CITY OF BASTROP PLANNING & ZONING COMMISSION

INSTRUCTIONS FOR PARTICIPATION IN ONLINE MEETING



APRIL 30, 2020 AT 6:00 P.M.

Due to the National, State, County, and City Declarations of Disaster related to the COVID-19 Virus and for the safety of the public, the City of Bastrop Planning & Zoning Commission meeting to be held on April 30, 2020 at 6:00 p.m. will be held online. The meeting will be live streamed on the City of Bastrop Facebook Page (www.facebook.com/bastroptx) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (YouTube channel name Bastrop TX Network) and in the Boards & Commissions section of the City website www.cityofbastrop.org.

Anyone wishing to address the Commission at this meeting must email all of the following information:

- Date of the Meeting
- Full Name & Address
- Phone Number
- Wishing to address Citizens' Comment or Agenda Item
- Comments

Email to <u>plan@cityofbastrop.org</u> before 4:30 p.m. on April 28, 2020. Submitted comments will be read aloud at the meeting. Comments from each individual will be limited to three (3) minutes when read aloud.

In the alternative, those wishing to comment on agenda items before, during, or after the meeting are invited to send email messages to the Chair and Commission Members at <u>plan@cityofbastrop.org</u>. Messages sent to this address will be delivered to the Chair as soon as is reasonable under the circumstances.

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 Commission to allow a member of the public to slur the performance, honesty and/or integrity of any person or threaten to harm any person. Accordingly, profane, insulting or threatening language will not be read aloud at the meeting.



STAFF REPORT

MEETING DATE: April 30, 2020

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the March 26, 2020 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Vivianna Nicole Hamilton, Planning Technician

ATTACHMENTS: Meeting Minutes



Planning and Zoning Commission March 26, 2020 Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, March 26, 2020 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 p.m.

| Pablo Serena | Present |
|----------------|------------------------------|
| Matt Lassen | Absent |
| Debbie Moore | Present |
| Cynthia Meyer | Present |
| Glenn Johnson | Present |
| Ishmael Harris | Present |
| Cheryl Lee | Present |
| Greg Sherry | Present |
| Ed Skarnulis | Present – arrived at 6:05 pm |
| | |

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the January 30, 2020 Meeting of the Planning & Zoning Commission.

Cheryl Lee made a motion to recommended approval of the January 30, 2020 meeting minutes as submitted. Pablo Serna seconded the motion and the motion carried unanimously.

3B. Consider action to approve with conditions, the Trem Subdivision, a replat of the Trem Subdivision Phase I, 0.319 acres of Building Block 118 East of Water, 1.24 acres of Building Block 119 East of Water, located at the southeast corner of State Highway 71 and Jackson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to the Commission the information distributed in the Planning and Zoning Commission Agenda Packet regarding the Replat of Trem Subdivision.

Discussion commenced between Staff and the Commission regarding the drainage study that will be incorporated into their Site Plan, and the conditions on the plat recommended by the Development Review Committee.

Cynthia Meyer made a motion to recommend approval with the conditions as recommended by Staff of a replat of the Trem Subdivision Phase I, 0.319 acres of Building Block 118 East of Water, 1.24 acres of Building Block 119 East of Water, located at the southeast corner of State Highway

Bastrop Planning & Zoning Commission Minutes

Planning and Zoning Commission March 26, 2020 Meeting Minutes

71 and Jackson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A. Pablo Serna seconded the motion and the motion carried unanimously.

4. UPDATES

4A. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills updated the Commission on the direction from Council regarding making edits and updates to the B3 Technical Manual, as well as discussed details of current Planning and Developments operations.

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

The Commission requested it be reflected on the record there is a desire to see the retention of the current Planning Staff because of the repository of knowledge the current team possess due to their longevity with the organization.

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:37 p.m.. Cheryl Lee seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF **R**EPORT

MEETING DATE: April 30, 2020

AGENDA ITEM: 3B

TITLE:

Consider action to approve, with conditions, the Bastrop Grove, Section 4 Preliminary Plat, consisting of 67.111 acres out of the Nancy Blakey Survey No. 98, located south of Agnes Street and east of State Highway 304, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

| ITEM DETAILS: Site Address: | South of Agnes Street and east of State Highway 304 (Attachment 1) |
|--------------------------------|--|
| Total Acreage: | 67.111 acres |
| Legal Description: | 67.111 acres of the Nancky Blakey Survey No. 98 |
| Property Owner: | WMV Bastrop 71, LLC/Holt Dunlop |
| Agent: | John Kim, PE/BGE, Inc Meyer, Jr/QuikTrip Corporation |
| Existing Use: | Vacant |
| Existing Place Type Zoning: | PDD (The Grove Residential) Ordinance No. 2019-59 |
| Character District: | Meadows |
| Future Land Use: | Transitional Residential |

BACKGROUND/HISTORY:

The applicant is requesting approval of the Preliminary Plat for Bastrop Grove Section 4. The zoning for this development was approved by the City Council on November 26, 2019 as The Grove Planned Development District. This plat includeds 319 single-family lots, which include 35-foot wide alley loaded lots, and 40-foot and 50-foot wide front-loaded lot. There are also 2 multifamily lots to the south. This preliminary plat complies with the Planned Development District (Attachment 2).

Once approved, the developer will be able to submit Public Improvement Plans to design and then install the required water, wastewater, stormwater, street, and electric improvements needed to serve the development.

<u>Streets</u>

The subdivision will connect directly to State Highway 304 with right-in, right-out connection on Cattail Lane and a full access intersection on Hunters Point Drive. Bullhead Road will connect toe Agnes Road. There are two other stub-outs that will connect when the adjacent land developments at Blacktail Drive to the north and Bass Drive to the south.

Hunters Point Drive is a Primary Multimodal Street that will continue to the east and will include a crossing over the drainage chanel.

<u>Utilities</u>

The Preliminary Infrastructure Plan was approved April 16, 2020 by the City Engineer. This area is served by the City of Bastrop Water, Wastewater and Stormwater, and Bluebonnet Electric.

Drainage

A Preliminary Drainage Plan was approved February 12, 2020 by the City Engineer. The drainage for this subdivision will convey to the drainage channel on the east side of the property, which was installed during the construction of the Ascension Seton Hospital. This channel outlets into the Colorado River to the south.

PUBLIC NOTIFICATION:

The plat is a preliminary plat, which does not require any public notification under the Texas Local Government Code, Section 212.

POLICY EXPLANATION:

On August 27, 2019, Ordinance 2019-26 and the Bastrop Builidng Block (B³) Code, Ordinance 2019-51, deemed the Planning & Zoning Commission as the official municipal authority for approval of plats that require public review.

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 singlefamily detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities.

The replat is creating 321 residential lots that vary in size and will allow a mix of single-family, townhomes and multifamily development.

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 Transitional 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 14.521 acres right-of-way with a gridded street pattern that will provide three connections to existing streets under existing conditions and three additional connections when adjacent properties develop. The development will extend water and wastewater lines from existing public utilities along State Highway 304 and Agnes Street.

(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.

B³ Code - Chapter 1: Subdivisions

• Section 1.3.001 Standard Procedure - Platting

The Development Review Committee has reviewed the Bastrop Grove, Section 4 Preliminary Plat for compliance with subdivision and utility standards. A Preliminary Drainage Plan and Preliminary Infrastructrue Plan has been reviewed and approved by the City Engineer. Staff has approved the plat with the following conditions that must be met before the plat can be recorded:

- 1. Show existing north side of Agnes ROW and future ROW.
- 2. Swap Black Buffalo Road with Sunfish Lane to keep the name length proportional to the street length (911 addressing compliance).

RECOMMENDATION:

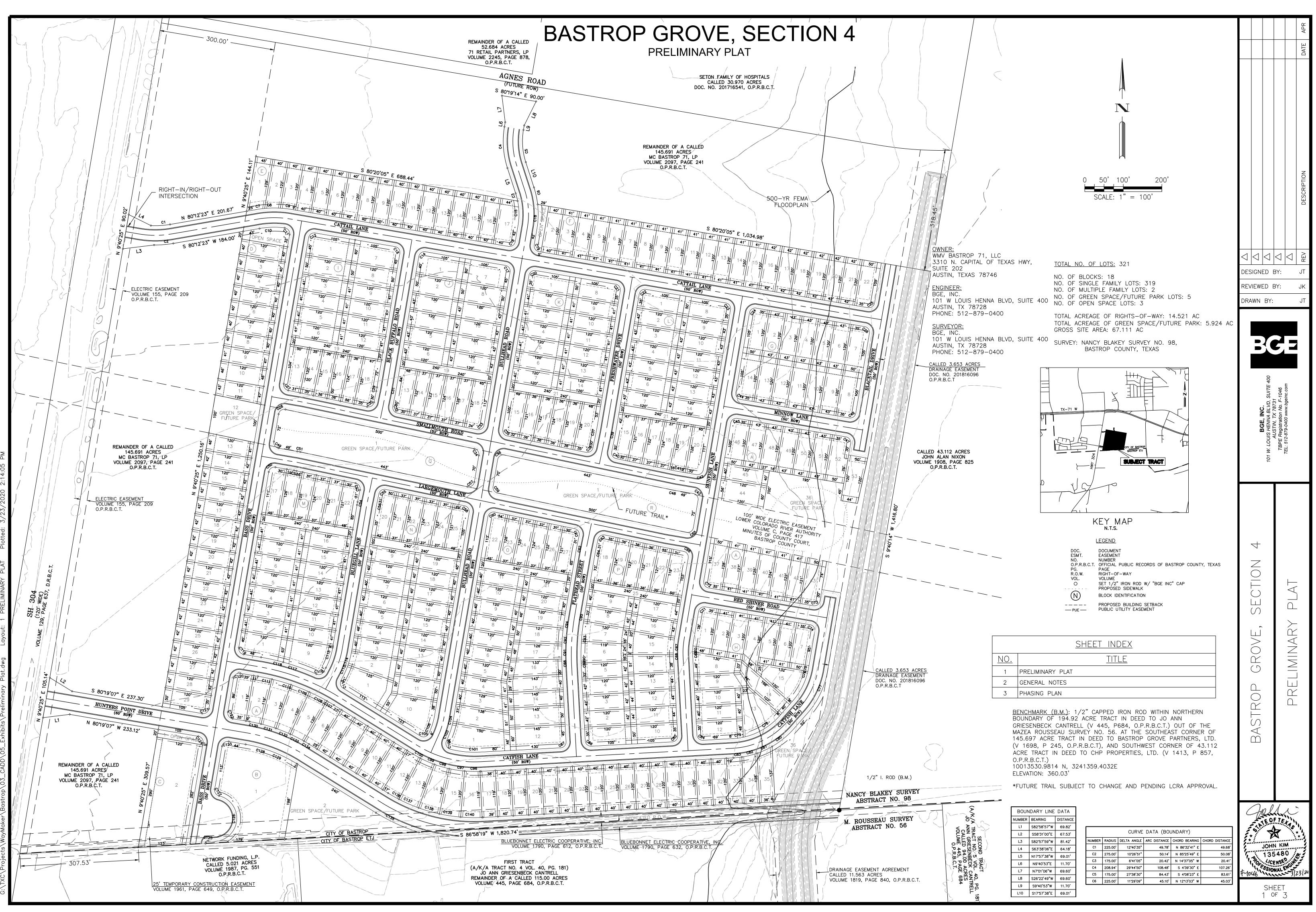
Consider action to approve, with conditions, the Bastrop Grove, Section 4 Preliminary Plat, consisting of 67.111 acres out of the Nancy Blakey Survey No. 98, located south of Agnes Street and east of State Highway 304, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Conditions:

- 1. Show existing north side of Agnes ROW and future ROW
- 2. Swap Black Buffalo Road with Sunfish Lane to keep the name length proportional to the street length (911 addressing compliance).

ATTACHMENTS:

- Exhibit A: Bastrop Grove Section 4 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Grove PDD Concept Plan
- Powerpoint Presentation



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BASTROP GROVE, SECTION 4

FIELD NOTES

.401 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED OF LAND AS DESCRIBED IN AN INSTRUMENT TO MC BASTROP 71, LP LUME 2097, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP 35.401 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS:

-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 152.561 EING THE SOUTHWEST CORNER OF A CALLED 43.112 ACRE TRACT OF IN INSTRUMENT TO JOHN ALAN NIXON RECORDED UNDER VOLUME 1908, FICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, LYING ON THE REMAINDER OF A CALLED 115.00 ACRE TRACT DESCRIBED AS FIRST IENT TO JO ANN GRIESENBECK CANTRELL, ET UX RECORDED UNDER 84 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

B'19" WEST, WITH THE SOUTH LINE OF SAID 152.561 ACRE TRACT, THE 115.00 ACRE TRACT AND THE NORTH LINE OF A CALLED 5.021 ACRE RIBED IN AN INSTRUMENT TO NETWORK FUNDING, L.P. RECORDED UNDER 551 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC" SET CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE SOUTHWEST CORNER OF SAID 152.561 ACRE TRACT AND THE OF SAID 5.021 ACRE TRACT BEARS SOUTH 86'58'19" WEST, A DISTANCE

0'25" EAST. OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN THE HEREIN DESCRIBED TRACT;

'07" W, OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE DESCRIBED TRACT;

3'57" WEST, OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE WEST ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SH 304 (120' IN VOLUME 129. PAGE 637 OF THE DEED RECORDS OF BASTROP A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

0'25" EAST, WITH THE WEST LINE OF SAID 152.561 ACRE TRACT AND -WAY LINE OF SAID SH 304, A DISTANCE OF 105.14 FEET TO A WITH CAP STAMPED 'BGE INC" SET FOR A WESTERLY CORNER OF THE ACT:

1'00" E, LEAVING THE WEST LINE OF SAID 152.561 ACRE TRACT AND WAY LINE OF SAID SH 304, OVER AND ACROSS SAID 152.561 ACRE $^{-}$ 67.53 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" OINT OF THE HEREIN DESCRIBED TRACT;

'07" E, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT. A FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET RNER OF THE HEREIN DESCRIBED TRACT;

J'25" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT, 16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET RNER OF THE HEREIN DESCRIBED TRACT;

2'23" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET GINNING OF A CURVE TO THE RIGHT;

OVER AND ACROSS SAID 152.561 ACRE TRACT WITH SAID CURVE TO DISTANCE OF 50.14 FEET, HAVING A RADIUS OF 275.00 FEET, A 0°26'51" AND A CHORD WHICH BEARS SOUTH 85°25'49" WEST, A FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR

7'59" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET SAID 152.561 ACRE TRACT AND THE EAST LINE OF SH 304 (120' IN VOLUME 129, PAGE 637 OF THE DEED RECORDS OF BASTROP A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

0'25" EAST, WITH THE WEST LINE OF SAID 152.561 ACRE TRACT AND WAY LINE OF SAID SH 304 A DISTANCE OF 90.02 FEET TO A 1/2-INCH STAMPED "BGE INC" SET FOR A WESTERLY CORNER OF THE HEREIN

B'06" EAST, LEAVING THE WEST LINE OF SAID 152.561 ACRE TRACT AND WAY LINE OF SAID SH 304 AND CROSSING OVER SAID 152.561 ACRE 64.18 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" CURVATURE OF A CURVE TO THE LEFT;

OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO STANCE OF 49.78 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL AND A CHORD WHICH BEARS NORTH 86'32'41" EAST, A DISTANCE OF -INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR POINT OF

2'23" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET RNER OF THE HEREIN DESCRIBED TRACT;

0'25" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC" SET CORNER OF THE HEREIN DESCRIBED TRACT;

D'05" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET VATURE OF A CURVE TO THE LEFT;

OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO STANCE OF 20.42 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL AND A CHORD

14°37'05" WEST, A DISTANCE OF 20.41 FEET TO A 1/2-INCH IRON ROD BGE INC" SET FOR A POINT OF TANGENCY;

'38" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET VATURE OF A CURVE TO THE RIGHT;

OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO DISTANCE OF 108.55 FEET, HAVING A RADIUS OF 225.00 FEET, A "38'30" AND A CHORD WHICH BEARS NORTH 04"08'23" WEST, A FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET

0'53" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC" SET OF THE HEREIN DESCRIBED TRACT;

1'06" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ORNER OF THE HEREIN DESCRIBED TRACT;

'14" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET DRNER OF THE HEREIN DESCRIBED TRACT;

PRELIMINARY PLAT

THENCE, SOUTH 26'22'49" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 69.60 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 09'40'53" WEST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT A DISTANCE OF 11.70 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 84.43 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 27"38'30" AND A CHORD WHICH BEARS SOUTH 04"08'23" EAST, A DISTANCE OF 83.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR POINT OF TANGENCY:

THENCE, SOUTH 17'57'38" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 69.01 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 45.10 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 11"29'09" AND A CHORD WHICH BEARS S 12"13'03" E, A DISTANCE OF 45.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC" SET FOR CORNER;

THENCE, SOUTH 80'20'05" EAST, CONTINUING OVER AND ACROSS SAID 152.561 ACRE TRACT, A DISTANCE OF 1,034.98' FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC" SET ON THE EAST LINE OF SAID 152.561 ACRE TRACT, SAME BEING THE WEST LINE SAID 43.112 ACRE JOHN ALAN NIXON TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID 152.561 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 30.970 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO SETON FAMILY OF HOSPITALS RECORDED UNDER DOCUMENT NUMBER 201716541 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP, TEXAS, BEARS NORTH 09'40'14" EAST, A DISTANCE OF 318.45 FEET;

THENCE, SOUTH 09'40'14" WEST, WITH THE EAST LINE OF SAID 152.561 ACRE TRACT AND THE WEST LINE OF SAID 43.112 ACRE JOHN ALAN NIXON TRACT, A DISTANCE OF 1416.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 31.710 ACRES OF LAND, MORE OR LESS.

| LOT COUNT | | | | | | | |
|-------------|---------------------|--------|--|--|--|--|--|
| | PERCENT OF TOTAL | | | | | | |
| 35' LOTS | 48 | 14.25% | | | | | |
| 40' LOTS | 254 | 75.37% | | | | | |
| 50' LOTS | 17 | 5.04% | | | | | |
| MULTIFAMILY | 2 (18 UNITS) | 5.34% | | | | | |
| TOTAL | 337 | 100% | | | | | |

| GEN | IERAL NOTES: |
|-----|---|
| 1. | THIS SUBDIVIS RESIDENTIAL L AND 5 GREEN |

3. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND SHADED ZONE "X" (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) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48201C0355 E, EFFECTIVE JANUARY 19, 2006. 4. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE

5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. 6. ALL UTILITIES WILL BE PLACED UNDERGROUND.

OF BASTROP.

SUBDIVISION

SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.

(TABA).

| | CURVE DATA (LOT LINES) | | | | | | | |
|--------|------------------------|--------------------|----------------|---------------|----------------|--|--|--|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE | | | |
| C7 | 275.00' | 4°34'44" | 21.98' | S 82°29'45" W | 21.97' | | | |
| C8 | 275.00' | 8 ° 29'15" | 40.74' | S 89°01'44" W | 40.70' | | | |
| С9 | 275.00' | 6°23'33" | 30.68' | N 83°31'52" W | 30.67' | | | |
| C10 | 225.00' | 16 ° 37'53" | 65.31 ' | S 88°31'20" W | 65.08' | | | |
| C11 | 15.00' | 92*49'39" | 24.30' | N 36°44'56" W | 21.73' | | | |
| C12 | 15.00' | 90°00'00" | 23.56' | S 54*39'55" W | 21.21' | | | |
| C13 | 15.00' | 90°00'00" | 23.56' | N 35°20'05" W | 21.21' | | | |
| C14 | 15.00' | 90°00'00" | 23.56' | S 54°39'55" W | 21.21' | | | |
| C15 | 175.00' | 20°56'27" | 63.96' | N 0°48'19" W | 63.61' | | | |
| C16 | 15.00' | 90°00'00" | 23.56' | N 54°39'55" E | 21.21' | | | |
| C17 | 15.00' | 90°00'00" | 23.56' | N 35°20'05" W | 21.21' | | | |
| C18 | 225.00' | 16°08'23" | 63.38' | N 1°35'43" E | 63.17' | | | |
| C19 | 15.00' | 90°00'00" | 23.56' | S 35°20'05" E | 21.21' | | | |
| C20 | 15.00' | 90°00'00" | 23.56' | S 54°39'55" W | 21.21' | | | |
| C21 | 15.00' | 90°00'00" | 23.56' | N 35°20'05" W | 21.21' | | | |
| C22 | 15.00' | 90°00'00" | 23.56' | S 54*39'55" W | 21.21' | | | |
| C23 | 15.00' | 90°00'00" | 23.56' | N 35°20'05" W | 21.21' | | | |
| C24 | 15.00' | 90°00'00" | 23.56' | S 54°39'55" W | 21.21' | | | |
| C25 | 15.00' | 90°00'00" | 23.56' | N 54°39'55" E | 21.21' | | | |
| C26 | 15.00' | 90°00'00" | 23.56' | N 35°20'05" W | 21.21' | | | |

| CURVE DATA (LOT LINES) | | | | | | | |
|------------------------|-----------|--------------------|--------------|---------------|----------------|--|--|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE | | |
| C87 | 15.00' | 90°00'00" | 23.56' | N 41°57'20" E | 21.21' | | |
| C88 | 509.83' | 2°09'48" | 19.25' | S 2*00'52" E | 19.25' | | |
| C89 | 575.00' | 0 ° 57'00" | 9.53' | S 2°34'11" E | 9.53' | | |
| C90 | 575.00' | 5 ° 40'09" | 56.89' | S 0°44'24" W | 56.87' | | |
| C91 | 555.18' | 4°00'54" | 38.90' | S 0°37'50" W | 38.90' | | |
| C92 | 589.32' | 4°00'43" | 41.27' | S 4•33'18" W | 41.26' | | |
| C93 | 624.89' | 4°28'33" | 48.82' | S 6¶4'35" W | 48.80' | | |
| C94 | 582.31' | 3"12'16" | 32.57' | S 8°04'54" W | 32.56' | | |
| C95 | 12884.47' | 0*02'14" | 8.36' | N 919'42" E | 8.36' | | |
| C96 | 305.00' | 7*32'09" | 40.12' | S 88°52'00" E | 40.09' | | |
| C97 | 305.00' | 7*32'09" | 40.12' | S 8119'51" E | 40.09' | | |
| C98 | 305.00' | 7*32'09" | 40.12' | S 73°47'41" E | 40.09' | | |
| C99 | 305.00' | 7*32'09" | 40.12' | S 66°15'32" E | 40.09' | | |
| C100 | 305.00' | 4"14'28" | 22.58' | S 60°22'13" E | 22.57' | | |
| C101 | 255.00' | 17*22'46" | 77.35' | S 84°21'18" E | 77.05' | | |
| C102 | 15.00' | 99 * 35'39" | 26.07' | S 25°52'06" E | 22.91' | | |
| C103 | 225.00' | 11°04'14" | 43.47' | N 18°23'37" E | 43.41' | | |
| C104 | 225.00' | 3"1'35" | 12.54' | N 11″15'42" E | 12.54' | | |
| C105 | 15.00' | 97 ° 49'17" | 25.61' | N 72°50'22" E | 22.61' | | |
| C106 | 175.00' | 14"15'49" | 43.57' | N 16°47'49" E | 43.45' | | |

| CURVE DATA (LOT LINES) | | | | | | | |
|------------------------|---------|--------------------|--------------|---------------|----------------|--|--|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE | | |
| C27 | 15.00' | 87 * 55'13" | 23.02' | S 34°17'42" E | 20.82' | | |
| C28 | 15.00' | 92°04'47" | 24.11' | N 55°42'18" E | 21.59' | | |
| C29 | 275.00' | 2°04'47" | 9.98' | N 10°42'18" E | 9.98' | | |
| C30 | 15.00' | 90°00'00" | 23.56' | N 56°44'42" E | 21.21' | | |
| C31 | 325.00' | 2°04'47" | 11.80' | N 10°42'18" E | 11.80' | | |
| C32 | 15.00' | 90°00'00" | 23.56' | S 3315'18" E | 21.21' | | |
| C33 | 15.00' | 92°07'04" | 24.11' | N 55°42'18" E | 21.59' | | |
| C34 | 15.00' | 87°55'13" | 23.02' | N 34¶7'42"W | 20.82' | | |
| C35 | 15.00' | 87 * 55'13" | 23.02' | S 3417'42" E | 20.82' | | |
| C36 | 15.00' | 92°04'47" | 24.11' | N 55*42'18" E | 21.59' | | |
| C37 | 855.00' | 2°04'47" | 31.04' | N 10°42'18" E | 31.03' | | |
| C38 | 15.00' | 90°00'00" | 23.56' | N 56°44'42" E | 21.21' | | |
| C39 | 905.00' | 2°04'47" | 32.85' | N 10°42'18" E | 32.85' | | |
| C40 | 15.00' | 90,00,00 | 23.56' | S 33"5'18" E | 21.21' | | |
| C41 | 178.00' | 2°04'47" | 6.46' | S 7917'42" E | 6.46' | | |
| C42 | 15.00' | 90°00'00" | 23.56' | S 54*39'55" W | 21.21' | | |
| C43 | 15.00' | 90°00'00" | 23.56' | S 35°20'05" E | 21.21' | | |
| C44 | 15.00' | 90°00'00" | 23.56' | S 35°20'05" E | 21.21' | | |
| C45 | 15.00' | 90°00'00" | 23.56' | S 54*39'55" W | 21.21' | | |
| C46 | 15.00' | 90,00,00 | 23.56' | N 54°39'55" E | 21.21' | | |

| CURVE DATA (LOT LINES) | | | | | | | |
|------------------------|---------|---------------------------|--------------|------------------------|----------------|--|--|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE | | |
| C107 | 550.00' | 2°11'24" | 21.02' | N 59°20'41" W | 21.02' | | |
| C108 | 550.00' | 5°20'04" | 51.21' | N 63°06'25" W | 51.19' | | |
| C109 | 550.00' | 5"19'58" | 51.19' | N 68°26'26" W | 51.17' | | |
| C110 | 550.00' | 519'52" | 51.18' | N 73°46'21" W | 51.16' | | |
| C111 | 550.00' | 3*53'48" | 37.41' | N 78 ° 23'11" W | 37.40' | | |
| C112 | 15.00' | 86*00'22" | 22.52' | S 1514'49" E | 20.46' | | |
| C113 | 225.00' | 5 ° 58'15" | 23.45' | N 24°46'15" E | 23.44' | | |
| C114 | 225.01' | 9 * 35'00" | 37.64' | N 14°29'34" E | 37.59' | | |
| C115 | 175.00' | 18°05'28" | 55.26' | N 18 ° 42'39" E | 55.03' | | |
| C116 | 15.00' | 86°16'15" | 22.59' | N 70°53'30" E | 20.51' | | |
| C117 | 600.33' | 8*43'33" | 91.43' | N 70°20'14" W | 91.34' | | |
| C118 | 600.00' | 5 ° 37'52 " | 58.97' | N 77°31'09" W | 58.95' | | |
| C119 | 15.00' | 90°00'00" | 23.56' | S 35°20'05" E | 21.21' | | |
| C120 | 15.00' | 90°00'00" | 23.56' | S 54°39'55" W | 21.21' | | |
| C121 | 15.00' | 90°00'58" | 23.57' | N 54°40'24" E | 21.22' | | |
| C122 | 15.00' | 89*59'02" | 23.56' | S 3519'36"E | 21.21' | | |
| C123 | 15.00' | 90°01'18" | 23.57' | S 54°40'14" W | 21.22' | | |
| C124 | 15.00' | 89*59'02" | 23.56' | N 35¶9'36"W | 21.21' | | |
| C125 | 5.04' | 93°45'08" | 8.24' | N 56°59'17" E | 7.36' | | |
| C127 | 15.00' | 86"10'39" | 22.56' | S 33°24'54" E | 20.49' | | |

SION CONTAINS 67.111 ACRES IN 319 SINGLE FAMILY LOTS, 2 MULTIPLE FAMILY LOTS, 3 OPEN SPACE LOTS, SPACE/FUTURE PARK LOTS.

2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COMBINED SCALE FACTOR: 0.9999899509

ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.

7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY

8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE

10. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.

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

12. 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.

13. 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,

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

15. 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

16. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.

17. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.

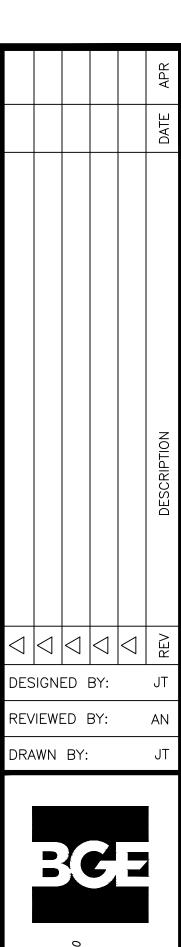
18. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.

- 19. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- 20. CABLE SERVICE IS PROVIDED BY TIME WARNER CABLE. 21. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 22. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
- 23. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 24. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 25. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: 15 NOVEMBER 2018, CONDUCTED BY BASTROP ABSTRACT COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
- 26. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 27. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 28. PROPERTY OWNER SHALL PROVIDE FOR ACCESS FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 29. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF BASTROP ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, OR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
- 30. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- 31. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH THE BASTROP BUILDING BLOCK CODE AND PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59. (CITY LIMITS ONLY)
- 32. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
- 33. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE. 34. 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 THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 35. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION. OPERATION. AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 36. THE PLAT WILL COMPLY WITH THE REQUIREMENTS OF THE PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59.
- 37. THE SIGNAGE AND STRIPING PLAN IN THE PUBLIC IMPROVEMENT PLANS FOR THIS PROJECT SHALL REFLECT THE RIGHT-IN, RIGHT-OUT REQUIREMENT OF COLORADO STREET AS PER ORDINANCE NO. 2019-59 1.7(M).

| CURVE DATA (LOT LINES) | | | | | | |
|------------------------|---------|--------------------|--------------|---------------|----------------|--|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE | |
| C47 | 15.00' | 90°00'00" | 23.56' | N 35°20'05" W | 21.21' | |
| C48 | 228.00' | 2°04'47" | 8.28' | N 7917'42" W | 8.28' | |
| C49 | 15.00' | 90°00'00" | 23.56' | S 35°20'05" E | 21.21' | |
| C50 | 15.00' | 90°00'00" | 23.56' | N 54°39'55" E | 21.21' | |
| C51 | 228.00' | 2°04'47" | 8.28' | S 79°17'42" E | 8.28' | |
| C52 | 178.00' | 2*04'47" | 6.46' | N 7917'42" W | 6.46' | |
| C53 | 15.00' | 90°00'00" | 23.56' | N 3375'18" W | 21.21' | |
| C54 | 225.00' | 2°04'47" | 8.17' | S 10°42'18" W | 8.17' | |
| C55 | 15.00' | 90°00'00" | 23.56' | S 56°44'42" W | 21.21' | |
| C56 | 175.00' | 2°04'47" | 6.35' | S 10°42'18" W | 6.35' | |
| C57 | 15.00' | 92°04'47" | 24.11' | N 55*42'18" E | 21.59' | |
| C58 | 15.00' | 87 * 55'13" | 23.02' | N 3417'42" W | 20.82' | |
| C59 | 15.00' | 87 ° 55'13" | 23.02' | S 34°17'42" E | 20.82' | |
| C60 | 15.00' | 90°00'00" | 23.56' | S 56°44'42" W | 21.21' | |
| C61 | 15.00' | 90°00'00" | 23.56' | N 3375'18" W | 21.21' | |
| C62 | 225.00' | 2°04'47" | 8.17' | S 10°42'18" W | 8.17' | |
| C63 | 15.00' | 90°00'00" | 23.56' | S 56°44'42" W | 21.21' | |
| C64 | 175.00' | 2°04'47" | 6.35' | S 10°42'18" W | 6.35' | |
| C65 | 15.00' | 92°04'47" | 24.11' | S 55°42'18" W | 21.59' | |
| C66 | 15.00' | 87*55'13" | 23.02' | S 3417'42" E | 20.82' | |

| | CURVE DATA (LOT LINES) | | | | | | | |
|--------|------------------------|--------------------|--------------|---------------|----------------|--|--|--|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE | | | |
| C128 | 370.70' | 22°04'08" | 142.78' | N 6977'03" W | 141.90' | | | |
| C129 | 370.70' | 22°04'08" | 142.78' | N 6977'03" W | 141.90' | | | |
| C130 | 430.70' | 4°03'57" | 30.56' | N 7877'09" W | 30.56' | | | |
| C131 | 430.70' | 5"19'44" | 40.06' | N 73°35'19" W | 40.04' | | | |
| C132 | 430.70' | 519'44" | 40.06' | N 6875'35" W | 40.04' | | | |
| C133 | 429.70' | 17 ° 59'50" | 134.97' | S 71"19'12" E | 134.42' | | | |
| C134 | 430.70' | 2 ° 01'00" | 15.16' | N 5975'29" W | 15.16' | | | |
| C135 | 484.50' | 14 ° 30'36" | 122.70' | S 65°30'17" E | 122.37' | | | |
| C136 | 424.50' | 4°20'48" | 32.20' | S 60°25'23" E | 32.20' | | | |
| C137 | 424.50' | 7*32'34" | 55.88' | S 66°22'04" E | 55.84' | | | |
| C138 | 424.50' | 7*32'27" | 55.87' | S 73*54'35" E | 55.83' | | | |
| C139 | 424.50' | 7*32'20" | 55.85' | S 81°26'59" E | 55.81' | | | |
| C140 | 422.85' | 7*33'58" | 55.84' | S 88*58'48" E | 55.80' | | | |

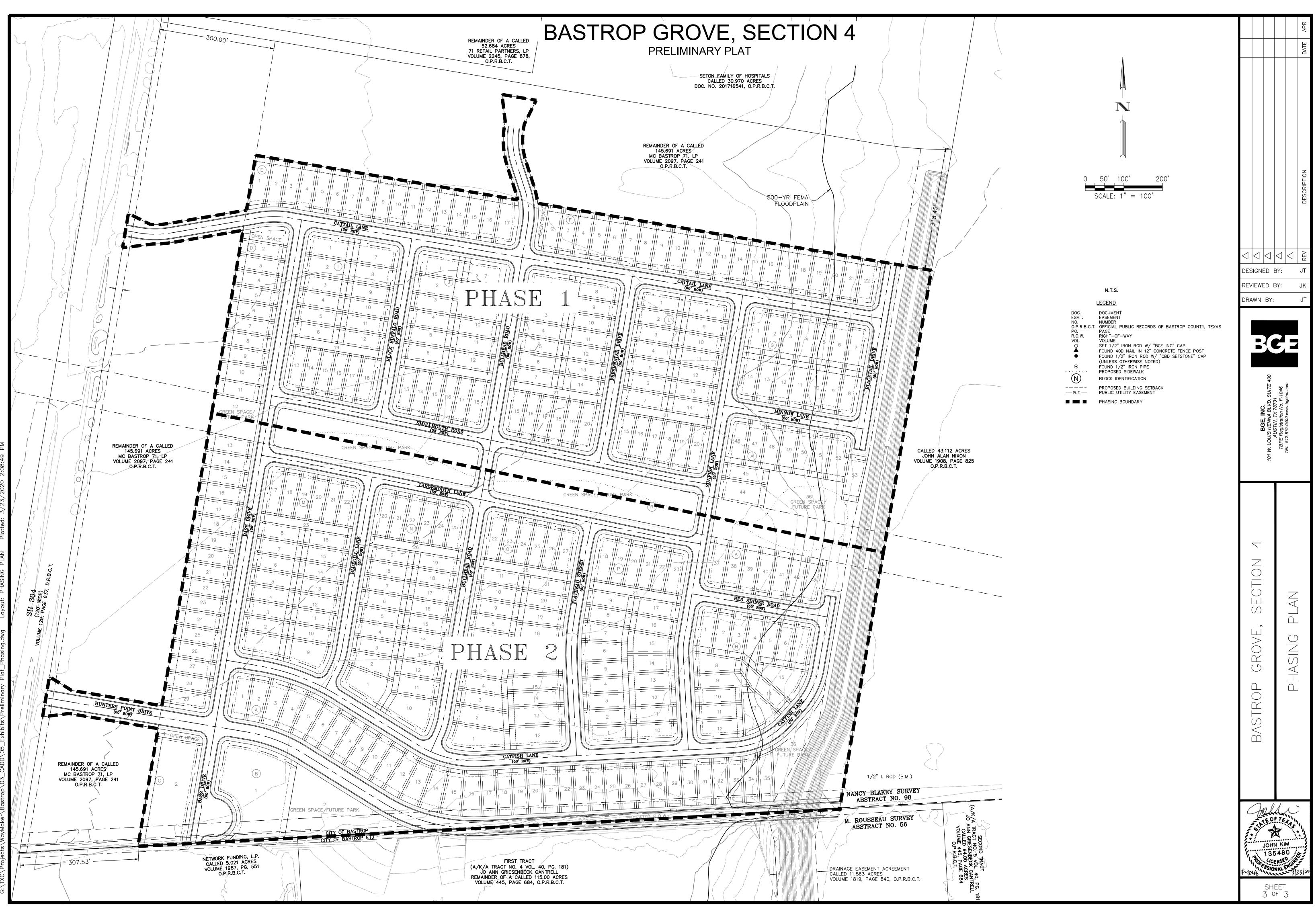
| CURVE DATA (LOT LINES) | | | | | | | |
|------------------------|---------|--------------------|--------------|------------------------|----------------|--|--|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE | | |
| C67 | 225.00' | 11°06'00" | 43.59' | S 4°01'18" W | 43.52 | | |
| C68 | 225.00' | 1*30'59" | 5.95' | S 2¶7'11" E | 5.95 | | |
| C69 | 175.00' | 3*45'27" | 11.48' | S 1°09'57" E | 11.47' | | |
| C70 | 175.00' | 8 * 57'08" | 27.34' | S 511'20" W | 27.32 | | |
| C71 | 15.00' | 90°00'00" | 23.56' | S 54°39'55" W | 21.21' | | |
| C72 | 15.00' | 90'00'00" | 23.56' | S 35°20'05" E | 21.21' | | |
| C73 | 15.00' | 90°00'00" | 23.56' | N 54 * 39'55" E | 21.21' | | |
| C74 | 15.00' | 90°00'00" | 23.56' | N 35°20'05" W | 21.21 | | |
| C75 | 175.00' | 3"14'09" | 9.88' | N 11"16'59" E | 9.88' | | |
| C76 | 175.00' | 28 ° 27'49" | 86.94' | N 27°07'58" E | 86.05 | | |
| C77 | 225.00' | 31°41'58" | 124.48' | N 25*30'54" E | 122.90 | | |
| C78 | 175.00' | 36°17'01" | 110.82' | N 59*30'23" E | 108.98 | | |
| C79 | 175.00' | 45 * 35'27" | 139.25' | N 64°09'36" E | 135.60 | | |
| C80 | 225.00' | 18*46'54" | 73.76' | N 50°45'19" E | 73.43 | | |
| C81 | 225.00' | 10 ° 57'07" | 43.01' | N 65*37'20" E | 42.94 | | |
| C82 | 225.00' | 10*22'45" | 40.76' | N 7617'16"E | 40.70 | | |
| C83 | 225.00' | 5°28'41" | 21.51' | N 8412'59" E | 21.50 | | |
| C84 | 15.00' | 90°00'00" | 23.56' | S 48°02'40" E | 21.21 | | |
| C85 | 15.00' | 90'00'00" | 23.56' | N 41*57'20" E | 21.21 | | |
| C86 | 15.00' | 90°00'00" | 23.56' | S 48°02'40" E | 21.21 | | |

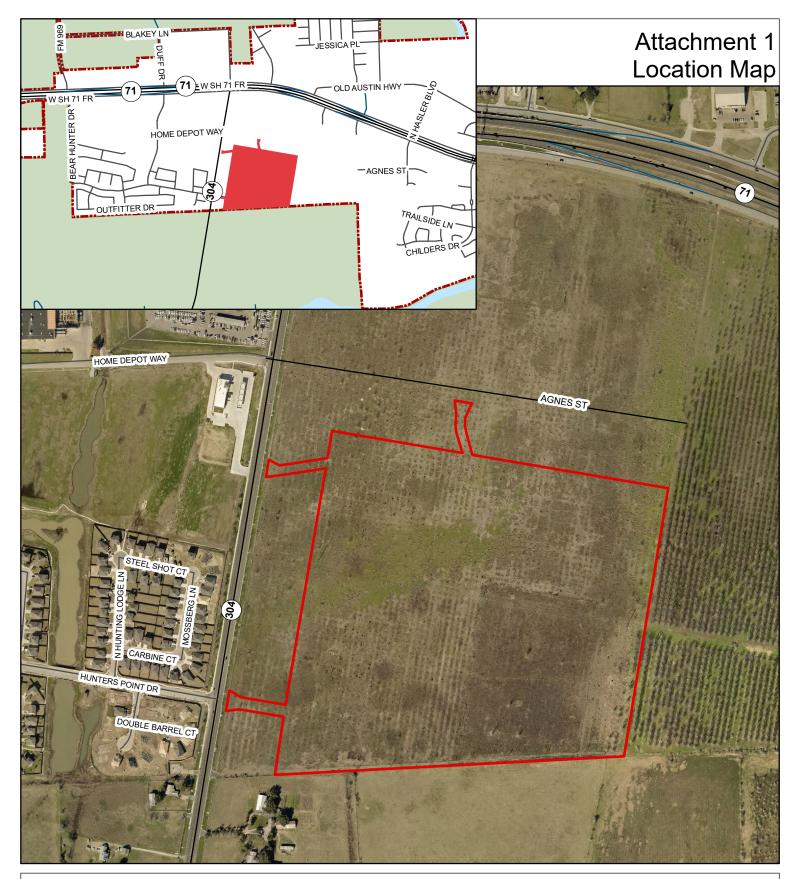


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| SECTION 4 | OTES |
| O GROVE, | ENERAL N |
| BASTROP | 9 |
| | |
| JOH | |

SHEET 2 OF 3

135480 LICENSE .





BAS Heart of the Lost Pines Est. 1832

0 145 290 580 Feet

Bastrop Grove, Section 4 **Preliminary Plat**

Date: 4/23/2020

Date: 4/23/2U2U 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 liabity or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Ν

1 inch = 500 feet



\TXC\Projects\WayMaker\Bastrop\03_CADD\05_Exhibits\Conceptual Plan.

3B. Items for Individual Consideration

Consider action to approve, with conditions, the Bastrop Grove, Section 4 Preliminary Plat, consisting of 67.111 acres out of the Nancy Blakey Survey No. 98, located south of Agnes Street and east of State Highway 304, within the City Limits of Bastrop, Texas, as shown in Exhibit A.



Request

- A new Preliminary Plat for a residential development:
 - 319 Single-Family Lots (35', 40' and 50' in width)
 - 5 Green Space/Park Lots (5.924 acres)
 - 3 Open Space Lots
- Future Land Use: Professional Services
- Character District: Meadows
- Place Type: PDD (The Grove Residential)



Location

 Southwest of Agnes Street and State Highway 304.







Preliminary Plat



Development Review Committee

- Recommendation approved with conditions:
 - 1. Show existing north side of Agnes ROW and future ROW.
 - 2. Swap Black Buffalo Road with Sunfish Lane to keep the name length proportional to the street length (911 addressing compliance).

