract 2.)
- Essentials for the purposes shown below and rights incidental thereto, as granted in a document, as shown on the survey:
 - Electric lines and systems. Recording Date: September 23, 1961. Purpose: water pipe lines. (As shown hereon. Affects the property surveyed, located along the northwest corner of Tract 1.)
 - Essentials for the purposes shown below and rights incidental thereto, as granted in a document, as noted on the Survey. Granted to: Aquo Water Supply Corp. Purpose: water pipe lines. Recording Date: January 28, 1970. (Unable to plot, blanket in nature, no visible evidence found.)
 - Essentials for the purposes shown below and rights incidental thereto, as granted in a document, as shown on the Survey. Granted to: Blumhauer Electric Cooperative, Inc. Purpose: electric distribution line or system and appurtenances. Recording Date: August 9, 1985. (As shown hereon. Affects the property surveyed, located along the east line of Tract 2.)
- Intentionally deleted.
- Granted to: City of Bastrop. Purpose: water line. Recording Date: December 14, 1998. (As shown hereon. Affects the property surveyed, located along the south line of Tract 1.)
- Essentials for the purposes shown below and rights incidental thereto, as granted in a document, as shown on the Survey. Granted to: City of Bastrop. Purpose: Public Utility Easement and Temporary Access & Construction Easement. Recording Date: September 13, 2021. (As shown hereon. Affects the property surveyed, located in the area near the southwest corner of Tract 1.)
- Intentionally deleted.
- Any rights, easements, interests or claims which may exist by reason of or reflected by overhead utility lines along and across Tract 1. (As shown on the Survey)
- Any rights, easements, interests or claims which may exist by reason of or reflected by gas and fiber optic lines across the south line of Tracts 1 & 2. (As shown on the Survey)
- Any rights, easements, interests or claims which may exist by reason of or reflected by encroachment/protrusion of fence along the east and west lines of Tract 1. (As shown on the Survey)
- Denial of Access along a portion of the south line of Tract 1 according to TXDOT Plat AUS2025044F. (As shown on the Survey)

Section 14 of the Conditions of this policy is hereby deleted.

TABLE ITEMS

- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. - As shown hereon (Tract 1). No address observed (Tract 2).
- Flood zone classification depicted by scaled map location and graphic plotting only. - As shown hereon.
- Gross land area (and other areas if specified by the client). - As shown hereon.
- (a) Exterior dimensions of all buildings at ground level. - As shown hereon.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). - As shown hereon.
- As specified by the client, distance to the nearest intersecting street. - As shown hereon.
- Evidence of recent moving work, building construction, or building additions observed in the process of conducting the fieldwork. - None observed.

NOTES

- Beaving system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances and areas reported have been scaled by applying the TXDOT surface adjustment factor of 1.00003.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Bastrop County, Texas and Incorporated Areas. Map No. 4802120355, Community-Panel No. 481193 0355 E Revised Date: January 19, 2006. All of the subject property is shown to be located in Zone "X" on said map. The location of the subject flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined as follows:
 - Zone "X" (Unshaded) - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
 - Zone "X" (Shaded) - Other Flood Areas: Areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.
- This survey is based on deeds, easements and recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries shown on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Chicago Title Insurance Company, CF No. 4712023439-A, effective date April 30, 2023, issued May 25, 2023.
- All underground utility information depicted on the survey is based on available record information on file at the City of Bastrop and the appropriate public utility companies. This information has been verified where possible by visible utility appearances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTess) and depicted hereon the visible and apparent markings on the ground as a result of location #235863843.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals shown hereon or referenced hereon are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements, Lease Agreements, and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Intrusions or protrusions are as shown. Whether the intrusion or protrusion rises to the level of being an encroachment is a matter of law which takes into consideration currently known conditions.

SURVEYOR'S CERTIFICATE

To: HLC Communities LLC, a Texas limited liability company, Charles Gordon Rosanky, Trustee of the Charles Gordon Rosanky Family Trust, Chicago Title Insurance Company, Hayden Lunsford, and Wick Phillips Squibb & Martin, LLP.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 7(a), 8, 14 and 16 of Table A thereof. The field work was completed on May 1, 2023.

Date of Plat or Map: June 27, 2023.

Michael Jack Needham
Registered Professional Land Surveyor
No. 5183
Michael.Needham@westwoods.com
www.westwoods.com



BOUNDARY DESCRIPTION (AS SURVEYED)

TRACT 1

23.885 ACRES of land in the City of Bastrop, Bastrop County, Texas, being out of the Nancy Blakey Survey, Abstract 98, said 23.885 acres being all of that tract of land titled as Tract A in the deed from Charles Gordon Rosanky to Charles Gordon Rosanky, Trustee of the Charles Gordon Rosanky Family Trust dated August 10, 1998, and recorded in Volume 553, Page 533, Bastrop County Official Public Records, said Tract A being described as 44.04 acres save and except 20.00 acres leaving 24.04 acres.

BEGINNING at the northeast corner of said 44.04 acre tract also being the northeast corner of said 24.04 acre tract, said corner being marked by a found concrete marker.

THENCE S 02°19'53" E 1604.33' along the east line of said 44.04 acre tract also being the east line of said 24.04 acre tract, at 124.39' passing 0.40' to the right of a 1/2" iron rod with a plastic identifier cap marked "RPLS 4094" found marking the common corner between Lots 16 and 17, Block 1, Riverside Grove Subdivision Phase 6 (Plat Cabinet 4, Slide 52-B), at 214.83' passing 0.42' to the right of a 1/2" iron rod with a plastic identifier cap marked "RPLS 4094" found marking the common corner between Lots 7 and 16, Block 1, Riverside Grove Subdivision Phase 6, at 305.33' passing 0.29' to the right of a 1/2" iron rod with a plastic identifier cap marked "RPLS 4094" found marking the common corner between Lots 6 and 7, Block 1, Riverside Grove Subdivision Phase 6, at 582.38' passing a 1/2" iron rod found marking the southwest corner of Lot 7, Block B of Riverside Grove Subdivision Phase 1 (Plat Cabinet 2, Slide 29-B), at 142.32' passing a 1/2" iron rod found marking the southwest corner of said Lot 7, continuing along the east lines of said 44.04 acre and 24.04 acre tracts and along the west line of said Riverside Grove Subdivision Phase 1 to the southeast corner of said 44.04 acre tract also being the southeast corner of said 24.04 acre tract, said corner being called the north line of State Highway 71 (no deed found).

THENCE S 07°19'49" W 436.55' along the south line of said 44.04 acre tract also being the south line of said 24.04 acre tract, said line being called the north line of State Highway 71 (no deed found) to the east corner of the 11.534 acre tract of land described in the north line of Highway 71 and being marked with a 1/2" iron rod found with an aluminum disk marked "TXDOT".

THENCE along the north line of said 11.534 acre tract being the north line of said State Highway 71 with a curve turning to the left with an arc length of 199.17', with a radius of 538.89', with a chord bearing of N 00°32'20" W, and with a chord length of 199.16', to the southeast corner of said 20.00 acre tract save and excepted from said 44.04 acre tract, said corner being located 0.45' N 03°42'44" E of the southeast corner of Lot 1A of the Settlement on the Colorado (Plat Cabinet 2, Slide 29-B), said corner of Lot 1A being reestablished from other monuments found marking the corners of said Lot 1A, said corner of 20.00 acre tract also being located 0.73' S 71°33'20" E of an iron rod found with a red plastic identifier cap with illegible marking.

THENCE N 03°42'44" W 1568.92' along the east line of said 20.00 acre tract save and excepted from said 44.04 acre tract, said line now being the east line of said Settlement on the Colorado to the north line of said 44.04 acre tract, said point being located 0.45' N 03°42'44" W of a 1/2" iron rod found at the northeast corner of said Settlement on the Colorado, said point in the north line of said 44.04 acre tract also being located 573.58' N 87°51'25" E of a concrete marker found at the northwest corner of said 44.04 acre tract.

THENCE N 07°51'25" E 669.32' along the north line of said 44.04 acre tract also being the north line of said 24.04 acre tract to the point of beginning, this tract having an area of 23.885 acres.

BOUNDARY DESCRIPTION (AS SURVEYED)

TRACT 2

0.158 ACRES of land in the City of Bastrop, Bastrop County, Texas, being out of Lot 1A of the Settlement on the Colorado (Plat Cabinet 2, Slide 29B), said subdivision being out of the Nancy Blakey Survey, Abstract 98, said 0.158 acres being all of said Lot 1A save and except 0.017 acres described in the deed from Victoria Bank & Trust Company - Central to Mohammad Mike Menapour dated May 12, 1990, recorded in Volume 572, Page 263, Bastrop County Official Public Records, said Lot 1A being described in deed as Tract C in the deed from Charles Gordon Rosanky to Charles Gordon Rosanky, Trustee of the Charles Gordon Rosanky Family Trust dated August 10, 1998, and recorded in Volume 553, Page 533, Bastrop County Official Public Records.

BEGINNING at the southeast corner of said Lot 1A, said corner being marked by an iron rod found with a red plastic identifier cap with illegible marking.

THENCE along the south line of said Lot 1A with a curve turning to the left with an arc length of 50.05', with a radius of 5208.71', with a chord bearing of N 01°40'19" W, with a chord length of 50.05' to the southwest corner of said Lot 1A, said corner being marked with a found 1/2" iron rod.

THENCE N 05°34'33" E 80.11' along the west line of Lot 1A and the east line of Settlement Drive to the southwest corner of said 0.017 acre tract, said corner being located N 84°22'20" W 0.24' of a found 1/2" iron rod.

THENCE with the south, east, and north boundaries of said 0.017 acre tract as follows:

- S 04°22'20" E 23.89' to the southeast corner of said tract, said corner being marked with a found 1/2" iron rod.
- N 05°39'24" E 30.04' to the northeast corner of said tract, said corner being marked with a found 1/2" iron rod.
- N 84°22'09" W 23.97' to the west line of said Lot 1A and the east line of said Settlement Drive, said point being the northwest corner of said tract, said corner being marked with a found 1/2" iron rod.

THENCE along the west line of Lot 1A and the east line of Settlement Drive as follows:

- N 05°34'33" E 166.43' to the beginning of a curve to the left, said point being marked with a found 1/2" iron rod.
- with said curve turning to the left with an arc length of 53.67', with a radius of 338.00', with a chord bearing of N 00°54'11" E, and with a chord length of 53.67', to the north corner of said Lot 1A in the east line of said Settlement on the Colorado, said corner being marked with a found 1/2" iron rod.

THENCE S 03°42'44" E 336.82' with the east line of said Settlement on the Colorado and the east line of said Lot 1A to the point of beginning, this tract having an area of 0.158 acres (6084 square feet), as shown on the accompanying plat. Bearings are related to State Plane Coordinates, NAD 83(2011), Texas Central Zone. Distances and areas are rounded to the nearest hundredth (0.0000) and thus represent surface measurements. Set stakes are 1/2" rebar with Westwood plastic identifier caps.

DESCRIPTION FROM TITLE COMMITMENT

TRACT 1

23.885 ACRES OF LAND, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, BEING OUT OFF THE NANCY BLAKEY SURVEY, ABSTRACT 98.

SAID 23.885 ACRES BEING ALL OF THAT TRACT OF LAND TITLED AS TRACT A IN THE DEED FROM CHARLES GORDON ROSANKY TO CHARLES GORDON ROSANKY, TRUSTEE OF THE CHARLES GORDON ROSANKY FAMILY TRUST DATED AUGUST 10, 1998, AND RECORDED IN VOLUME 553, PAGE 533, OFFICIAL PUBLIC RECORDS, SAID TRACT A BEING DESCRIBED AS 44.04 ACRES SAVE AND EXCEPT 20.00 ACRES LEAVING 24.04 ACRES.

THENCE S 02°19'53" E 1604.33' ALONG THE EAST LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE EAST LINE OF SAID 24.04 ACRE TRACT, AT 124.39' PASSING 0.40' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 16 AND 17, BLOCK 1, RIVERSIDE GROVE SUBDIVISION PHASE 6 (PLAT CABINET 4, SLIDE 52-B), AT 214.83' PASSING 0.42' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 7 AND 16, BLOCK 1, RIVERSIDE GROVE SUBDIVISION PHASE 6, AT 305.33' PASSING 0.29' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 6 AND 7, BLOCK 1, RIVERSIDE GROVE SUBDIVISION PHASE 6, AT 582.38' PASSING A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 7, BLOCK B OF RIVERSIDE GROVE SUBDIVISION PHASE 1 (PLAT CABINET 2, SLIDE 29-B), AT 142.32' PASSING A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 7, CONTINUING ALONG THE EAST LINES OF SAID 44.04 ACRE AND 24.04 ACRE TRACTS AND ALONG THE WEST LINE OF SAID RIVERSIDE GROVE SUBDIVISION PHASE 1 TO THE SOUTHEAST CORNER OF SAID 44.04 ACRE TRACT ALSO BEING THE SOUTHEAST CORNER OF SAID 24.04 ACRE TRACT, SAID CORNER BEING CALLED THE NORTH LINE OF STATE HIGHWAY 71 (NO DEED FOUND).

THENCE S 07°19'49" W 436.55' ALONG THE SOUTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE SOUTH LINE OF SAID 24.04 ACRE TRACT, SAID LINE BEING CALLED THE NORTH LINE OF STATE HIGHWAY 71 (NO DEED FOUND) TO THE EAST CORNER OF THE 11.534 ACRE TRACT OF LAND DESCRIBED IN THE RIGHT OF WAY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 148, PAGE 299, BASTROP COUNTY DEED RECORDS, SAID CORNER BEING IN THE NORTH LINE OF HIGHWAY 71 AND BEING MARKED WITH A 1/2" IRON ROD FOUND WITH AN ALUMINUM DISK MARKED "TXDOT".

THENCE ALONG THE NORTH LINE OF SAID 11.534 ACRE TRACT BEING THE NORTH LINE OF SAID STATE HIGHWAY 71 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 199.17', WITH A RADIUS OF 538.89', WITH A CHORD BEARING OF N 00°32'20" W, AND WITH A CHORD LENGTH OF 199.16', TO THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT SAVE AND EXCEPTED FROM SAID 44.04 ACRE TRACT, SAID CORNER BEING LOCATED 0.45' N 03°42'44" E OF THE SOUTHWEST CORNER OF LOT 1A OF THE SETTLEMENT ON THE COLORADO (PLAT CABINET 2, SLIDE 29-B), SAID CORNER OF LOT 1A BEING REESTABLISHED FROM OTHER MONUMENTS FOUND MARKING THE CORNERS OF SAID LOT 1A, SAID CORNER OF 20.00 ACRE TRACT ALSO BEING LOCATED 0.73' S 71°33'20" E OF AN IRON ROD FOUND WITH A RED PLASTIC IDENTIFIER CAP WITH ILLEGIBLE MARKING.

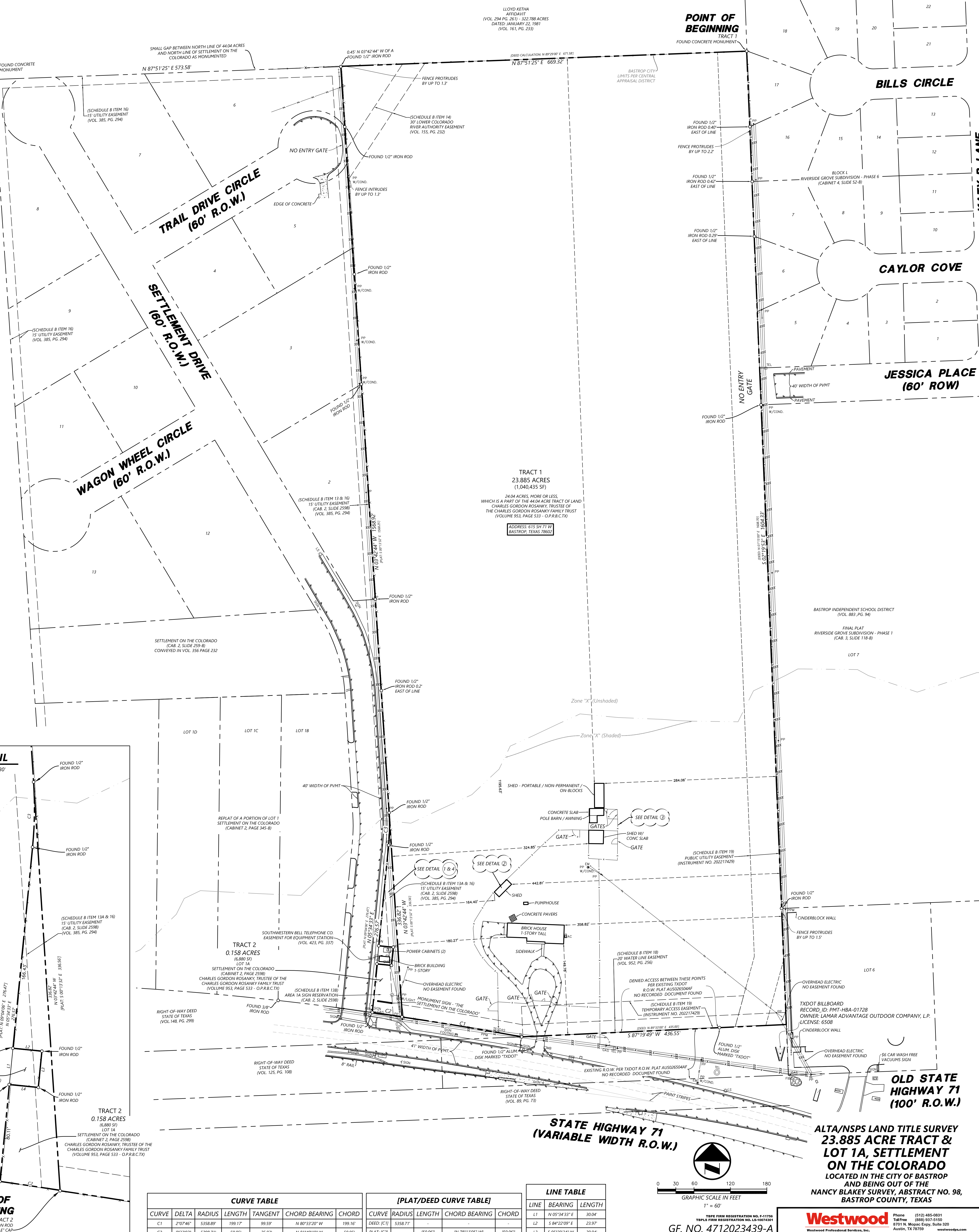
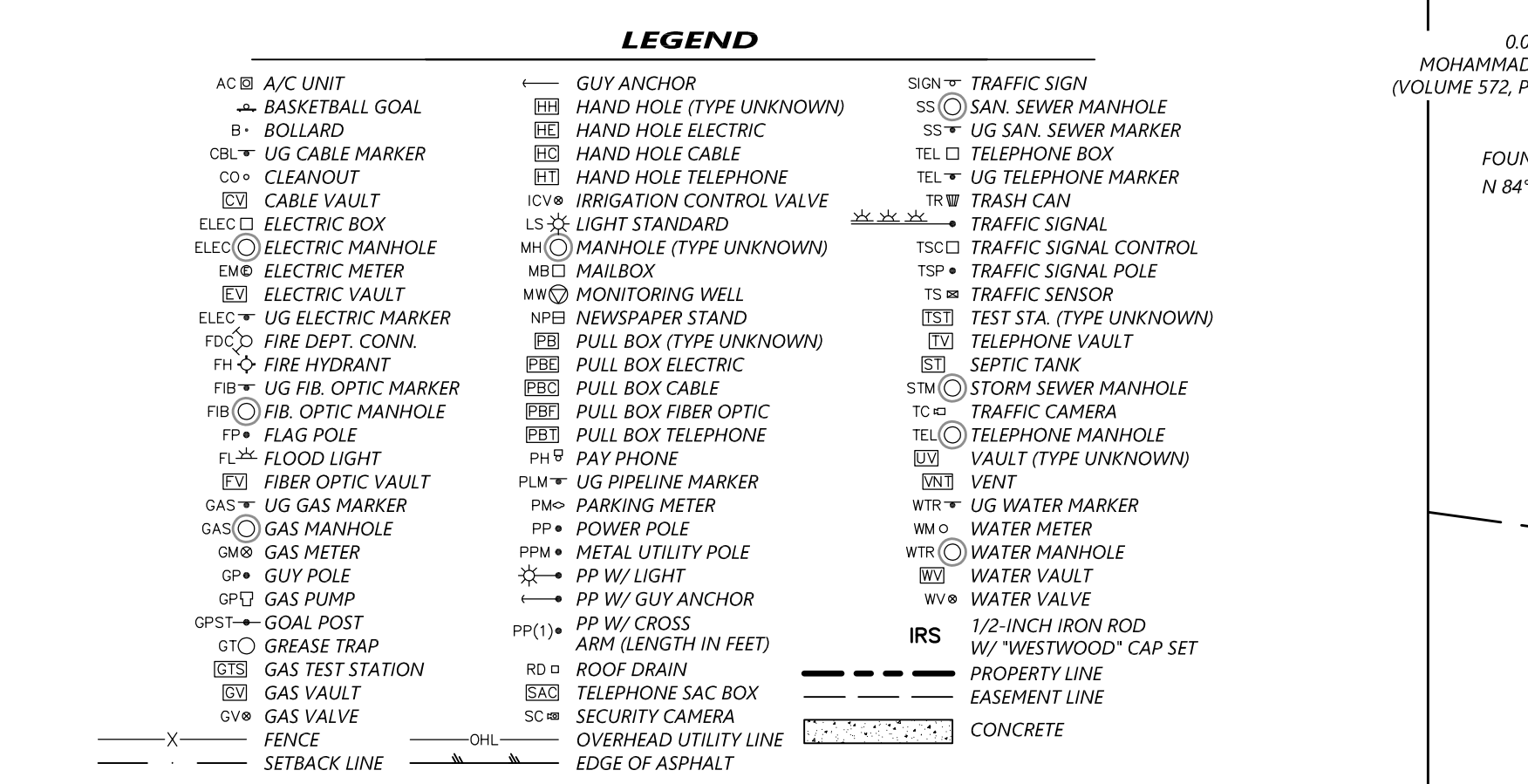
THENCE N 03°42'44" W 1568.92' ALONG THE EAST LINE OF SAID 20.00 ACRE TRACT SAVE AND EXCEPTED FROM SAID 44.04 ACRE TRACT, SAID LINE NOW BEING THE EAST LINE OF SAID SETTLEMENT ON THE COLORADO TO THE NORTH LINE OF SAID 44.04 ACRE TRACT, SAID POINT BEING LOCATED 0.45' N 03°42'44" W OF A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SETTLEMENT ON THE COLORADO, SAID POINT IN THE NORTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING LOCATED 573.58' N 87°51'25" E OF A CONCRETE MARKER FOUND AT THE NORTHWEST CORNER OF SAID 44.04 ACRE TRACT.

THENCE N 07°51'25" E 669.32' ALONG THE NORTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE NORTH LINE OF SAID 24.04 ACRE TRACT TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 23.885 ACRES.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 2

LOT 1A, SETTLEMENT ON THE COLORADO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 2, PAGE 2598, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAVE AND EXCEPT 0.017 ACRE PARCEL DESCRIBED IN VOLUME 572, PAGE 263, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS IN EXHIBIT A-3 ATTACHED THERETO.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	209°48'	538.89'	199.17'	98.90'
C2	03°32'01"	528.71'	50.05'	25.01'
C3	9°19'04"	330.02'	53.67'	26.89'

[PLAT/DEED LENGTH CHORD BEARING]				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
PLAT: C1	538.89'	199.17'	N 00°32'20" W	199.16'
PLAT: C2	528.71'	50.05'	N 01°40'19" W	50.05'
PLAT: C3	330.02'	53.67'	S 04°22'09" W	53.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 02°19'53" E	1604.33'
L2	S 07°19'49" W	436.55'
L3	N 03°42'44" W	1568.92'
L4	N 07°51'25" E	669.32'

ALTA/NSPS LAND TITLE SURVEY
23.885 ACRE TRACT &
LOT 1A, SETTLEMENT
ON THE COLORADO
LOCATED IN THE CITY OF BASTROP
AND BEING OUT OF THE
NANCY BLAKEY SURVEY, ABSTRACT NO. 98,
BASTROP COUNTY, TEXAS

WESTWOOD PROFESSIONAL SERVICES, INC.
4712023439-A
Phone: (512) 485-0811
Toll-Free: (800) 331-8100
8701 N. Mojos Eway, Suite 220
Austin, TX 78758
www.westwoods.com

Westwood
Westwood Professional Services, Inc.

Phone: (512) 485-0811
Toll-Free: (800) 331-8100
8701 N. Mojos Eway, Suite 220
Austin, TX 78758
www.westwoods.com

DRAWN BY: LHR/RC
CHECKED BY: ETB
SCALE: 1"=60'
DATE: 6/27/2023
JOB NUMBER: 0043796.00

PROJECT NAME: HOLT LUNSFORD BASTROP MULTI-FAMILY

OWNER

ROSANKY, CHARLES G
FAMILY TRUST
615 HWY 71 W
BASTROP, TX 78602

DEVELOPER

HOLT LUNSFORD HOLDINGS
5950 BERKSHIRE LANE, SUITE 900
DALLAS, TX 75225

ARCHITECT

ARCHON CORPORATION
210 N. PARK BLVD, SUITE 100
GRAPEVINE, TX 76051

ENGINEER

HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PHONE: (512) 485-0831

SURVEYOR

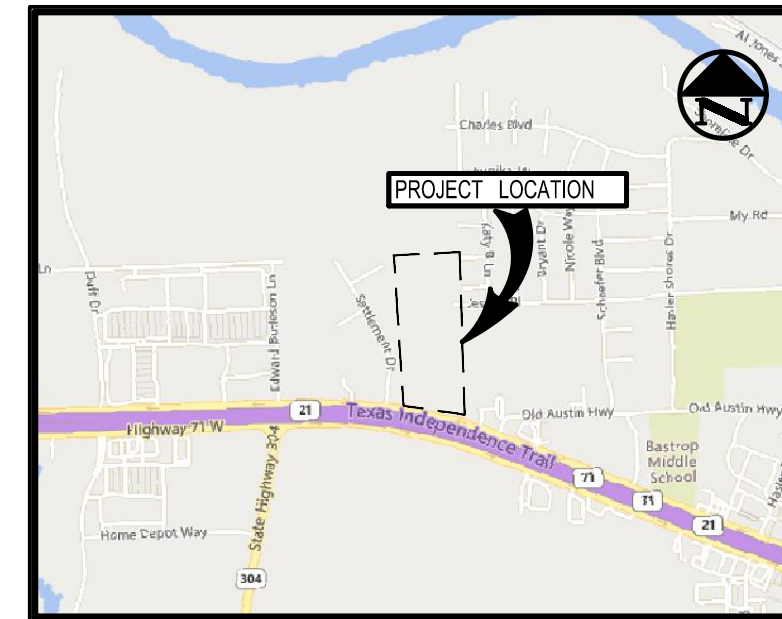
MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PHONE: (512) 485-0831



LEGAL DESCRIPTION:

A98 BLAKEY, NANCY, ACRES 23.0400

ZONING CONCEPT PLANS FOR REED RANCH 615 SH 71 W BASTROP TX, 78602



VICINITY MAP
(1"=2000')

PROJECT ZONING: P-2
PROJECT ADDRESS: 615 SH 71 W
SUBMITTAL DATE: JULY 10, 2032

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	PEDESTRIAN SHED
3	PD SITE PLAN
4	LOT AND BLOCK LAYOUT
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	UTILITY PLAN 1 OF 2
8	UTILITY PLAN 2 OF 2

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-469
TBPLS FIRM REGISTRATION NO. LS-100800-00

REVISIONS		BY
NO.	DATE	DESCRIPTION

**REED RANCH
615 SH 71 W
BASTROP TX, 78602
COVER**

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION AND SEAL OF ARCHITECT, P.E. TEXAS
REGISTRATION NO. 150646.
DATE: xx/xx/xxxx

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

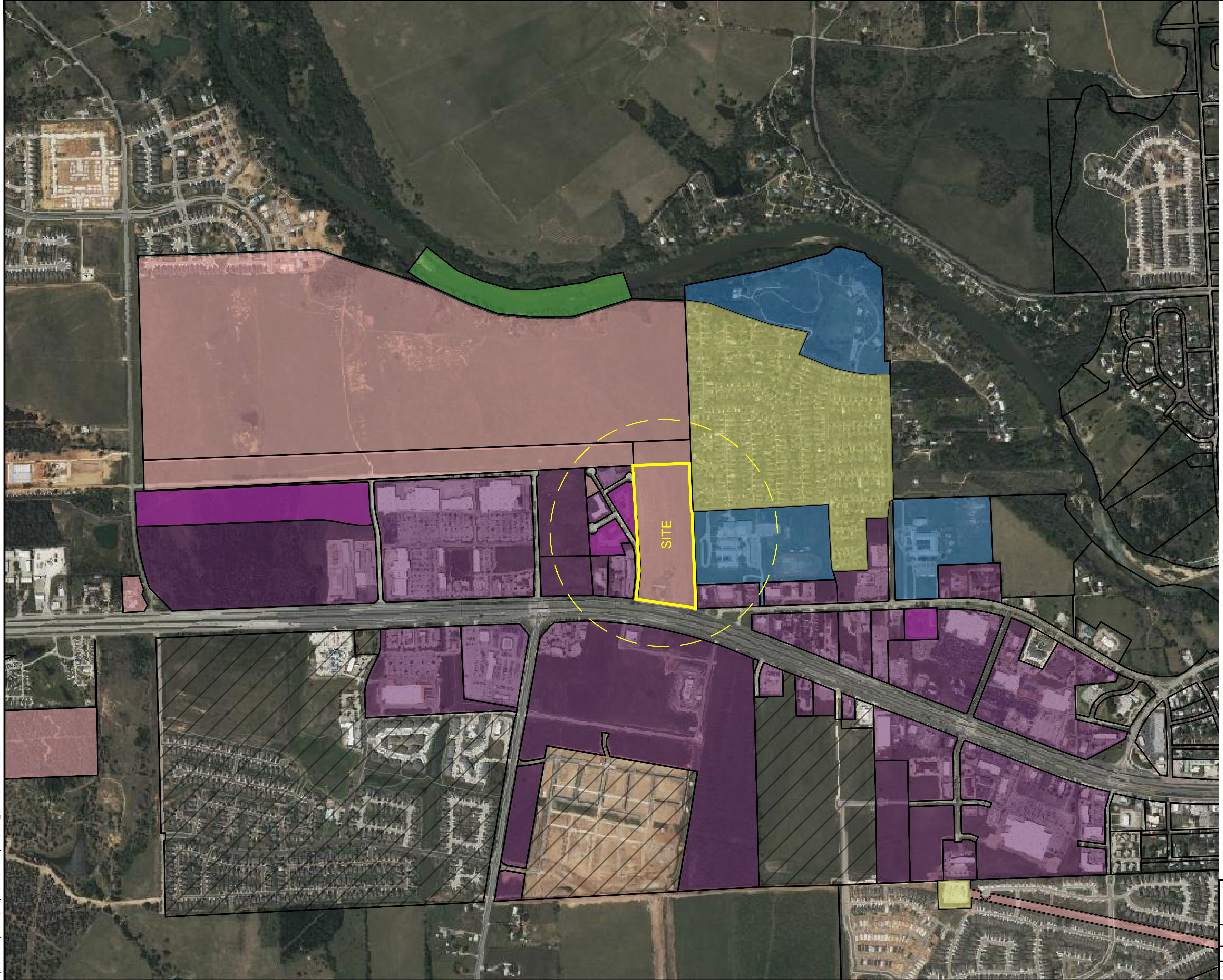
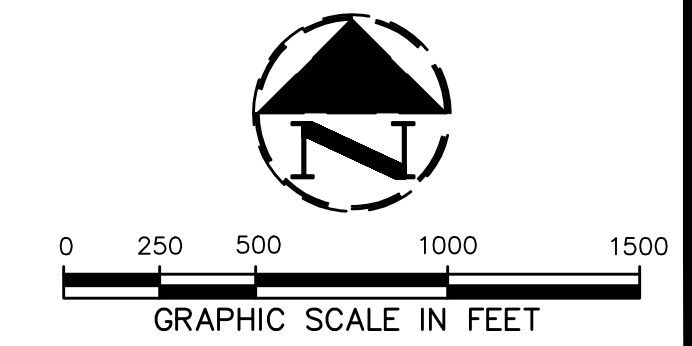
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Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301



P2	P3	P4	CIVIC	P5	TOTAL
30.40%	12.35%	4.90%	14.68%	24.58%	86.91%

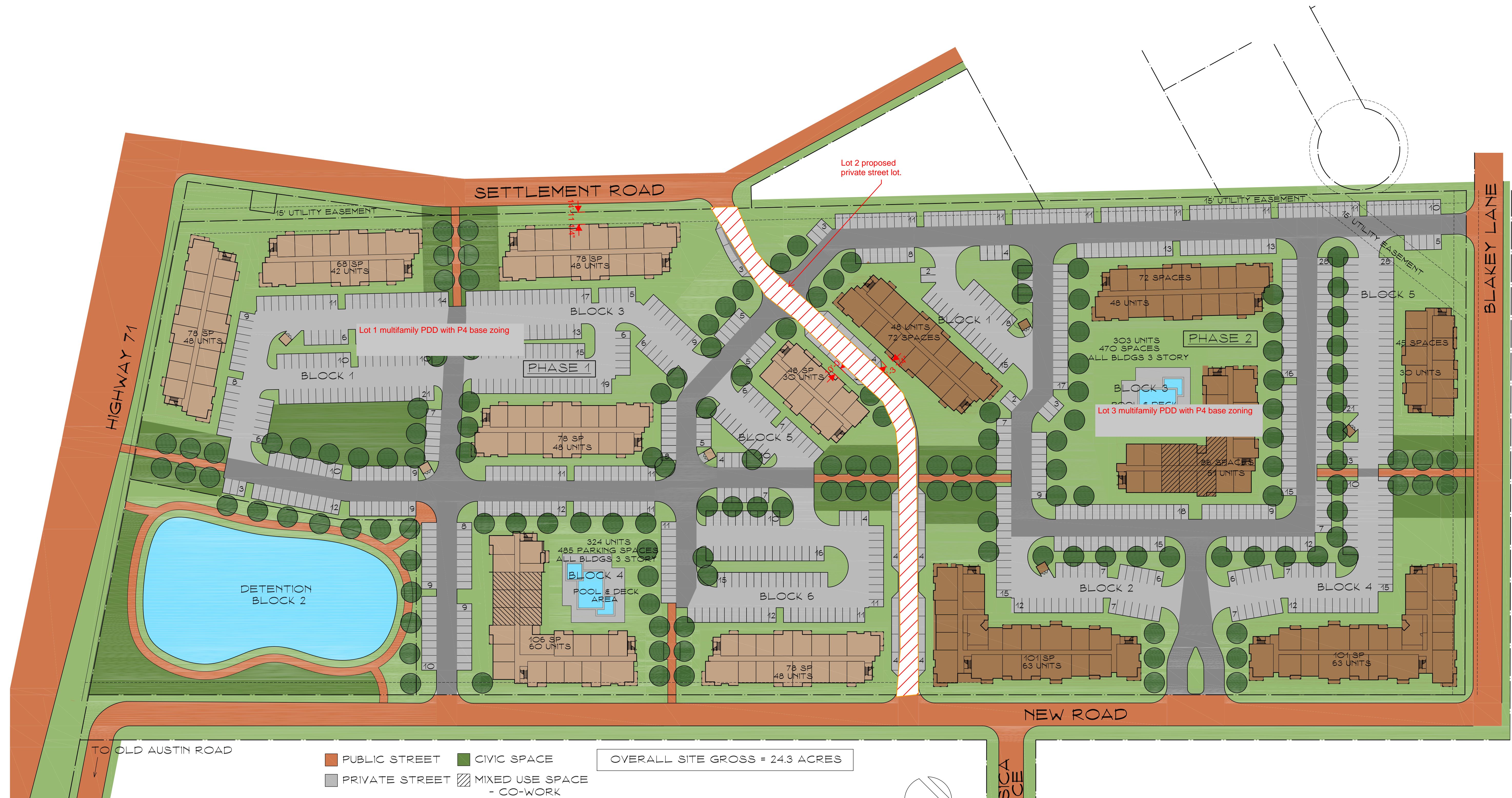
- PLANNED DEVELOPMENT
- NATURE
- CIVIC SPACE
- RURAL
- NEIGHBORHOOD
- MIX
- CORE

Westwood Phone (512) 485-0831
 Toll Free (888) 937-5150
 8701 N. Mopac Expy, Suite 320
 Austin, TX 78759 westwoodps.com
TYPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. LS-10074301

PROPOSED PEDESTRIAN SHED (1/4 MILE)

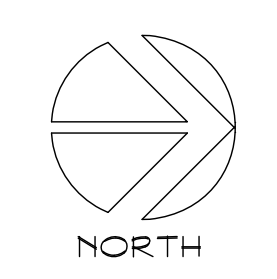
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- PUBLIC STREET
- CIVIC SPACE
- PRIVATE STREET
- MIXED USE SPACE
 - CO-WORK
 - FITNESS
 - POOL

OVERALL SITE GROSS = 24.3 ACRES



ARCHITECT:
 GARY G. WOOD #12202
 PRELIMINARY - NOT TO BE USED FOR
 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 10 JUL 23

COLORED CONCEPT PD SITE PLAN

PROJECT NAME: REED RANCH

ACERAGE: 24.3 A.

DATE: 10 JUL 23

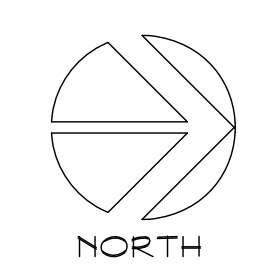
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ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051 214/526-0731



ARCHITECT:
 GARY G. WOOD #12202
 PRELIMINARY - NOT TO BE USED FOR
 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 10 JUL 23

■ PUBLIC STREET
 ■ PRIVATE STREET



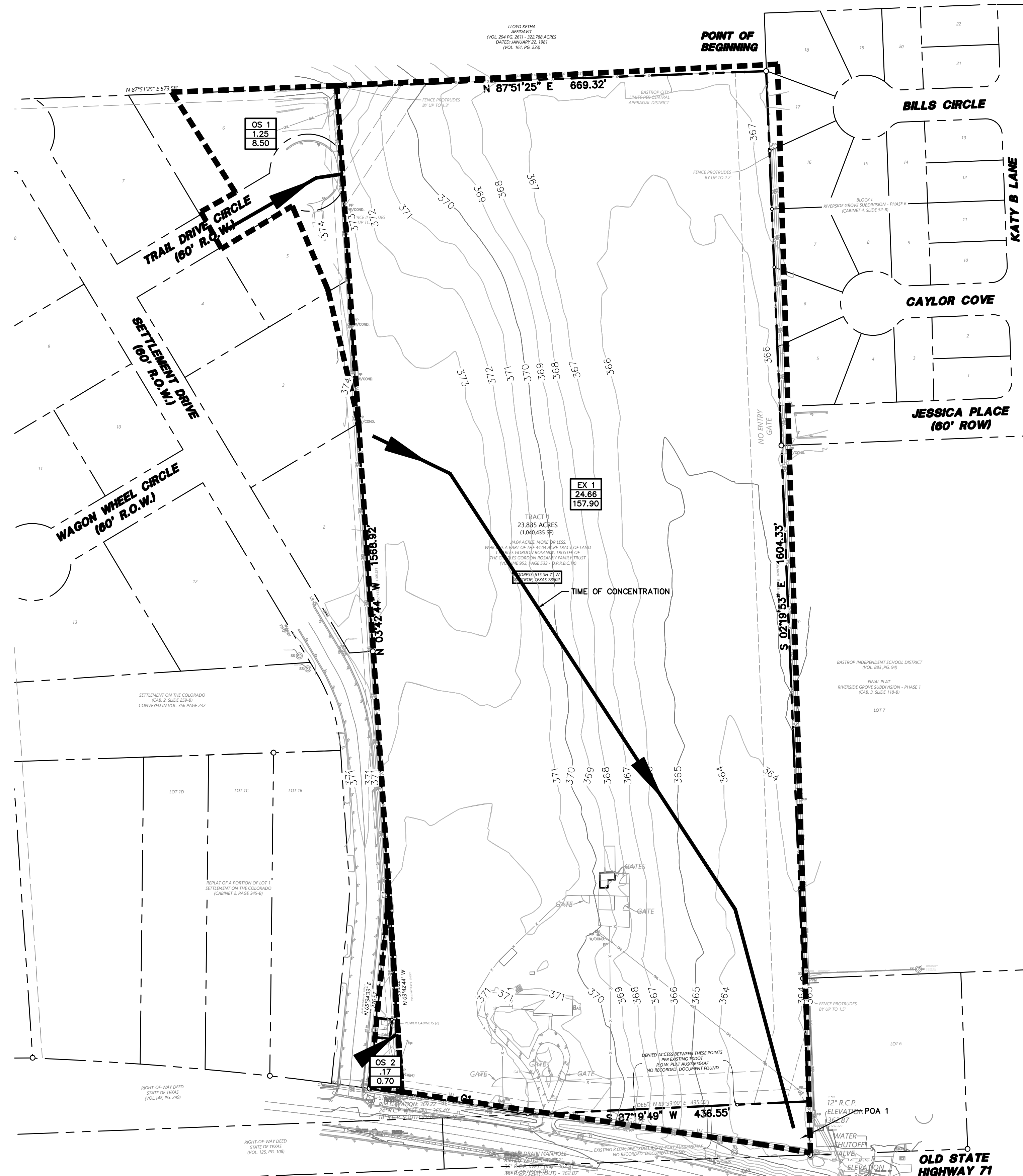
LOT/BLOCK PLAN

PROJECT NAME: REED RANCH
 ACERAGE: 24.3 A.
 DATE: 10 JUL 23

0 10 30 60 120
 SCALE: 1" = 60'-0"

ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051 214/526-0731

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CL	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
---	PROPERTY LINE
- - -	FENCE
---	EXISTING CONTOUR
→	DRAINAGE FLOW DIRECTION
---	100-YR FLOODPLAIN LIMITS
---	DRAINAGE DIVIDE

EX B	EXISTING DRAINAGE AREA ID
1.00	AREA IN ACRES
7.99	Q ₁₀₀ IN CUBIC FEET PER SECOND

SHEET FLOW										SHALLOW CONCENTRATED FLOW					CHANNEL FLOW						
DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T _{sheet} (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	T _{shallow} (min)	Length (ft)	Slope (ft/ft)	Type	K (ft)	Velocity (ft/s)	T _{channel} (min)	T _c (min)
OS 1	OS 1	1.25	50.00	0.01	SHORT GRASS PRAIRIE	0.07	0.15	11.88	150.00	0.01	UNPAVED	1.61	16.13	1.55	0.00	0.01	36" RCP	94.36	9.44	0.00	13.43
OS 2	OS 2	0.17	50.00	0.01	SHORT GRASS PRAIRIE	0.03	0.15	32.22	0.00	0.01	UNPAVED	1.61	16.13	0.00	0.00	0.01	36" RCP	94.36	9.44	0.00	32.22
EX 1	EX 1	24.66	50.00	0.01	SHORT GRASS PRAIRIE	0.31	0.15	2.67	990.00	0.03	UNPAVED	2.79	16.13	5.90	0.00	0.01	36" RCP	94.36	9.44	0.00	8.58

HEC-HMS SUMMARY: EXISTING CONDITIONS

Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
					Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
OS 1	1.25	61	8.06	34.64%	2.50	5.50	5.50	6.10	6.10	8.50	8.50	
OS 1	1.25	61	19.33	0.00%	0.10	0.40	0.40	0.50	0.50	0.70	0.70	
EX 1	24.66	61	5.15	1.32%	27.40	86.20	86.20	103.80	103.80	157.90	157.90	
POA 1					27.40	86.20	86.20	103.80	103.80	157.90	157.90	

Westwood
 Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
 Toll Free (888) 937-5150 Austin, TX 78759
 Westwood Professional Services, Inc.
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 TBPE FIRM REGISTRATION NO. F-469
 TBPLS FIRM REGISTRATION NO. LS-10080-00

NO.	DATE	BY	DESCRIPTION

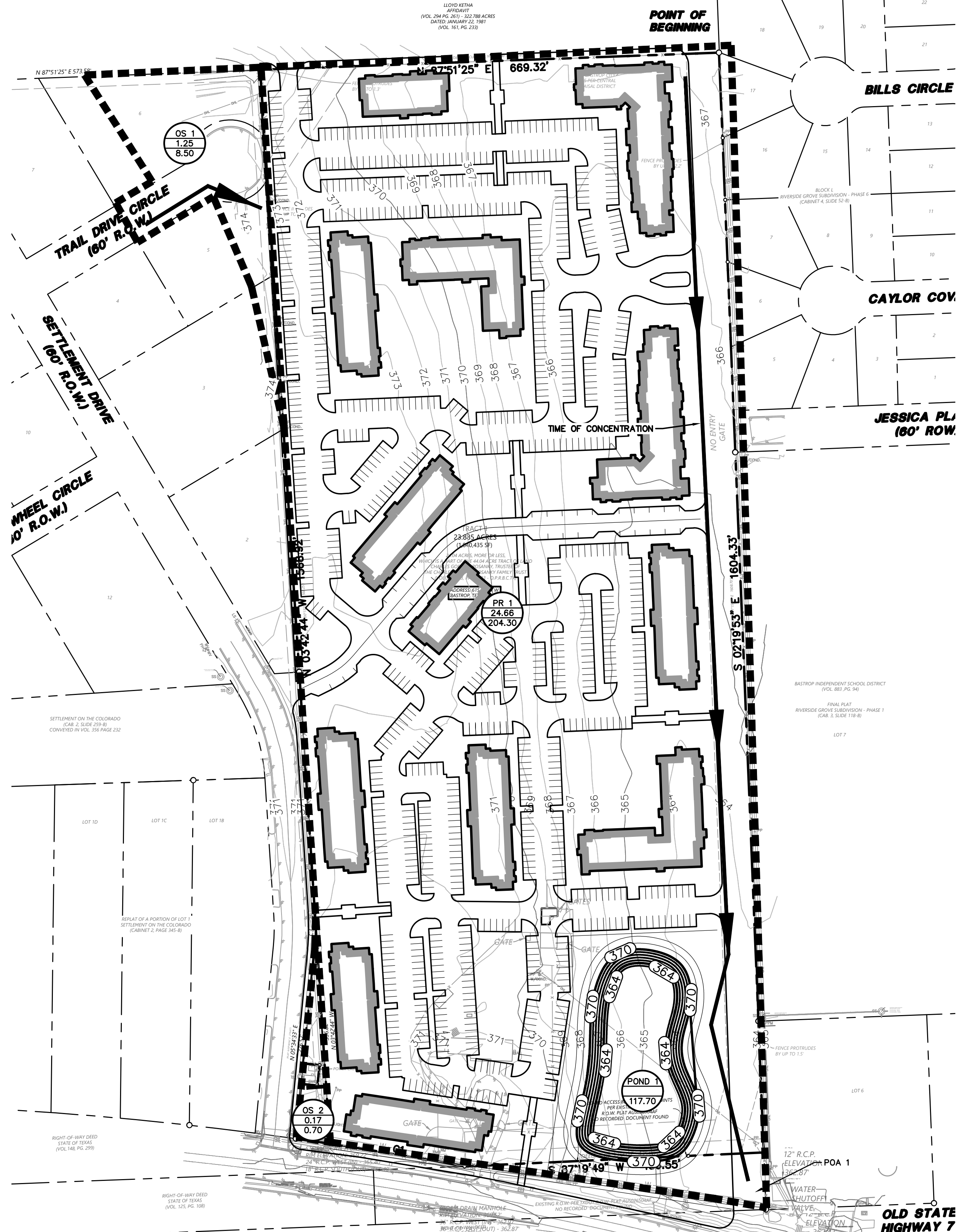
REED RANCH
615 SH 71 W
BASTROP TX, 78602
EXISTING DRAINAGE AREA MAP

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 BIDDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT
 REGISTRATION NO. 135049.
 DATE: xx/xx/xxxx

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **5**

JWHITTER
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GRAPHIC SCALE IN FEET
 1"=100'
LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FW	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
SL	PROPERTY LINE
---	FENCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	DRAINAGE FLOW DIRECTION
---	100-YR FLOODPLAIN LIMITS
---	DRAINAGE DIVIDE
U 8	PROPOSED DRAINAGE AREA ID
1.00	AREA IN ACRES
7.99	Q ₁₀₀ IN CUBIC FEET PER SECOND

DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW								
			Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T _{sheet} (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	T _{shallow} (min)	Length (ft)	Slope (ft/ft)	Type	K (ft)	Velocity (ft/s)	T _{channel} (min)	T _c (min)
OS 1	OS 1	1.25	50.00	0.01	SHORT GRASS PRAIRIE	0.07	0.15	11.88	150.00	0.01	UNPAVED	1.61	16.13	1.55	0.00	0.01	36" RCP	94.36	9.44	0.00	13.43
OS 2	OS 2	0.17	50.00	0.01	SHORT GRASS PRAIRIE	0.03	0.15	32.22	0.00	0.01	UNPAVED	1.61	16.13	0.00	0.00	0.01	36" RCP	94.36	9.44	0.00	32.22
PR 1	PR 1	24.66	50.00	0.01	ASPHALT	1.87	0.02	0.45	990.00	0.03	PAVED	3.52	20.33	4.69	0.00	0.01	36" RCP	94.36	9.44	0.00	5.13

HEC-HMS SUMMARY: DEVELOPED CONDITIONS

Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
						Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
OS1	1.25	61	8.06	34.64		2.50		5.50		6.10		8.50	
OS2	0.17	61	19.33	0.00		0.10		0.40		0.50		0.70	
PR1	24.66	61	3.08	62.90		78.00		149.00		155.70		204.30	
POND 1						27.20		27.20		82.50		82.50	
POA 1						27.20		82.50		91.00		117.70	

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 TBPLS FIRM REGISTRATION NO. LS-10080-00

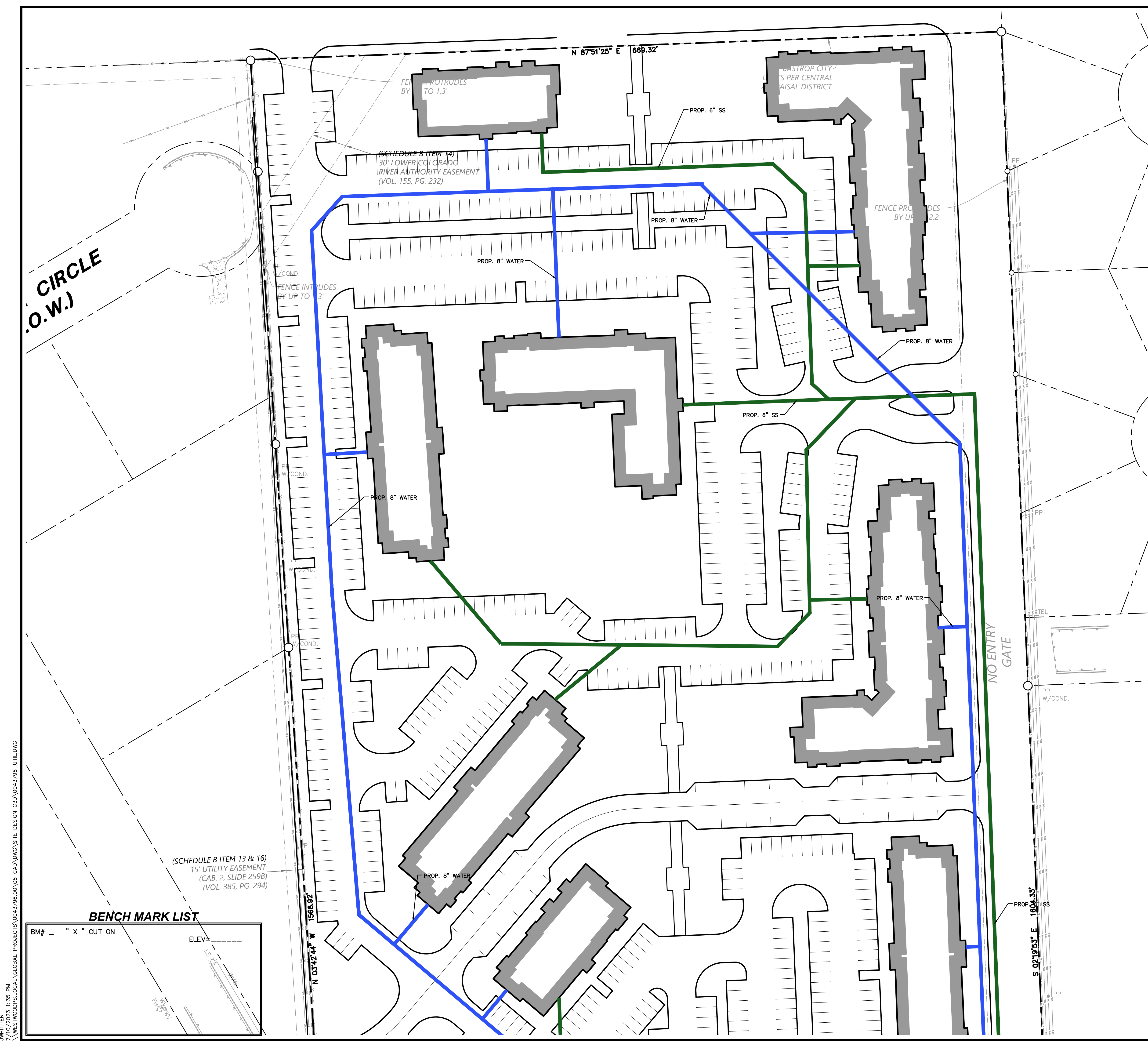
NO.	DATE	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
PROPOSED DRAINAGE AREA MAP

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 PLANS PREPARED UNDER THE DIRECT
 SUPERVISION AND SEAL OF REGISTERED PROFESSIONAL ENGINEER, P.E. TEXAS
 REGISTRATION NO. 13580-06.
 DATE: 07/10/2023

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **6**



0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CL	CLEANOUT
CO	MANHOLE
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
IRS	W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
X	PROPERTY LINE
DHL	OVERHEAD UTILITY LINE
U	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
PP	PROP. FDC LOCATION
PP	PROP. WATER VALVE
PP	PROP. FIRE HYDRANT
PP	PROP. WATER LINE W/ BEND
PP	PROP. SANITARY SEWER LINE
PP	PROP. SANITARY SEWER MANHOLE
PP	PROP. SANITARY SEWER CLEANOUT

- WATER & SANITARY SEWER GENERAL NOTES**
- ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
 - ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235, FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
 - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER PIPE SHALL BE PVC SDR-35.
 - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
 - TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
 - TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
 - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
 - ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 - TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
 - CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
 - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

CIRCLE
(O.W.)

(SCHEDULE B ITEM 13 & 16)
15' UTILITY EASEMENT
(CAB. 2, SLIDE 259B)
(VOL. 385, PG. 294)

BENCH MARK LIST

BM#	" X " CUT ON	ELEV.

Westwood

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TBPB FIRM REGISTRATION NO. P-469
TBPB FIRM REGISTRATION NO. LS-100080-00

NO.	DATE	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602

UTILITY PLAN 1 OF 2

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023
SHEET NO. 7		
7 OF 8		

7/10/2023 1:35 PM
 WESTWOODPS\LOCAL\GLOBAL PROJECTS\0043796\00\06 CAD DWG\SITE DESIGN C3D\0043796 UTIL.DWG

Exhibit C – Warrant List

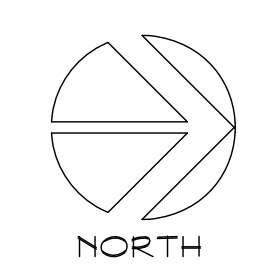
B3 Code Section	Description	Development Issue	Proposed Alternative & Reasoning
7.1.002(k)	To prevent future conflicts regarding Street maintenance, private Streets are prohibited, except where justified by special considerations.	Dedication requirement does not permit developer to manage and maintain streets.	Allowing for streets to be privately owned, managed, and maintained is fiscally sustainable.
7.2.003	Street right-of-way . . . must be dedicated		
7.3.004	Traffic Lanes: Two lanes at 10 feet each Parking Lanes: Both sides parallel at 8 feet, marked	Complying with health/safety codes requires lanes to be wider. Only parallel parking does not allow for a financially feasible amount of parking spaces.	Permitting 12.5’ lanes such that the street can meet fire lane requirements meets the intent of the code and is fiscally sustainable. Allowing for head-in parking to be 18’ is fiscally sustainable.
7.5.002(d)	Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the 10% Civic Place Type allocations requirement by warrant.	Drainage requires a large portion of the project to be a pond. Not allocating this space toward the Civic Space requirement makes project fiscally infeasible.	An amenitized wet pond with a trail meets the intent of code, is fiscally sustainable, and authentically Bastrop.
7.1.002(h)	Dead-end Streets must be avoided.	Proposed design does not show dead-end streets. Rather, internal drives culminate into left and right parking aisles for buildings or walkway plazas in line with 5.2.002(d).	For avoidance of doubt, internal drives culminating into 20’ walkway easement places as generally shown in the Conceptual PD Master Plan meets the intent of code.
5.2.002	Preferred block size is 330’ by 330’ and max block perimeter of 1,320’	Drainage block is large due to odd shape of site and need for a large pond. Treating private streets/driveways as block boundaries for this measurement results in an urban fabric of slow	Allowing for a single larger block complies with intent of code. Permitting private drives as shown on the Conceptual PD Master Plan is fiscally sustainable and meets the intent of code.

		streets, with the plazas acting as traffic calming devices.	
5.2.002(f)	In the P4 Mix, a minimum Residential mix of three Building Types (not less than 20%) shall be required.	Proposed design elects only apartment buildings with amenity and civic spaces. A variety of building types is not fiscally sustainable.	As the project is unlikely to move forward if a variety of building types are required, allowing for a warrant is fiscally sustainable.
6.5.003	-70 percent max lot coverage; -60% minimum buildout at build-to-line; -Build-to-line is 5-15 ft	Conceptual PD Master Plan generally meets build-to-line requirements of P4 but may not meet all façade buildout or lot coverage requirements. Specifically, the 60% buildout line is doable along the publicly dedicated streets but not interior privately owned and maintained streets.	Permitting lot occupation as shown in Conceptual PD Master Plan is fiscally sustainable.
7.5.002	Plazas not permitted in P4 and require a minimum size of ½ acres.	Walkway/paseos as shown on Conceptual PD Master Plan allow for improved site design/walkability.	Allowing warrant meets the intent of code in that it improves walkability.



ARCHITECT:
 GARY G. WOOD #12202
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 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 10 JUL 23

- PUBLIC STREET
- CIVIC SPACE
- PRIVATE STREET
- MIXED USE SPACE
 - CO-WORK
 - FITNESS
 - POOL



STREET TYPES

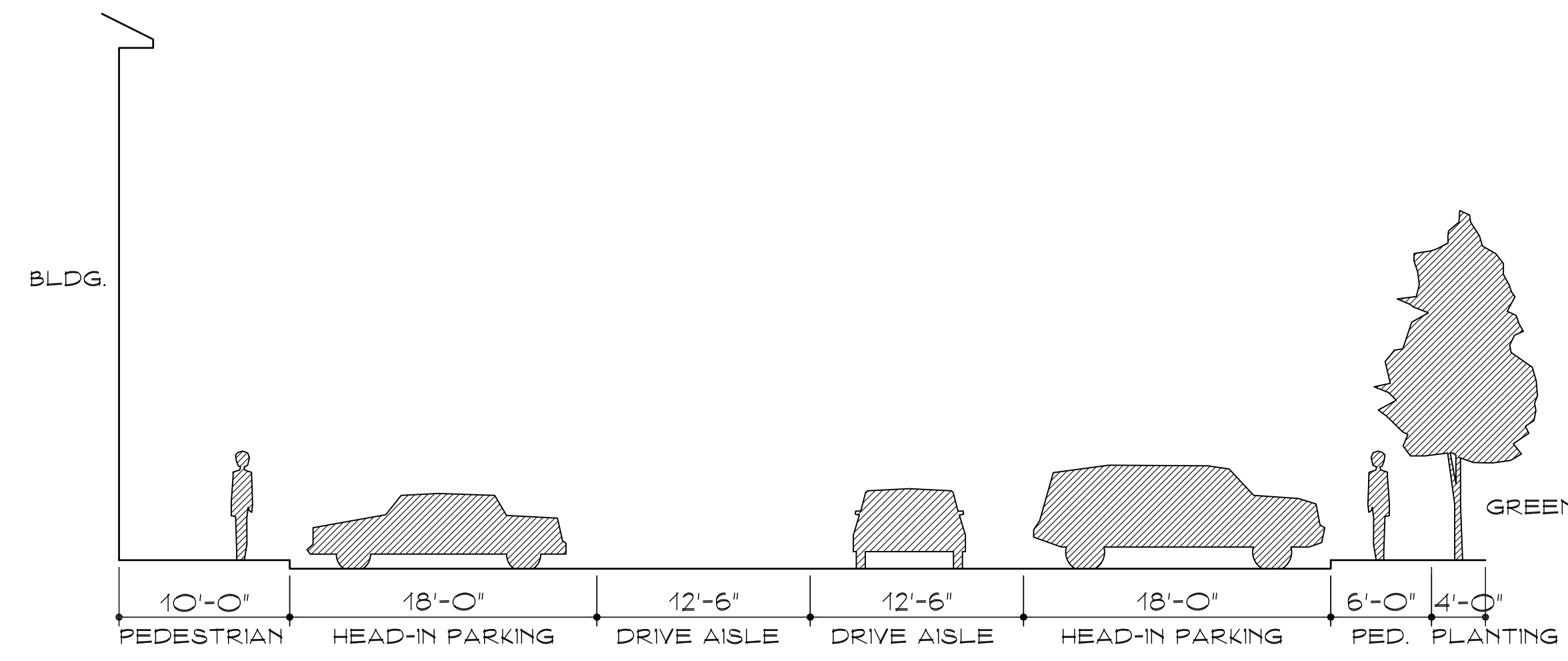
PROJECT NAME: REED RANCH

ACERAGE: 24.3 A.

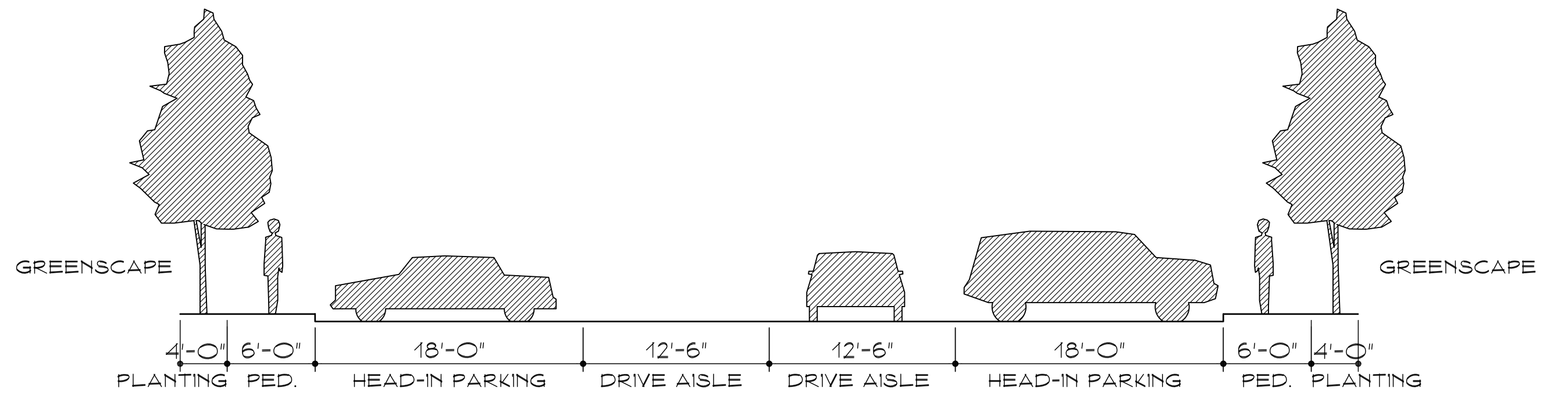
DATE: 10 JUL 23

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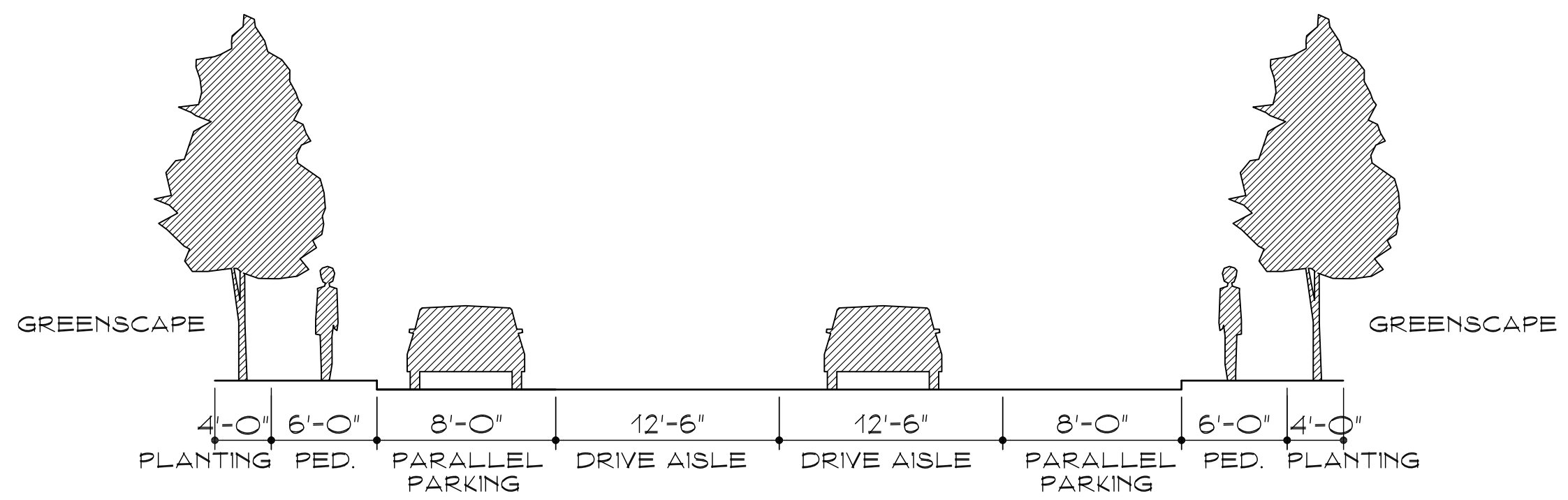
ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051 214/526-0731



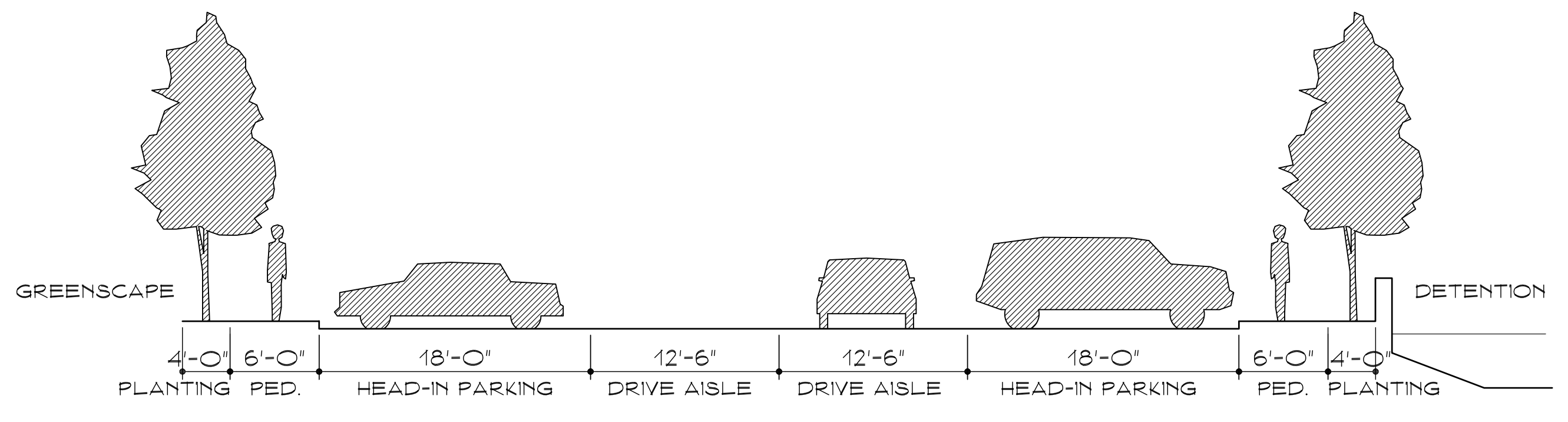
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RIGHT-OF-WAY : 81'-0"



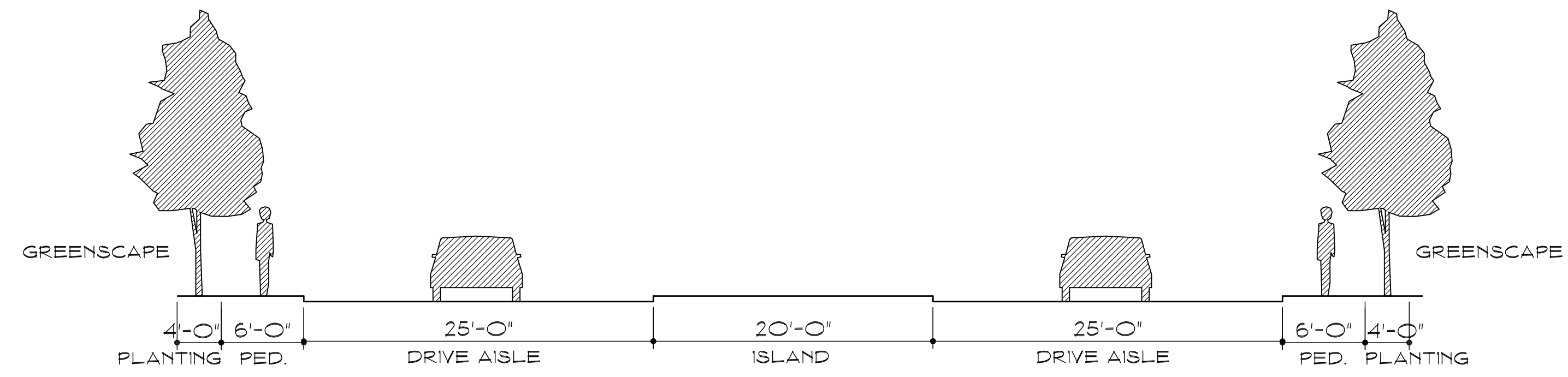
STREET TYPE 'B'
RIGHT-OF-WAY : 81'-0"



STREET TYPE 'C'
RIGHT-OF-WAY : 61'-0"



STREET TYPE 'D'
RIGHT-OF-WAY : 81'-0"



STREET TYPE 'E'
RIGHT-OF-WAY : 110'-0"

ARCHITECT:
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DATE: 10 JUL 23

STREET TYPES

PROJECT NAME: REED RANCH
ACERAGE: 24.3 A.
DATE: 10 JUL 23

SCALE : 1" = 60'-0"

ARCHON CORPORATION
ARCHITECTS / PLANNERS
210 NORTH PARK BLVD.
SUITE 100 - GRAPEVINE, TX
76051 214/526-0731