

**RESOLUTION NO. R-2019-80**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PECAN PARK, SECTION 1B, 2, AND 7 PRELIMINARY PLAT, BEING 117.695 ACRES OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT 56, LOCATED SOUTH OF THE FUTURE EXTENSION OF STERLING DRIVE, AND WEST OF CHILDERS DRIVE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

**WHEREAS**, Ranch Road Development L.L.C. ("the Applicant") has submitted a Preliminary Plat for Pecan Park 1B, 2, and 7, a residential subdivision; and

**WHEREAS**, the Preliminary Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of the Pecan Park Planned Development (Ordinance 2015-15 and 2017-14); and

**WHEREAS**, the Preliminary Plat for Pecan Park Section 1B, 2, and 7 was recommended for approval by the Planning & Zoning Commission on August 27, 2019; and

**WHEREAS**, the Bastrop Planning and Development Department has reviewed the above-referenced Preliminary Plat and found it is in compliance with the Subdivision Ordinance, and the Pecan Park Planned Development standards (Ordinance 2015-15 and 2017-14); and

**WHEREAS**, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:**


**Section 1:** The Preliminary Plat known as Pecan Park 1B, 2 and 7, being 117.695 acres of the Mozea Rousseau Survey, Abstract 56, located south of the future extension of Sterling Drive and west of Childers Drive, within the City Limits of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

**Section 2:** All orders, ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

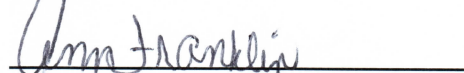
**Section 3:** This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Bastrop this 10<sup>th</sup> day of September, 2019.


APPROVED:

  
\_\_\_\_\_  
Connie B. Schroeder, Mayor

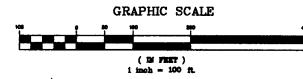
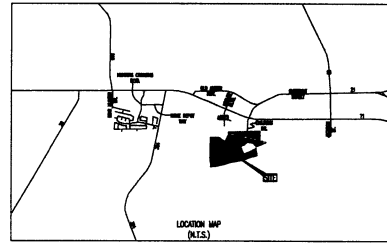
ATTEST:

  
\_\_\_\_\_  
Arin Franklin, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alan Bojorquez, City Attorney

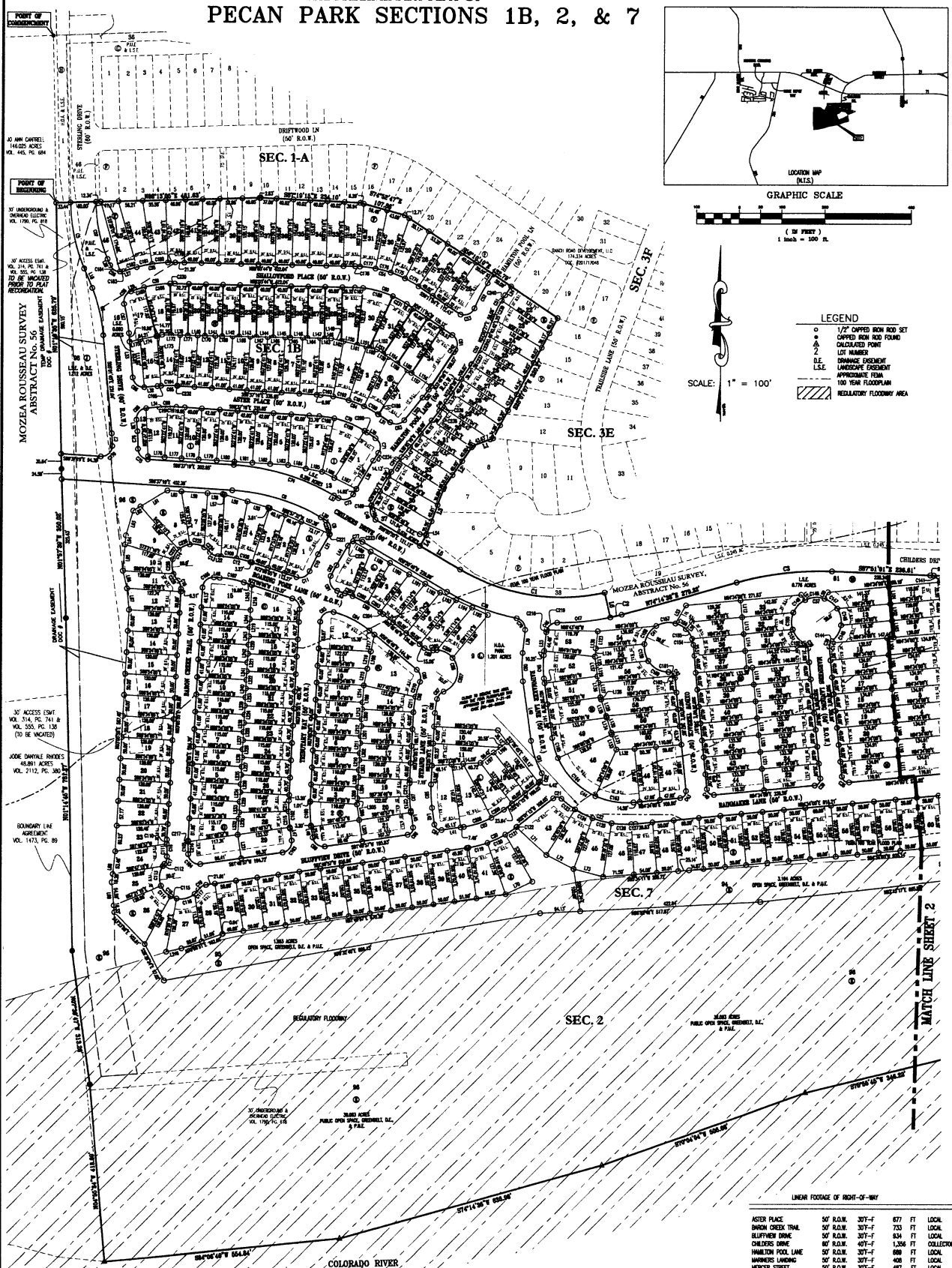
# THE PRELIMINARY PLAT OF PECAN PARK SECTIONS 1B, 2, & 7



SCALE: 1" = 100'

**LEGEND**

- 1/2" CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- CALCULATED POINT
- LIST NUMBER
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- APPROXIMATE FLOOD
- 100 YEAR FLOODPLAIN
- ▨ REGULATORY FLOODWAY AREA



**TOTAL ACRES: 117,895 ACRES**  
SUNSHINE MOZAÏKA SUBDIVISION SURVEY, ABSTRACT No. 56

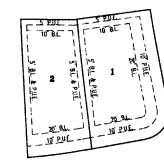
OPEN SPACE, GREENBELT, R.E. & P.A.L.E. LOTS:	2	TOTAL: 5,167 ACRES
PAVED OPEN SPACE, GREENBELT, R.E. & P.A.L.E. LOTS:	2	TOTAL: 58,307 ACRES
RESIDENTIAL LOTS:	290	TOTAL: 60,834 ACRES
LANDSCAPE EASEMENT LOTS:	4	TOTAL: 1,189 ACRES
LANDSCAPE & L.S.E. LOTS:	1	TOTAL: 1,212 ACRES
P.A.L.E. & L.S.E. LOTS:	1	TOTAL: 6,078 ACRES
H.A.L.E. P.A.L.E. LOTS:	1	TOTAL: 1,261 ACRES
NO. OF BLOCKS:	10	TOTAL: 115,444 ACRES

DATE: JUNE 21, 2019

OWNER:  
SMITH ROAD DEVELOPMENT, LLC  
3001 SANDY 71 EAST, BLDG. A  
HOUSTON, TX 77062

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5001 WEST HILLWAY CANNON  
AUSTIN, TX 78746  
(512) 280-0180  
(512) 280-0188 fax

F.E.M.A. MAP NO. 48021 C 0356E  
DUSTROCK COUNTY, TEXAS DATED JANUARY 19, 2006



**BENCHMARK INFORMATION:**  
BM #1: COTTON SPINDLE SET IN THE COURTYARD  
EDGE OF PAVEMENT OF TRANSVERSE LANE +/- 180'  
SOUTHWEST CORNER OF INTERSECTION OF DEEPOUT TRAIL  
ELEVATION (MANSION) = 525.17'

LINEAR FOOTAGE OF RIGHT-OF-WAY

ASTER PLACE	50' R.O.W.	307'-F	677	FT	LOCAL
BROWN CREEK TRAIL	50' R.O.W.	307'-F	634	FT	LOCAL
BLUFFVIEW DRIVE	50' R.O.W.	307'-F	834	FT	LOCAL
CHILDERS DRIVE	60' R.O.W.	407'-F	1,236	FT	COLLECTOR
HAMILTON POOL LANE	50' R.O.W.	307'-F	680	FT	LOCAL
WARMERS LANDING	50' R.O.W.	307'-F	408	FT	LOCAL
MENCHER STREET	50' R.O.W.	307'-F	487	FT	LOCAL
COOPER TERRACE	50' R.O.W.	307'-F	414	FT	LOCAL
BARBARA COPE	50' R.O.W.	307'-F	727	FT	LOCAL
BARBARA LANE	50' R.O.W.	307'-F	1,048	FT	LOCAL
ROWING TOWN LANE	50' R.O.W.	307'-F	638	FT	LOCAL
SHALLOWFORD PLACE	50' R.O.W.	307'-F	908	FT	LOCAL
STERLING DRIVE	50' R.O.W.	307'-F	643	FT	LOCAL
STAND LANE	50' R.O.W.	307'-F	608	FT	LOCAL
TRIUNITY WAY	50' R.O.W.	307'-F	821	FT	LOCAL
<b>TOTAL</b>			<b>11,515</b>	<b>FT</b>	

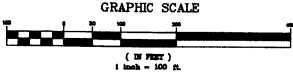
**SHEET NO. 1 OF 3**

**Carlson, Brigrance & Doering, Inc.**

P.E. No. 007791    S.E.C. No. 1024600

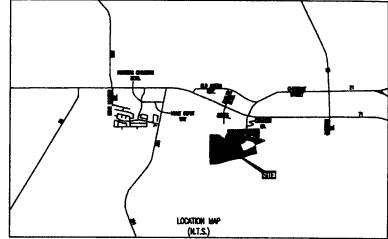
Civil Engineering    Surveying  
1501 West Willow Street    Austin, Texas 78740  
Phone No. (512) 280-0180    Fax No. (512) 280-0188

# THE PRELIMINARY PLAT OF PECAN PARK SECTIONS 1B, 2, & 7



SCALE: 1" = 100'

- LEGEND**
- 1/2" CAPPED IRON ROD SET
  - CAPPED IRON ROD FOUND
  - ▲ CALCULATED POINT
  - LOT NUMBER
  - DRAINAGE EASEMENT
  - LANDSCAPE EASEMENT
  - APPROXIMATE FEAS
  - 100 YEAR FLOODPLAIN
  - ▨ REGULATORY FLOODING AREA



LOT NO.	BLOCK	B.F.E.	MIN. F.F.E.
17	K	350.0	352.0
18	K	350.0	352.0
19	K	350.0	352.0
20	K	350.0	352.0
21	K	350.0	352.0
22	K	350.0	352.0
23	K	350.0	352.0
24	K	350.0	352.0
25	K	350.0	352.0
26	K	350.0	352.0
27	K	350.0	352.0
28	K	350.0	352.0
29	K	350.0	352.0
30	K	350.0	352.0
31	K	350.0	352.0
32	K	350.0	352.0
33	K	350.0	352.0
34	K	350.0	352.0
35	K	350.0	352.0
36	K	350.0	352.0
37	K	350.0	352.0
38	K	350.0	352.0
39	K	350.0	352.0
40	K	350.0	352.0
41	K	350.0	352.0
42	K	350.0	352.0
43	K	350.0	352.0
44	K	350.0	352.0
45	K	350.0	352.0
46	K	350.0	352.0
47	K	350.0	352.0
48	K	350.0	352.0
49	K	350.0	352.0
50	K	350.0	352.0
51	K	350.0	352.0
52	K	350.0	352.0
53	K	350.0	352.0
54	K	350.0	352.0
55	K	350.0	352.0
56	K	350.0	352.0
57	K	350.0	352.0
58	K	350.0	352.0
59	K	350.0	352.0
60	K	350.0	352.0
61	K	350.0	352.0
62	K	350.0	352.0

LOT NO.	BLOCK	B.F.E.	MIN. F.F.E.
1	N	350.0	352.0
2	N	350.0	352.0
3	N	350.0	352.0
4	N	350.0	352.0
5	L	350.0	352.0
6	L	350.0	352.0
7	L	350.0	352.0
8	L	350.0	352.0
9	L	350.0	352.0
10	L	350.0	352.0
11	L	350.0	352.0
12	L	350.0	352.0
13	L	350.0	352.0
14	L	350.0	352.0
15	L	350.0	352.0
16	L	350.0	352.0

LOT NO.	BLOCK	B.F.E.	MIN. F.F.E.
1	O	350.0	352.0
2	O	350.0	352.0
3	O	350.0	352.0
4	O	350.0	352.0
5	O	350.0	352.0
6	O	350.0	352.0
7	O	350.0	352.0
8	O	350.0	352.0
9	O	350.0	352.0
10	O	350.0	352.0
11	O	350.0	352.0
12	O	350.0	352.0
13	O	350.0	352.0
14	O	350.0	352.0
15	O	350.0	352.0
16	O	350.0	352.0
17	O	350.0	352.0
18	O	350.0	352.0
19	O	350.0	352.0
20	O	350.0	352.0
21	O	350.0	352.0
22	O	350.0	352.0
23	O	350.0	352.0
24	O	350.0	352.0
25	O	350.0	352.0
26	O	350.0	352.0
27	O	350.0	352.0
28	O	350.0	352.0
29	O	350.0	352.0

**FIELD NOTES**  
 BEING ALL THE CERTAIN 117.86 ACRES TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOXA RESUBDIVISION SURVEY, RECORDED NUMBER 58, LOCATED IN BENTLEY COUNTY, TEXAS, AND THE POINT OF BEGINNING OF SAID TRACT OF LAND BEING, PREVIOUSLY DESCRIBED AS BEING A PORTION OF TRACT 1743.84 ACRES TRACT OF LAND, CONNECTED TO HIGH ROAD DEVELOPMENT AND RECORD IN DOCUMENT NUMBER 5177.004, OFFICIAL PUBLIC RECORDS, BENTLEY COUNTY, TEXAS, (S.P.A.C.L.C.) SAID 117.86 ACRES TRACT OF LAND BEING MORE FULLY DESCRIBED BY ACRES AND SQUARES AS FOLLOWS:  
 COMMENCING AT A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1743.84 ACRES TRACT OF LAND, SAID BEING THE NORTHERN CORNER OF A CALLED 14.888 ACRES TRACT OF LAND, CONNECTED TO JO ANN CORRELL, AND DESCRIBED IN VOLUME 445, PAGE 884 RECORDED BENTLEY COUNTY TEXAS (S.P.A.C.L.C.), ALSO BEING AT THE SOUTH LINE OF A CALLED SAID 4.88 ACRES TRACT OF LAND, CONNECTED TO SAID PEACAN PARK ASSOCIATES, LTD., IN SAID VOLUME 1482, PAGE 70 (S.P.A.C.L.C.) FOR THE NORTHERN CORNER AND THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT.  
 THENCE, SOUTH 75°10'00" E, WITH THE WEST LINE OF SAID 1743.84 ACRES TRACT OF LAND AND THE EAST LINE OF SAID 14.888 ACRES TRACT OF LAND, A DISTANCE OF 26.00 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.  
 THENCE, OVER AND ACROSS SAID 1743.84 ACRES TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,  
 1) S89°17'00" E, A DISTANCE OF 48.83 FEET TO A CALCULATED POINT FOR CORNER,  
 2) S20°20'00" E, A DISTANCE OF 20.16 FEET TO A CALCULATED POINT FOR CORNER,  
 3) S74°32'00" E, A DISTANCE OF 107.78 FEET TO A CALCULATED POINT FOR CORNER,  
 4) S21°07'00" E, A DISTANCE OF 42.76 FEET TO A CALCULATED POINT FOR CORNER,  
 5) S20°17'00" E, A DISTANCE OF 102.77 FEET TO A CALCULATED POINT FOR CORNER,  
 6) S89°17'00" E, A DISTANCE OF 26.00 FEET TO A CALCULATED POINT FOR CORNER,  
 7) S20°17'00" E, A DISTANCE OF 102.77 FEET TO A CALCULATED POINT FOR CORNER,  
 8) S20°17'00" E, A DISTANCE OF 102.77 FEET TO A CALCULATED POINT FOR CORNER,  
 9) S20°17'00" E, A DISTANCE OF 102.77 FEET TO A CALCULATED POINT FOR CORNER,  
 10) S20°17'00" E, A DISTANCE OF 102.77 FEET TO A CALCULATED POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,  
 11) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 262.81 FEET, AND A CHORD THAT BEARS S89°17'00" E, A DISTANCE OF 344.18 FEET TO A CALCULATED POINT,  
 12) S20°17'00" E, A DISTANCE OF 26.00 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE LEFT,  
 13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 27.24 FEET, AND A CHORD THAT BEARS S20°17'00" E, A DISTANCE OF 27.24 FEET TO A CALCULATED POINT,  
 14) S20°17'00" E, A DISTANCE OF 27.24 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,  
 15) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 27.24 FEET, AND A CHORD THAT BEARS S20°17'00" E, A DISTANCE OF 27.24 FEET TO A CALCULATED POINT,  
 16) S20°17'00" E, A DISTANCE OF 26.00 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE LEFT,  
 17) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 228.17 FEET, AND A CHORD THAT BEARS S89°17'00" E, A DISTANCE OF 327.20 FEET TO A CALCULATED POINT,  
 18) S20°17'00" E, A DISTANCE OF 26.00 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF LOT 3 OF PEACAN PARK RESUBDIVISION, SECTION 8B, AS RECORDED IN CURBET & SLIDE 88A, PLAT RECORDS OF BENTLEY COUNTY, TEXAS, SAID BEING AT THE SOUTHWEST CORNER OF CHILDERS DRIVE (S.P.A.C.L.C.).

THENCE, WITH THE COURSE LINE OF SAID PEACAN PARK RESUBDIVISION, SECTION 8B AND OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,  
 1) S23°20'00" E, A DISTANCE OF 72.29 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 2) S23°20'00" E, A DISTANCE OF 247.11 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 3) S21°07'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 4) S89°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 5) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 6) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 7) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 8) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 9) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 10) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 11) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 12) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 13) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER,  
 14) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A 1/2" HIGH IRON ROD FOUND FOR CORNER, BEING AT THE SOUTHWEST CORNER OF SAID PEACAN PARK RESUBDIVISION, SECTION 8B, SAID BEING AT THE SOUTHWEST CORNER OF LOT 32, PEACAN PARK RESUBDIVISION, SECTION 8B, AS RECORDED IN CURBET & SLIDE 88A, PLAT RECORDS OF BENTLEY COUNTY, TEXAS.

THENCE, OVER AND ACROSS SAID 1743.84 ACRES TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,  
 1) S42°27'00" E, A DISTANCE OF 48.10 FEET TO A CALCULATED POINT AT THE LOW BANK OF THE COLORADO RIVER,  
 2) S89°17'00" E, A DISTANCE OF 102.76 FEET TO A CALCULATED POINT AT THE LOW BANK OF THE COLORADO RIVER,  
 THENCE, WITH THE LOW BANK OF THE COLORADO RIVER, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,  
 1) S72°07'00" E, A DISTANCE OF 52.46 FEET TO A CALCULATED POINT,  
 2) S70°07'00" E, A DISTANCE OF 48.10 FEET TO A CALCULATED POINT,  
 3) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A CALCULATED POINT,  
 4) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A CALCULATED POINT,  
 5) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A CALCULATED POINT,  
 6) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A CALCULATED POINT,  
 7) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A CALCULATED POINT, AND  
 8) S20°17'00" E, A DISTANCE OF 102.76 FEET TO A CALCULATED POINT, BEING AT THE SOUTHWEST CORNER OF SAID 1743.84 ACRES TRACT OF LAND, SAID BEING THE SOUTHWEST CORNER OF A CALLED 0.881 ACRES TRACT OF LAND, CONNECTED TO ADEE DONALD, BEING AND DESCRIBED IN VOLUME 2115, PAGE 200, OF PUBLIC RECORDS OF BENTLEY COUNTY, TEXAS.

THENCE, WITH THE WEST LINE OF SAID 1743.84 ACRES TRACT OF LAND, THE WEST LINE OF SAID 48.81 ACRES TRACT OF LAND, AND THE EAST LINE OF THE AFORESAID 14.888 ACRES TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,  
 1) N00°00'00" E, A DISTANCE OF 48.81 FEET TO A CAPPED IRON ROD FOUND,  
 2) N00°00'00" E, A DISTANCE OF 48.81 FEET TO A 1/2" HIGH IRON ROD FOUND,  
 3) N00°00'00" E, A DISTANCE OF 48.81 FEET TO A 1/2" HIGH IRON ROD FOUND,  
 4) N00°00'00" E, A DISTANCE OF 48.81 FEET TO A 1/2" HIGH IRON ROD FOUND,  
 5) N00°00'00" E, A DISTANCE OF 48.81 FEET TO THE POINT OF BEGINNING AND COMMENCING 117.86 ACRES OF LAND.

**Carlson, Brigrance & Doering, Inc.**  
 P.E.M. ID #97791    S.B.C. # 1422200  
 Civil Engineering    Surveying  
 2001 West Williams Street    Austin, Texas 78740  
 Phone No. (512) 380-5160    Fax No. (512) 380-5165

