Bastrop Planning and Zoning Commission Agenda

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



September 28, 2023 Agenda - Planning and Zoning Commission at 6:00 PM

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

1. CALL TO ORDER

2. CITIZEN COMMENTS

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

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

<u>3A.</u> Consider action to approve meeting minutes from the August 31, 2023, Planning and Zoning Committee Meeting Minutes.

PJ Collins, Development Services Technician

- 3B. Consider action to approve meeting minutes from the August 31, 2023, Impact Fee Advisory Committee Meeting.
 - PJ Collins, Development Services Technician
- 3C. Consider action to approve Burleson Crossing East Preliminary Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1.
 - Submitted by Doug Haggerty, Senior Planner
- 3D. 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

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).
- 4D. Picture of the Commissioners for the Board and Commission Banquet.

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: Friday, September 22, 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	r



Planning and Zoning STAFF REPORT

MEETING DATE: September 28, 2023

TITLE:

Consider action to approve meeting minutes from the August 31, 2023, Planning and Zoning Committee Meeting Minutes.

AGENDA ITEM SUBMITTED BY:

PJ Collins, Development Services Technician

ATTACHMENTS:

Meeting Minutes from August 31, 2023

Item 3A.

PLANNING & ZONING COMMISSION MEETING

August 31, 2023, at 7:00 P.M. Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 31, 2023, at 7:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602

1. CALL TO ORDER

Ismael Harris called the meeting to order at 7:00

Ishmael HarrisPresentJudah RossPresentAshleigh HensonAbsentPatrice ParsonsPresentGary MossPresentKristi KochPresentDavid BarrowPresent

2. CITIZEN COMMENTS

No citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

Item 3F was moved to first place due to citizens being present to comment.

3F. Hold a 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.

Sylvia Carrillo, City Manager, presented the Reed Ranch rezoning requesting to go from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning.

Charley Dorsaneo, with the Drenner Group, presented to the Commission and discussion commenced over the following topics:

- 1. Connectivity for the area.
- 2. Safety matches the comprehensive plan to allow for multifamily. They would like to request that they maintain the civic space & the roadways at their cost.
- 3. The maximum story allowance that would be appropriate next to the pre-existing residential development.
- 4. This is not a gated community; connectivity is based on the code.
- 5. They are not committed to being below market rate. The market will set the prices. They would like to get back to us with what the expected rents will be.

Chairman Ishmael Harris opened the public hearing.

Speakers:

Ray Matthews 747 Marino Ct, Bastrop, Tx 78602 Kelli Werner 749 Bills Circle Bastrop, TX 78602

Keith Ahlborn 201 Bryant Bastrop, Tx 78621

Lydia Morrow 750 Caylor Cove Bastrop, Tx 78621

Commissioner Kristi Koch made a motion to recommend approval of 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 with the following modifications to the development:

- The units adjacent to the residential be limited to a max height of 2 stories.
- The connection to Jessica Place be closed.
- The units at the front of the property be allowed a maximum of 4 stories in height.
- The setbacks along the portion of the development that abuts the residential neighborhood be relieved of the B3 requirement.
- Increased landscaping in the setback.

Commissioner Gary Moss seconded the motion, and the motion passed unanimously.

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.

City Manager, Sylvia Carrillo, presented to the commission and discussion commenced to 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. on the following areas:

- History of the 1445 agreement, the ETJ, along with reviewing the development.
- Wholesale wastewater agreement in which the county must join in
- Street standards.

It was recommended that this item be tabled for a future meeting due to ongoing discussion with the County regarding the maintenance of streets.

Matt Synatschk, Senior Planner from Carlson, Brigance and Doering, the engineering firm of record for this project, expressed they do not have any objections to tabling this item.

Mark Meuth, Bastrop County Commissioner Precinct 3, expressed his understanding was the roads were to be private, and now they are public, and the county is not equipped to maintain storm sewers. He is in favor of tabling this.

Commissioner Kristi Koch made a motion to table this item. Gary Moss seconded it, and the motion passed unanimously.

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

Commissioner Gary Moss made a motion to approve the minutes from the July 27, 2023, Planning and Zoning Commission Regular Meeting. Patrice Parsons seconded the motion, and the motion passed unanimously.

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.

Planner Kennedy Higgins, presented to the commission, 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.

- This is a part of Pearl River subdivision.
- They are wanting to do a replat to split lot one into two lots.
- The map shows how the roads & utilities will connect.

Commissioner Gary Moss made a motion to approve the 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.

Commissioner Judah Ross seconded the motion, and the motion passed unanimously.

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.

Planner, Kennedy Higgins presented 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.

• The Colony proposed plot to include 266 residential lots, 22 non-residential lots and 11 to drainage. 15 New Streets.

City Manager, Sylvia Carrillo, discussed with commission the following:

- This plat is in the ETJ and due to the 1445 agreement the City has platting authority.
- It is a Municipal Utility District which the city is the wholesale wastewater provider.

Commissioner Judah Ross made a motion 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.

Commissioner Gary Moss seconded the motion and the motion passed unanimously.

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.

City Manager, Sylvia Carrillo, presented to the commission 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.

- The process and Zoning Concept Plan was reviewed and approved with 25 warrants.
- Discussion between commissioners and staff of changing it to a PDD instead of asking for additional amendments to warrants and right of ways.
- The city recommends accepting as presented.

Commissioner Kristi Koch made a motion to approve 3E as it is written 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.

Commissioner Gary Moss seconded the motion and the motion passed unanimously.

4. UPDATES

4A. Future Development related items

City Manager, Sylvia Carrillo, discussed the plans to re-address the B3 Code in the future. City Hall has purchased new technology to enhance operations.

4B. Building and Planning Department Monthly Projects Volume Report

We will email you the report under separate cover.

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

Patrice Parsons gave a handout on B3 code and history.

Gary Moss asked if we have made progress on cleaning up previously outstanding permits.

Sylvia gave examples of what department permit issues that were being addressed such as permits that needed to be closed out on work that was completed but did not call for final inspection.

There is an updated organizational chart.

Patrice Parsons expressed that the PDD is good.

Attorney Resin expressed thanks to the commissioners for hearing the citizens.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting. Patrice Parsons seconded the motion and the motion passed unanimously.

Adjourn Time: 6:49 PM



Planning and Zoning STAFF REPORT

MEETING DATE: September 28, 2023

TITLE:

Consider action to approve meeting minutes from the August 31, 2023, Impact Fee Advisory Committee Meeting.

AGENDA ITEM SUBMITTED BY:

PJ Collins, Development Services Technician

ATTACHMENTS:

Meeting Minutes from August 31, 2023

IMPACT FEE ADVISORY COMMITTEE MEETING MINUTES

August 31, 2023, at 6:00 P.M.

1. CALL TO ORDER

Time: 6:00

Ishmael HarrisPresentJudah RossPresentPatrice ParsonsPresentKristi KochPresent

David Barrow Present arrived at 6:01

Ashleigh Henson Absent
Gary Moss Present
Dawn Kana Present

2. CITIZEN COMMENTS

No Citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Jake with Kimley-Horn gave a presentation and discussion on Transportation Impact Fees, Final Report and Collection Rates with potential action for recommendation to City Council.

The initial motion was made by Gary Moss to recommend accepting the study at maximum fee results without exceptions. Patrice Parsons seconded the motion and the motion passed unanimously. Judah Ross then made a motion to accept the 65% of the area max for both areas A and B. with Kristi Koch seconding the motion and the motion passed unanimously. A final motion was made by Patrice Parsons to accept the 12-month grace period and Gary Moss seconded the motion and the motion passed unanimously.

4. ADJOURNMENT

The Impact Fee Committee adjourned at 6:49 pm.



STAFF REPORT

MEETING DATE: September 28, 2023

TITLE:

Consider action to approve Burleson Crossing East Preliminary Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1.

STAFF REPRESENTATIVE:

Doug Haggerty - Senior Planner, Development Services

ITEM DETAILS:

Site Address: Northeast corner of State Highway 71 and Edward Burleson Drive

Total Acreage: 19.81 acres Acreage Rezoned: 19.81 acres

Legal Description: 19.81 acres out of the Nancy Blakey Survey, Abstract No. 98

Property Owner: BRP East, L.P. Agent Contact: Steve Durham

Existing Use: Vacant/Undeveloped

Existing Zoning: Planned Development District, P5 Core Base Zoning

Character District: Cattleman's

Future Land Use: General Commercial

BACKGROUND:

The applicant has successfully been granted a Planned Development District which included the original list of warrants previously applied for. Before the Planning and Zoning Commission today is the Preliminary Plat for the Burleson Crossing East development.

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

Drainage

Stormwater runoff generated within the property will be routed onsite to one central location for detention and a storm sewer connection to the detention pond to the west in the Burleson Crossing development. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer. The maximum impervious cover stated in the PDD is no more than 85%.

Utilities

Wastewater and water service (domestic and fire) will be provided by 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 / Entex.

Traffic Impact and Streets

This Preliminary Plat 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.

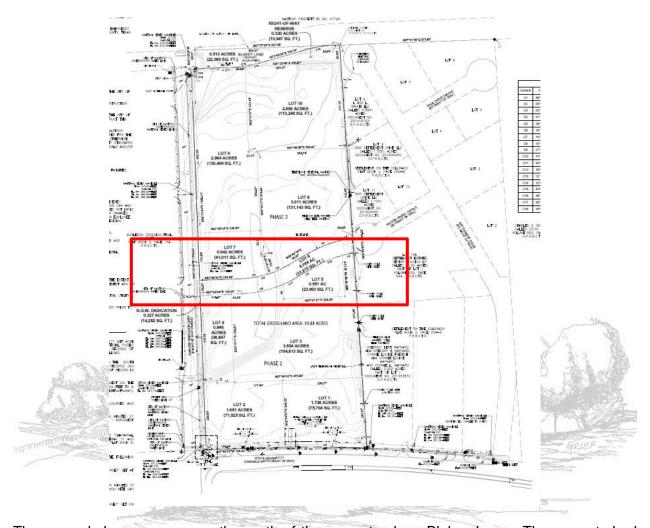
Units/ AM Peak PM Peak 24 Hr Land Use (ITE Code) 1000 Trips IN OUT TOTAL OUT TOTAL IN Sq Ft Commercial (>150k) (820) 175 10433 147 90 237 405 439 844 High-Turnover Restaurant 25 2680 132 107 239 138 88 226 (932)543 13113 279 197 476 527 1070 **TOTAL**

TABLE 1- RAW SITE TRIP GENERATION ESTIMATE

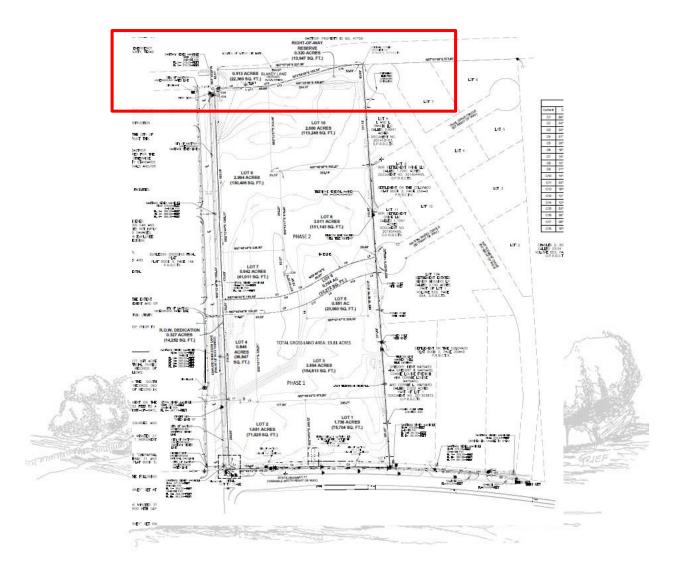
CHANGES TO APPROVED ZONING CONCEPT SCHEME:

There were 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 has crafted the proper verbiage in the agreement in relation to the PDD.



The second change occurs on the north of the property along Blakey Lane. The property had right of way dedication along the pack portion of the property. However, this configuration would require the daycare property and other property to be demolished because 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 to be reverted to the owner.



POLICY EXPLANATION:



Texas Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ). The B³ Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped tract into ten commercial lots.

Sec. 212.010. Standards for Approval

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

The preliminary plat conforms to the Future Land Use Plan, which is designated General Commercial 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 traffic impact analysis (TIA) for the overall development of the ten-lot Burleson Crossing East has been previously approved by the City and TXDOT and the plat is consistent with the recommendations of that analysis.

(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 infrastructure improvements before any final plats can be recorded.

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

The plat complies with the requirements of the Settlement Agreement and Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in a 2023 Settlement Agreement.

B³ Code – Chapter 1: Subdivisions

Section 1.3.001 Standard Procedure - Platting

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

Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on May 18, 2023.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on August 8, 2023.

Section 1.3.004 Plat Requirements

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – The 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.

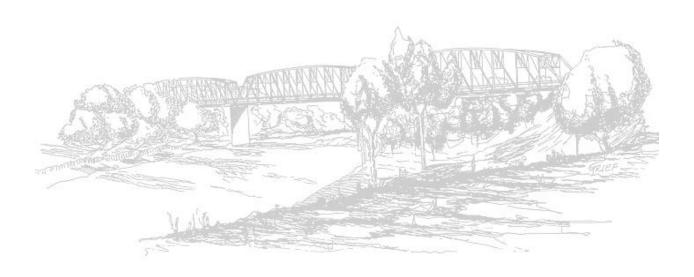
Representative land uses that are appropriate in General Commercial include General Retail Sales, Food Service, Medical or Health Care Facilities, and Professional Offices which are what is anticipated for Burleson Crossing East.

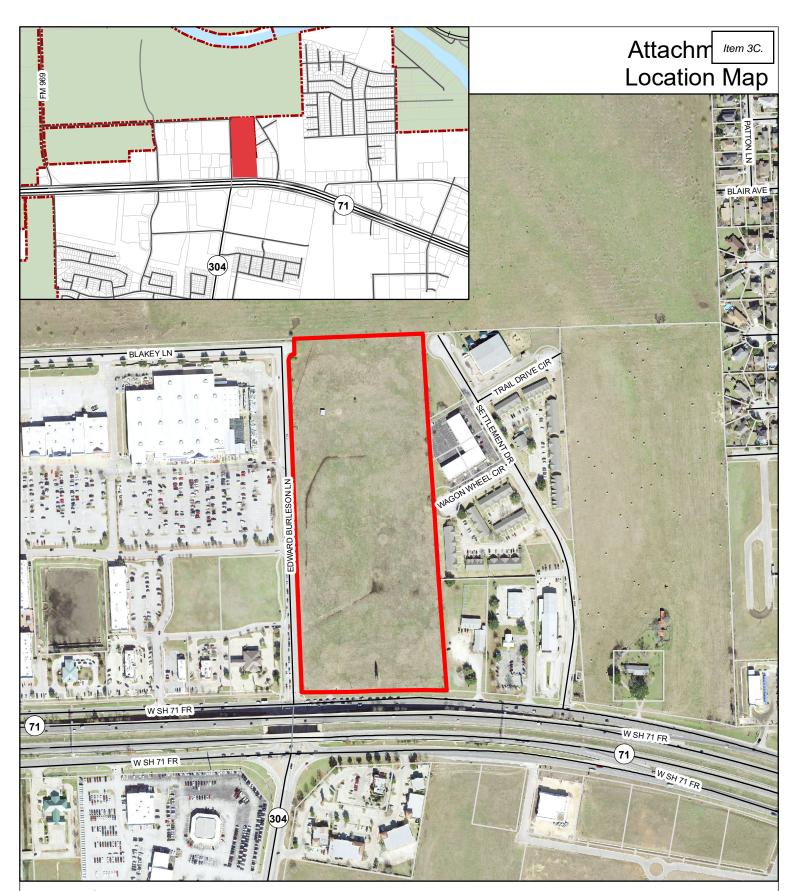
RECOMMENDATION:

Staff recommends to approve Burleson Crossing East Preliminary Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Burleson Crossing East Preliminary Plat







Burleson Crossing East Property Location Map

90 180

1 inch = 400 feet

Date: 9/22/2023

Date: 9/22/2023

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 accuracy, completeness or usefullness of information, nor does it represent that its into infringe upon privately owned right.

BASTROP, TEXAS

4" BRASS TXDOT MONUMENT FOUND

1/2" IRON ROD WITH CAP FOUND (AS NOTED)

IRON ROD FOUND (AS NOTED)

5/8" IRON ROD SET WITH

5/8" IRON ROD WITH CAP

APPROXIMATE SURVEY LINE

BOUNDARY LINE

ADJOINER LINE

POWER POLE

WATER VALVE

WATER METER

GUY-WIRE

SIGN (AS NOTED)

MAGNAIL (AS NOTED)

STORM SEWER MANHOLE

WASTE WATER MANHOLE

SANITARY SEWER CLEAN OUT

PIPELINE MARKER (AS NOTED)

UNDERGROUND SANITARY SEWER

UNDERGROUND NATURAL GAS

DEED RECORDS BASTROP COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS BASTROP

UNDERGROUND TELECOM

PLAT RECORDS BASTROP

OVERHEAD TELECOM

WASTEWATER LINE

COUNTY, TEXAS

WATER FAUCET

OVERHEAD ELECTRIC BARBED WIRE FENCE

UNDERGROUND WATER

PROPOSED SIDEWALK

EDGE OF ASPHALT

LIGHT POLE

WOOD FENCE

GUTTER

D.R.B.C.TX

O.P.R.B.C.TX

TELEPHONE PEDESTAL (AS NOTED)

CAP STAMPED "LJA SURVEY"

STAMPED "LJA SURVEY" FOUND

NOT TO SCALE

LEGEND

---- EASEMENT LINE

_____ CENTER LINE

1) DEVELOPMENT AND CONSTRUCTION OF THIS PROPERTY SHALL BE SUBJECT TO CITY OF BASTROP ZONING _, A PLANNED DEVELOPMENT DISTRICT, AS RECORDED IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

2) NO OBSTRUCTIONS WILL BE LOCATED IN DRAINAGE EASEMENTS. 3) A RECIPROCAL ACCESS EASEMENT BETWEEN ALL LOTS, FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN TRAFFIC, WILL BE IN EFFECT WITH THE FINAL PLAT APPROVAL AS PER DEVELOPMENT AGREEMENT. DRIVEWAY ACCESS FROM ADJACENT PUBLIC ROADWAYS SHALL BE VIA CONSOLIDATED ACCESS ROUTES AND NOT TO EACH INDIVIDUAL LOT, AS APPROVED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLANS.

4) ALL UTILITIES SHALL BE LOCATED UNDERGROUND. NO OVERHEAD SERVICES ARE ALLOWED.

5) ALL EASEMENTS OF RECORD SHOWN IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO.: 2113902JM ARE SHOWN OR NOTED ON THE PLAT AS APPLICABLE.

6) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48021C0355E, DATED JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS

7) PROPOSED UTILITY PROVIDERS: WATER AND WASTEWATER: CITY OF BASTROP ELECTRIC: BLUEBONNET COOPERATIVE GAS: CENTERPOINT/ENTEX CABLE: AT&T & SPECTRUM

8) ALL LOTS WITHIN THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. HOTELS SHALL BE CONSIDERED A COMMERCIAL USE

10) SIDEWALK/TRAIL TO BE CONSTRUCTED AS FOLLOWS:

SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

STATE HIGHWAY NO. 71 EASTBOUND FRONTAGE - 6' SIDEWALK TO BE CONSTRUCTED UPON DEVELOPMENT OF RESPECTIVE LOT. EDWARD BURLESON LANE - 6' HIKE/BIKE TRAIL ALONG THE EAST SIDE OF LANE.

11) PRIOR TO THE CONSTRUCTION OF ANY SITE OR BUILDING IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, PERMITS MUST BE OBTAINED FROM THE CITY OF

PLANS PRIOR TO ANY SITE DISTURBANCE. 13) THE OWNER OF THIS SUBDIVISION. AND HIS SUCCESSORS AND ASSIGNS. ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE CITY OF

14) EXCEPT AS PROVIDED FOR IN CITY OF BASTROP ZONING ORD. NO. _ (BLAKEY LANE), 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 UNLESS OTHERWISE SPECIFICALLY ADDRESSED IN CITY OF BASTROP ZONING ORD. NO. ____. 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

15) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.

16) NO LOT ON THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

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

18) THE IMPACT FEES FOR THIS SUBDIVISION SHALL BE BASED ON CITY OF BASTROP ORDINANCE 2005-3.

19) DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

20) FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP AND/OR BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

21) ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS OR HER ASSIGNS. 22) TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND

CERTIFICATES OF OCCUPANCY.

23) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL

24) NO DRIVEWAY ACCESS IS PERMITTED TO HIGHWAY 71 FRONTAGE ROAD EXCEPT AS PERMITTED BY TXDOT.

25) BUILD-TO LINES SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE NO. _______

26) PUBLIC UTILITY PROVIDERS MAINTAIN THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.

27) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

28) 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.

29) R.O.W. RESERVED FOR BLAKEY LANE SHALL BE LIMITED TO THE TERMS AND CONDITIONS SET FORTH IN PER CITY OF BASTROP ZONING

30) TREES AND SCREENING ARE NOT REQUIRED TO BE SHOWN ON THIS PRELIMINARY PLAT, PER CITY OF BASTROP ZONING ORDINANCE NO.

BEING 19.81 ACRES OF LAND, MORE OR LESS, SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, OUT OF A PORTION OF A 102.177 NET ACRE TRACT CONVEYED TO ERHARD LEGACY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 201502919, OFFICIAL PUBLIC

RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.) AND A PORTION OF A DESCRIBED 30.00 ACRES, IN VOLUME 640, PAGE 14, DEED RECORDS OF BASTROP 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 LLOYD 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 30-INCH RCP 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), FL W= 367.77-FEET BÉING 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

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 SÉCONDS, 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,

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 "LJA SURVEY" SET AT

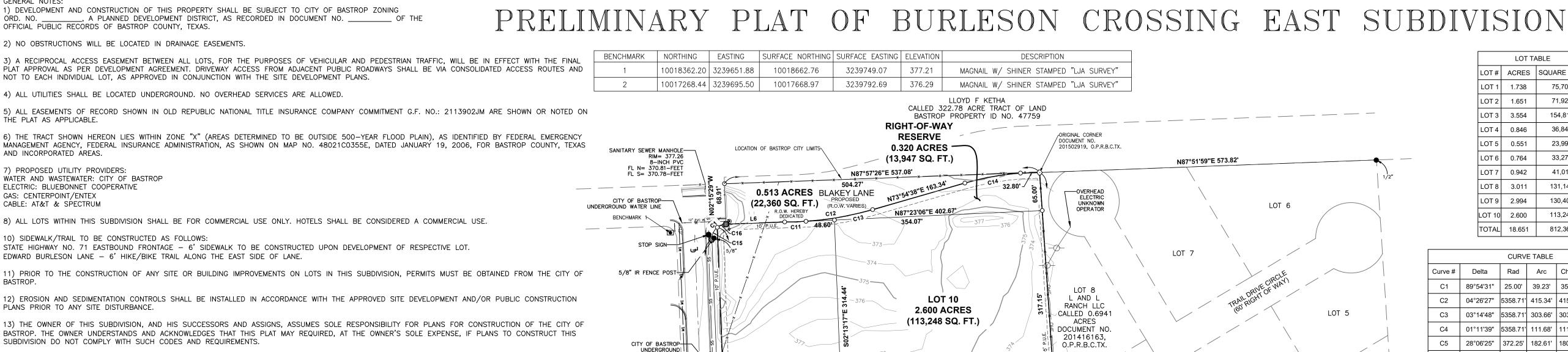
2)WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.23 FEET, A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 31

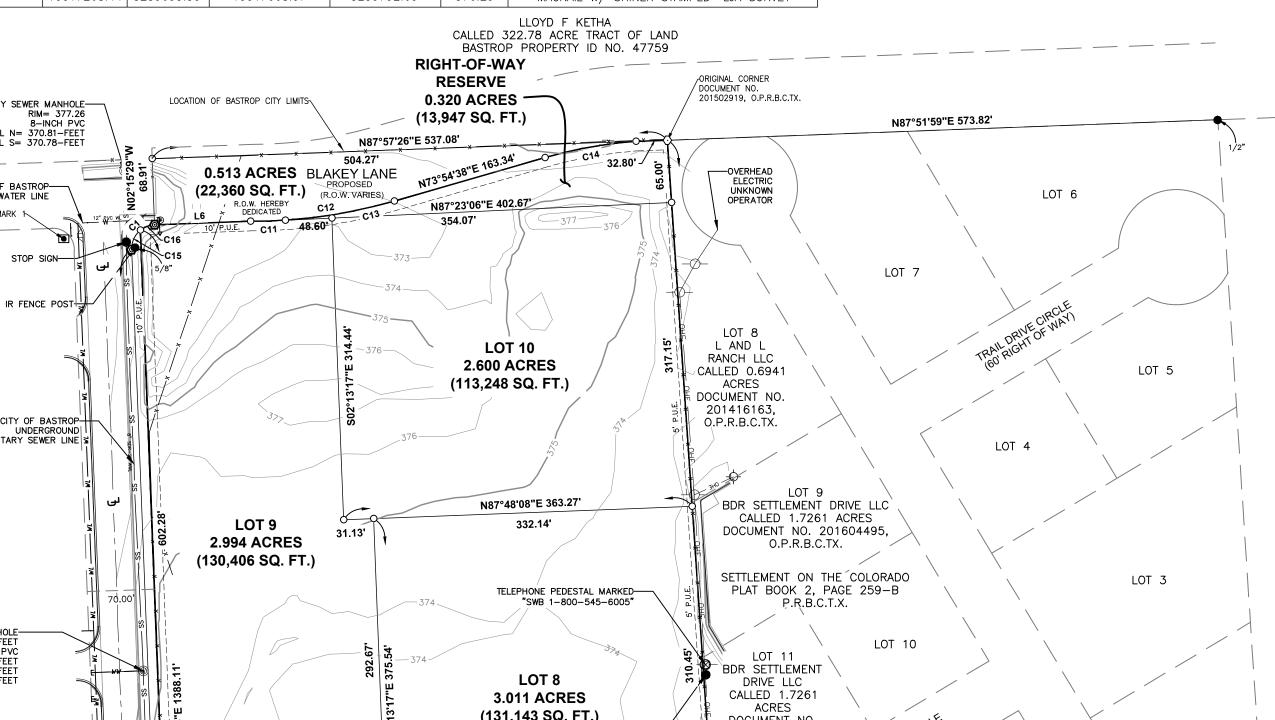
SECONDS, AND A CHORD THAT BEARS NORTH 42 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 35.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

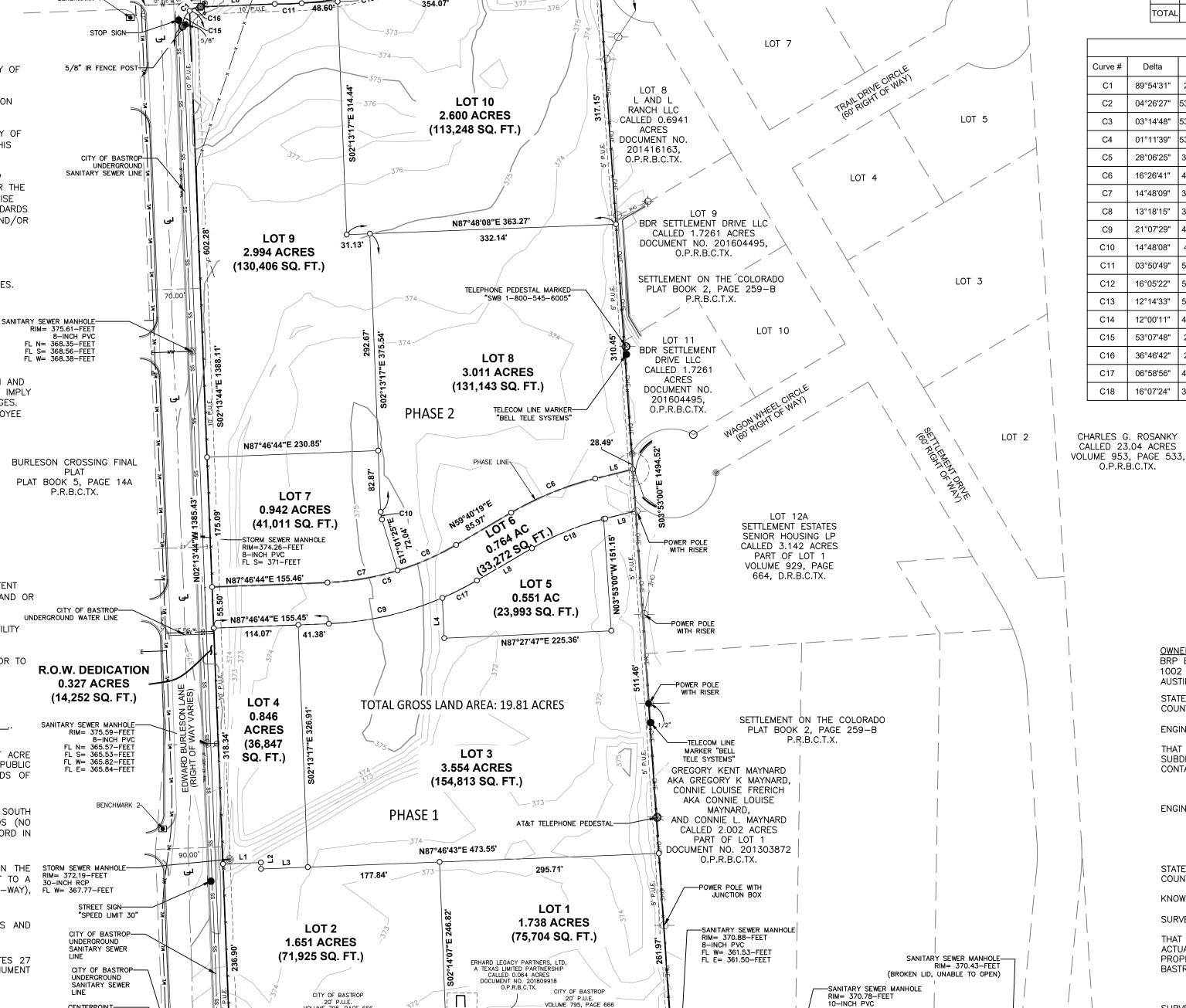
3)NORTH 02 DEGREES 15 MINUTES 29 SECONDS WEST, A DISTANCE OF 68.91 FEET TO A 5/8—INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE SOUTH LINE OF SAID KETHA 322.78 ACRE TRACT, FOR THE COMMON NORTH CORNER OF THIS TRACT AND SAID BURLESON CROSSING: THENCE NORTH 87 DEGREES 57 MINUTES 26 SECONDS WEST, 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.

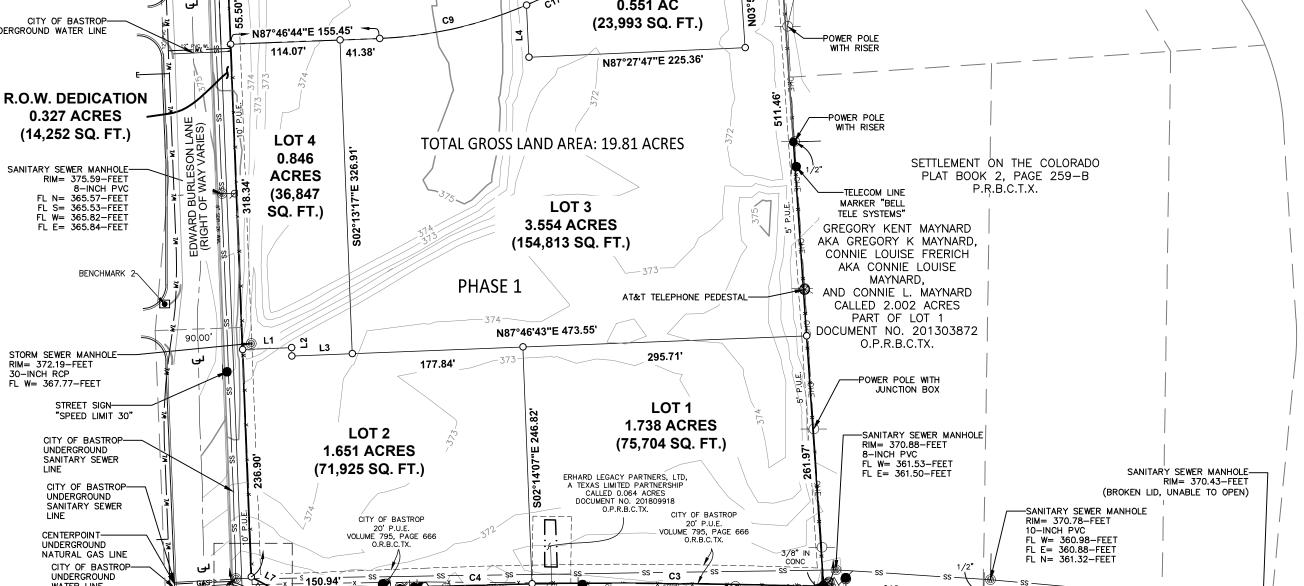
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000030001.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.









(VARIABLE WIDTH RIGHT OF WAY)

PLANNING AND ZONING COMMISSION

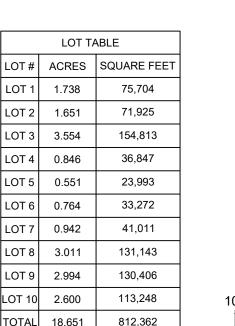
CHAIRPERSON

FL N= 363.32-FEET 12-INCH PVC FL W= 363.18-FEET

APPROVED AND ACCEPTED B	BY THE PLANNING AND ZONING CO	DMMISSION OF THE CITY OF BASTROP ON T	THIS THE DAY OF	

CITY SECRETARY, CITY

OF BASTROP, TEXAS



1.738

LOT 2 1.651

LOT 3 3.554

LOT 4 | 0.846

LOT 5 | 0.551

LOT 6 0.764

LOT 7 | 0.942

LOT 8 3.011

LOT 9 2.994

LOT 10 2.600

TOTAL 18 651

	IOIAL	10.00	0	2,002	_				
						, ,			
CURVE TABLE			CURVE TABLE					LINE TA	ABLE
D	elta	Rad	Arc	Chord	Chord Bearing		LINE	LENGTH	DIRECTION
89°	54'31"	25.00'	39.23'	35.33'	N42° 43' 32"E		L1	51.03'	S87° 46' 43"W
04°	26'27"	5358.71'	415.34'	415.24'	N89° 58' 45"W		L2	8.57'	N02° 13' 17"W
03°	14'48"	5358.71'	303.66'	303.62'	N89° 22' 56"W		L3	63.00'	S87° 46' 43"W
01°	11'39"	5358.71'	111.68'	111.68'	S88° 23' 51"W		L4	54.35'	N02° 32' 13"W
28°	06'25"	372.25'	182.61'	180.78'	N73° 43' 32"E		L5	51.94'	N76° 07' 00"E
16°2	26'41"	427.75'	122.77'	122.35'	S67° 53' 40"W		L6	100.00'	N87° 57' 26"E
14°4	48'09"	372.25'	96.17'	95.90'	S80° 22' 39"W		L7	34.02'	N61° 37' 51"W
13°	18'15"	372.25'	86.44'	86.24'	S66° 19' 27"W		L8	85.97'	N59° 40' 19"E
21°	07'29"	427.75'	157.71'	156.82'	N77° 12' 59"E		L9	42.15'	N76° 07' 00"E
14°4	48'08"	40.00'	10.33'	10.31'	S09° 37' 21"E				
03°	50'49"	540.00'	36.26'	36.25'	N88° 04' 35"E				
16°	05'22"	540 00'	151 64'	151 14'	N81° 57' 19"F				

C8 C9 C10 16°05'22" | 540.00' | 151.64' | 151.14' | N81° 57' 19"E | 12°14'33" | 540.00' | 115.38' | 115.16' | N80° 01' 54"E 12°00'11" | 460.00' | 96.37' | 96.19' | \$79° 54' 43"W 53°07'48" | 25.00' | 23.18' | 22.36' | \$24° 20' 10"W 36°46'42" | 25.00' | 16.05' | 15.77' | S69° 17' 26"W 06°58'56" | 427.75' | 52.13' | 52.09' | N63° 09' 47"E 16°07'24" | 372.25' | 104.75' | 104.41' | N67° 44' 01"E

ROAD NAME	ACRES	SQUARE FEET		
SH 71	0.327	14,252		
RIGHT-OF-WAY TABLE				

BLAKEY LANE 0.513

RIGHT-OF-WAY DEDICATION TABLE

RIGHT-OF-WAY RESERVE TABLE				
ROAD NAME	ACRES	SQUARE FEET		
BLAKEY LANE	0.320	13,947		

ROAD NAME | ACRES | SQUARE FEET

OWNERSHIP INFORMATION: BRP EAST, L.P., A TEXAS LIMITED PARTNERSHIP 1002 E ANDERSON LN AUSTIN, TEXAS 78752

STATE OF TEXAS: COUNTY OF TRAVIS: ENGINEER'S CERTIFICATION:

O.P.R.B.C.TX.

P.R.B.C.TX COUNTY, TEXAS THAT I, REESE B. HURLEY, P.E., 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 SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

REESE B. HURLEY, P.E. NO. 98211 LJA ENGINEERING, INC., FIRM #F-1386 7500 RIALTO BLVD. BLD. 2, SUITE 100 AUSTIN, TEXAS 78735

STATE OF TEXAS: COUNTY OF BASTROP:

18-INCH RCP-

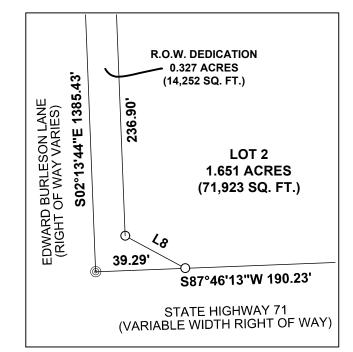
KNOWN ALL BY THESE PRESENTS:

SURVEYOR'S CERTIFICATION:

THAT I, MATT OVERALL, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS, AND THIS SUBDIVISION IS WITHIN THE CITY LIMITS, OF BASTROP, TEXAS.

MATT OVERALL R.P.L.S. NO. 6864 LJA SURVEYING, INC., T.B.P.E.L.S. FIRM No. 10194382 7500 RIALTO BLVD. BLD. 2, SUITE 100 AUSTIN, TEXAS 78735

PRELIMINARY **REVIEW COPY**



NOT TO SCALE

A PRELIMINARY PLAT OF **19.81 ACRES** NANCY BLAKEY SURVEY, ABSTRACT NO. 98 **BASTROP COUNTY, TEXAS**

LJA S	urveying	ı, Inc.			
7500 Ria Suite 150	alto Blvd., I	Bldg. II	Phor	ie 512.439.4	
Austin, Texas 78735			T.B.P.E.L.S.	Firm No. 10194	1382
DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
DK	CDC	1"=100'	07/28/23	A141-0407	1 OF 1
DATE OF LA REVISION		DESCRIPTION OF LAST			



STAFF REPORT

MEETING DATE: September 28, 2023

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:

Doug Haggerty - Senior 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, Brigance & 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 1). 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	Υ	MUD (City)
Wastewater	Υ	MUD (City)
Drainage	Υ	Onsite
Transportation	Y	7 new streets, 3 alleyways
Reserve / Open Space	Υ	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. All infrastructure required for public roads, drainage, or other public infrastructure will be maintained by the MUD or HOA until a time that it may be accepted by a governmental entity.

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

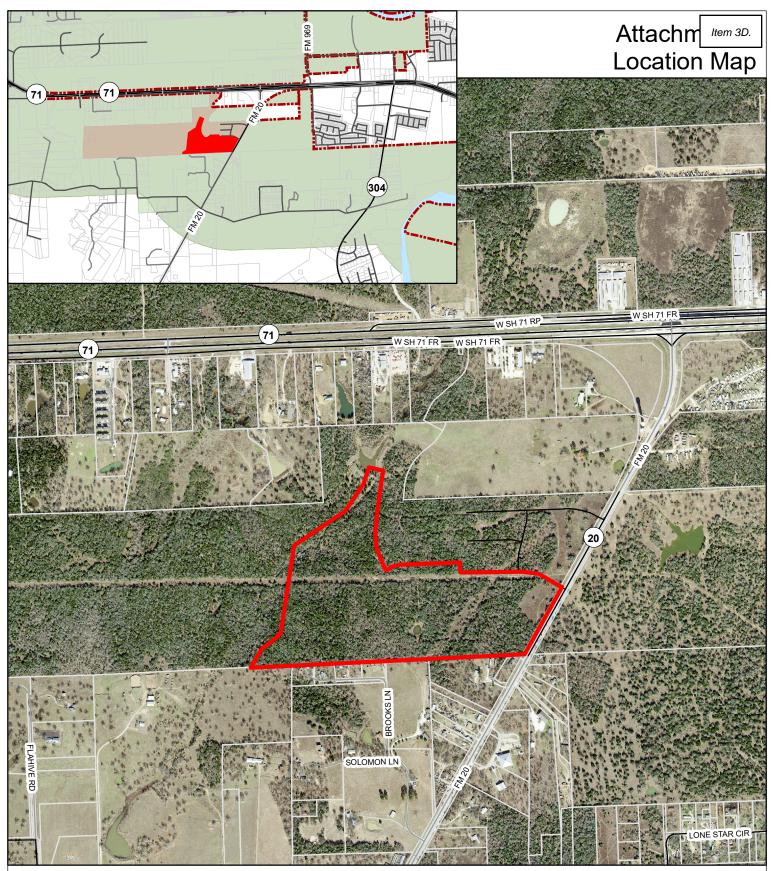
The Development Review Committee has reviewed the West Bastrop Village Phase 1, Section 2, Preliminary Plat for compliance with subdivision and utility standards. A Preliminary Drainage Plan and Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

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 Attachment 2.

ATTACHMENTS:

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





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

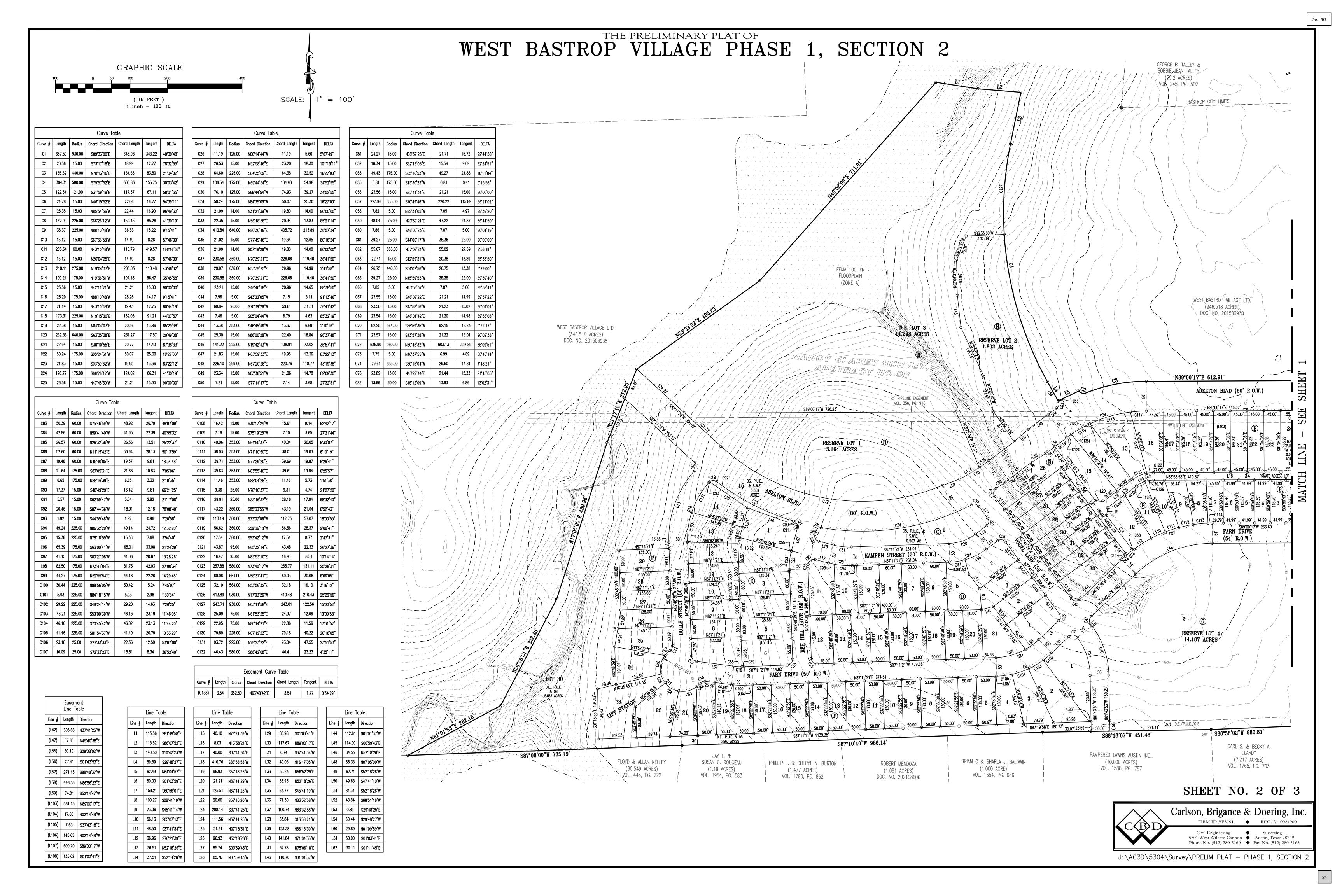
235 470

1 inch = 1,000 feet

Date: 8/25/2023

Date: 8/25/20/203

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 warrany of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility accuracy, completeness or usefullness of information, nor does it represent that its tool infringe upon privately owned right



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 LAWNS AUSTIN, INC., BY DEED RECORDED IN VOLUME 1588, PAGE 787, O.P.R.B.C.TX.,

THENCE, S88'16'07"W, WITH THE COMMON BOUNDARY LINE OF SAID 346.518 ACRE TRACT AND SAID 10.000 ACRE TRACT, A DISTANCE OF 451.48 FEET TO A 1/2 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID 346,518 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 10,000 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO BRIAN C. BALDWIN 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 202108606, 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 FEFT TO A 1/2 INCH IRON ROD FOUND, BEING IN THE SOUTHERN LINE OF SAID 346.518 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF AN 80.549 ACRE TRACT OF LAND CONVEYED TO FLOYD KELLEY AND ALLAN KELLEY BY DEED RECORDED IN VOLUME 446, PAGE 222, O.P.R.B.C.TX., BEING ALSO THE NORTHWEST CORNER OF SAID 1.190 ACRE TRACT,

THENCE, S87'08'00"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 \$73*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
- 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 612.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF LOT 10, BLOCK I, WEST BASTROP VILLAGE SECTION 1, PHASE 1, A SUBDIVISION RECORDED IN CABINET 7, 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 \$75'57'52"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 159.21 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.

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
- 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 COMMISSIONNERS 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.

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', NORTHING 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', NORTHING 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 SUBDIMSION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN
- 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-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIMISION 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 SUBDIMISION 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
- 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 COMMISSIONNERS 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
- 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 PERMITTEE. 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. 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.

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

"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

WITNESS MY HAND THIS 18 DAY OF SEPTEMBER, 2023, A.D.

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

THE STATE OF TEXAS §

COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

PLAT SHOWN HEREON, TO BE KNOWN AS:

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

, 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.

1. Marculle MAHER G. HARMOUCHE, P.E. NO. 143982 CARLSON, BRIGANCE & DOERING, INC.

5701 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.

9/18/2023

MARON 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

CITY SECRETARY

SHEET NO. 3 OF 3



Carlson, Brigance & Doering, Inc.

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

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