

EXHIBIT "A"

Legal Description

BEING A 90.93 ACRE TRACT SITUATED IN THE TOWN TRACT OF BASTROP, ABSTRACT 11, BASTROP COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 90.91 ACRE TRACT CONVEYED TO RON HEALY AS RECORDED IN VOLUME 1766, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (OPRBC), SAID 90.93 ACRES, AS SHOWN ON THE ACCOMPANYING SKETCH (PAGE 4 OF 4), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½-inch iron rod found on the north line of the Missouri, Kansas, Texas Railroad, right-of-way conveyed in Book 13, Page 626 of the Deed Records of Bastrop County, Texas (DRBC), and being at the intersection of the north right-of-way line of Hawthorn Street with the west right-of-way line of Carter Street, both referred to as a 20 vara wide right-of-way on the Map of Bastrop, Texas recorded in Cabinet 1, Page 23A of the Plat Records of Bastrop County, Texas, said iron rod marking the southeast corner of said 90.91 acre tract;

**THENCE** S 86°44'48" W, with the north line of said railroad, same being the north line of said Hawthorn Street and the south line of said 90.91 acre tract, at 1113.59' pass a ½" iron rod found and continuing 75.93' for a total distance of 1189.52' to a calculated point in the center of Piney Creek, same being the west terminal point of Hawthorn Street according to said Map of Bastrop same being an angle point in the north line of said railroad, as recorded in Volume 9, Page 53, DRBC, and being an angle point in the south line of said 90.91 acre tract;

**THENCE** N 18°06'58" W with the centerline of Piney Creek and with the north line of said railroad, same being the south line of said 90.91 acre tract, 22.99' to a calculated angle point;

**THENCE** S 86°44'48" W, with the north line of said railroad, same being the south line of said 90.91 acre tract, at 96.35' pass a ½" iron rod found and continuing 481.21' for a total distance of 577.56' to a ½" iron rod with SURVTEX plastic cap set on the north line of said railroad and the called east line of a called 58.74 acre tract conveyed to Kermit W. Fox in Volume 153, Page 249, DRBC, and being the southwest corner of said 90.91 acre tract, from which a concrete monument found marking the called southeast corner of said 58.74 acre tract bears S 02°24'00" E, 1.50' for reference;

**THENCE** N 02°24'00" W, with the common line of said 90.91 acre tract and said 58.74 acre tract, 2249.26' to a ½" iron rod found at a disturbed concrete monument at the base of a railroad tie fence corner post, said ½" iron rod being on the occupied south line of a called 5 acre tract conveyed to Woodrow Charles Froehlich by deed recorded in Volume 203, Page 9, DRBC, and marking the common north corner of said 90.91 acre tract and said 58.74 acre tract;

**THENCE** N 87°36'36" E, with the north line of said 90.91 acre tract, same being the occupied south line of said 5 acre tract, at 45.70' pass a ½" iron rod with cap stamped "RPLS 4768" found marking the purported southeast corner of said 5 acre tract, same being the presumed southwest corner of the remaining portion of a called 41.27 acre tract conveyed to Sandra Dolgener, et al,

by deed recorded in Document No. 200813866 of the Official Public Records of Bastrop County, Texas, and continuing 786' (record distance = 626') to pass the approximate location of the common south corner of said 41.27 acre tract and a called 111 acre tract conveyed to John Odom (1/2 interest) and John and Ruby Kelly Odom (1/2 interest) by deeds recorded in Volume 150, Page 325, DRBC, and Volume 155, Page 184, DRBC, respectively, and continuing approximately 349' for a total distance of 1181.19' to a cotton spindle found in an asphalt roadway locally known as Reids Bend (no recording information found) and marking an angle point in the north line of said 90.91 acre tract and lying on the south line of said 111 acre tract, same being the common west corner of a called 0.2166 acre tract conveyed to the County of Bastrop by deed recorded in Volume 326, Page 254, DRBC, and a called 0.2013 acre tract conveyed to the County of Bastrop by deed recorded in Volume 326, Page 256, DRBC;

**THENCE** S 02°25'27" E, with the north line of said 90.91 acre tract, same being the west line of said 0.2013 acre tract, 21.00' to a ½" iron rod with SURVTEX plastic cap set, from which a ½" iron rod found bears S 02°25'27" E, 4.26' for reference;

**THENCE** S 85°59'30" E, with a common line being a north line of said 90.91 acre tract, same being the south line of said 0.2013 acre tract, 125.63' to a ½" iron rod with SURVTEX plastic cap set marking an angle point in said common line, from which a ½" iron rod found bears S 02°28'27" E, 5.65' for reference;

**THENCE** N 87°36'36" E, continuing with said common line, 139.20' to a ½" iron rod with SURVTEX plastic cap set in the center of Piney Creek, same being an angle point in the north line of said 90.91 acre tract and being the southeast corner of said 0.2013 acre tract;

**THENCE** N 18°18'09" E, with centerline of Piney Creek, same being the north line of said 90.91 acre tract and the east line of said 0.2013 acre tract, 37.41' to a ½" iron rod with SURVTEX plastic cap set in the center of Piney Creek, marking an angle point in the north line of said 90.91 acre tract, same lying on the south line of said 111 acre tract, and being the common east corner of said 0.2013 acre tract and said 0.2116 acre tract;

**THENCE** N 87°36'36" E with a north line of said 90.91 acre tract and the south line of said 111 acre tract, 295.54' to a ½" iron rod found on the south line of said 111 acre tract marking the northeast corner of said 90.91 acre tract, same being the presumed north terminal point of the west line of the aforementioned Carter Street;

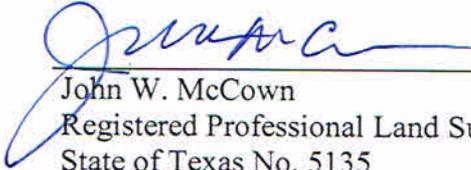
**THENCE** S 02°53'15" E with the east line of said 90.91 acre tract and the west line of Carter Street of a projection thereof, 2244.86' to the **POINT OF BEGINNING** and containing 90.93 acres of land, more or less.

Note: See notes on Page 4 of 4 for additional information regarding the Map of Bastrop (Cab. 1, Pg. 23A), The Missouri-Kansas-Texas Railroad, and Reids Bend.

A surveyor's report of even date was prepared and issued in addition to this survey.

11-6-15  
Date

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040  
TBPLS Firm No. 10084600

  
\_\_\_\_\_  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135



# STANDARD LAND SURVEY

OF  
A 90.93 ACRE TRACT SITUATED IN THE TOWN TRACT OF BASTROP, ABSTRACT  
11, BASTROP COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 90.91 ACRE  
TRACT CONVEYED TO RON HEALY AS RECORDED IN VOLUME 1766, PAGE 165  
OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

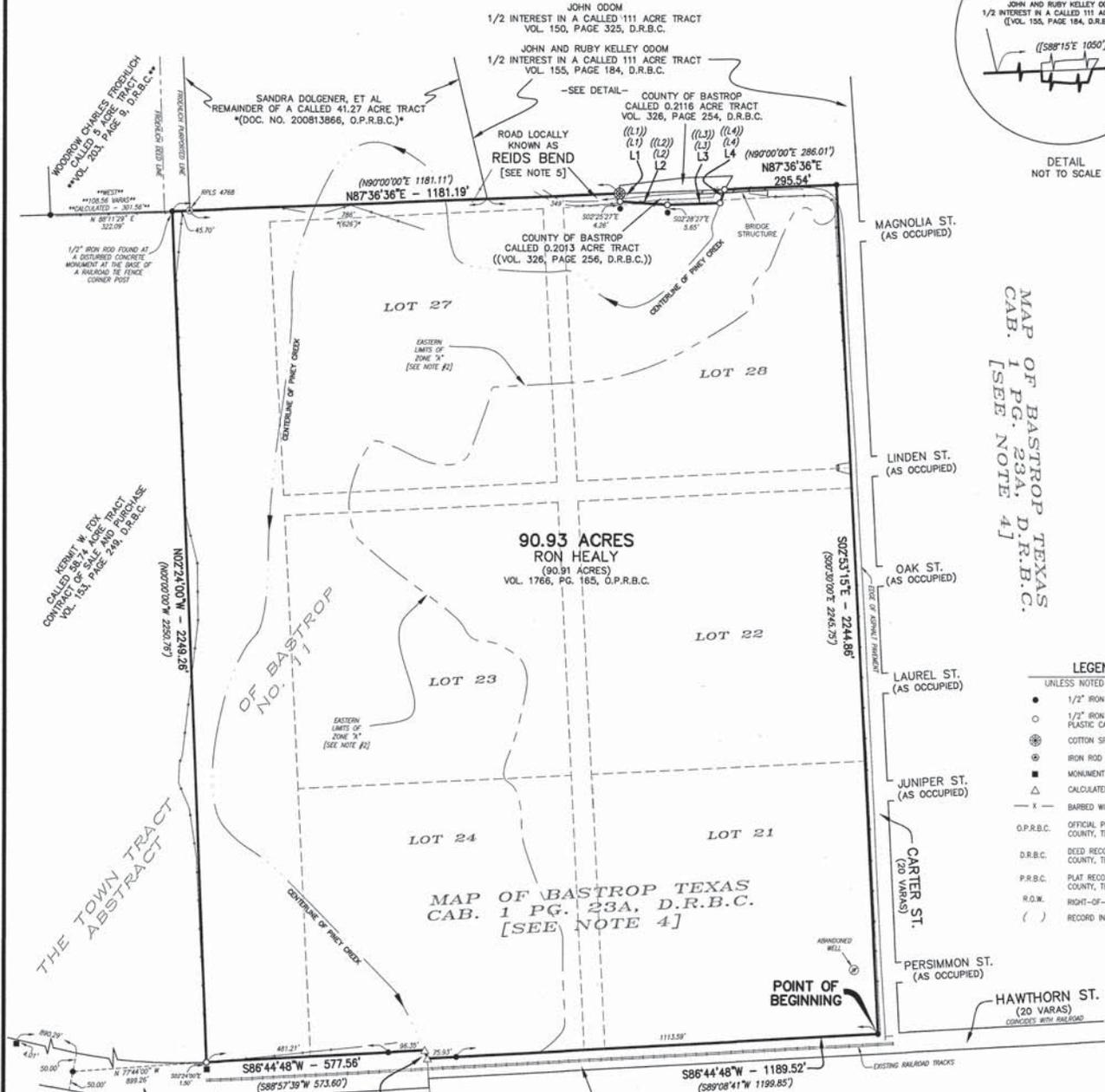
SCALE: 1" = 200'

BEARINGS BASED ON THE  
TEXAS STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE NAD83.



DETAIL  
NOT TO SCALE

MAP OF BASTROP TEXAS  
CAB. 1 PG. 23A, D.R.B.C.  
[SEE NOTE 4]



### LEGEND

- UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH SURVETEX PLASTIC CAP SET
- ⊗ COTTON SPINDLE FOUND
- ⊕ IRON ROD FOUND WITH CAP
- MONUMENT
- △ CALCULATED POINT
- X - BARBED WIRE FENCE
- - - OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS
- - - D.R.B.C. DEED RECORDS BASTROP COUNTY, TEXAS
- - - P.R.B.C. PLAT RECORDS OF BASTROP COUNTY, TEXAS
- - - R.O.W. RIGHT-OF-WAY
- ( ) RECORD INFORMATION

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD THAT AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
  2. LOCATION OF THE ZONE 'A' LINE SHOWN HEREON IS APPROXIMATE BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS COMMUNITY PANEL NO. 48021C0215 E AND COMMUNITY PANEL NO. 48021C0355 E, BOTH DATED JANUARY 19, 2006. THIS STATEMENT IS NOT MADE IN LIEU OF A FEMA FLOOD CERTIFICATION.
  3. VARIOUS DOCUMENTS MENTION CITY ORDINANCES 100 & 101. AT THE TIME OF THIS SURVEY, SAID ORDINANCES WERE NOT ABLE TO BE LOCATED BY THE CITY.
  4. THE MAP OF BASTROP RECORDED IN CAB. 1, PG. 23A, AS SHOWN HEREON IS A COMPILATION OF "SURVEYS, OLD MAPS AND COUNTY CLERK'S RECORDS, ETC." THESE OLDER PLATS WERE NOT AVAILABLE AT THE TIME OF THIS SURVEY.
  5. RECORD INFORMATION FOR REDS BEND WAS NOT FOUND. A PORTION OF THIS TRACT IS WITHIN THE PAVED ROADWAY

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 02°25'27" E	21.00'
L2	S 85°59'30" E	125.63'
L3	N 87°36'36" E	139.20'
L4	N 18°18'09" E	37.41'

LINE TABLE (RECORD) VOL. 1766, PG. 165		
NO.	BEARING	DISTANCE
(L1)	S 00°00'00" E	25.26'
(L2)	S 83°00'34" E	125.78'
(L3)	S 90°00'00" E	135.58'
(L4)	N 33°05'00" E	48.41'

LINE TABLE (RECORD) VOL. 326, PG. 256		
NO.	BEARING	DISTANCE
((L1))	N 01°45'00" E	21.00'
((L2))	N 81°15'34" W	125.78'
((L3))	N 88°15'00" W	139.20'
((L4))	S 34°50'00" W	41.78'

CERTIFY:  
THIS MAP SUBSTANTIALLY COMPLIES WITH THE CURRENT  
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS  
AND SPECIFICATIONS FOR A CATEGORY IB, CONDITION II  
STANDARD LAND SURVEY.

*J. W. McCown* 11-6-15  
JON W. MCCOWN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5135

DATE: 11/04/15  
DRAWN BY: J. D. PARKER  
CHECKED BY: J. MCCOWN  
PROJ. NO.: 2015-0004  
FILE NAME: 2015-0004.DWG

**SURVOTEX** LLC  
PROFESSIONAL SURVEYING AND MAPPING SERVICES  
600 W. Whitestone Blvd.  
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Fax (512) 249-5040  
TBLPS Firm No. 10084600

SHEET: 4 OF 4

## **Exhibit A-1**

### **Piney Creek Bend Planned Development**

#### **A. Purpose and Intent**

The Piney Creek Bend PD is composed of approximately 90.91 acres, as described in Exhibit D (Field Notes). The development of this property is planned as a high quality, residential community with multiple residential product types.

Piney Creek Bend has been designed to create a walkable, pedestrian friendly neighborhood. The contents of this PD further explain and illustrate the overall appearance and function desired for this community. A Land Use Plan (Exhibit B) and Conceptual Lot Layout (Exhibit C) are attached to illustrate the general community vision and design. The Conceptual Lot Layout depicts a mix of residential products and open space areas that are contemplated within the community. The final Development shall not exceed a total of 170 residential lots.

#### **B. Land Use Plan and Conceptual Lot Layout**

The Conceptual Lot Layout (Exhibit C) which will be limited to a total of 170 residential lots is a schematic development plan intended to visually convey the design intent for the Piney Creek Bend community. The design of the community is not final, and is subject to refinement during the Preliminary and Final platting stages. This PD zoning document does not constitute plat or site plan approval of the attached plan.

Piney Creek Bend is composed of two single-family detached products. The project will include a cohesive network of open spaces, including parks, storm-water detention areas [if necessary], floodplain and trail corridors. The open space and trails system combined with the sidewalk network will be critical in establishing a walkable community.

The intent for this development is to save as many of the existing trees as possible. On each lot where native trees are not present or preserved in the front yard, the builder will install (2) - 2" caliper trees and 10 shrubs in the front yard during the construction of each residential unit. [No additional trees are required to be planted on a lot if at least two (2) native trees with a minimum diameter of 4" measured 18" above finished grade are preserved on the lot.]

#### **C. Applicability and Base Zoning**

All aspects regarding the development of this PD shall comply with the City of Bastrop Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.

For the purpose of establishing development standards for the PD, base zoning districts have been selected from the Bastrop Composite Zoning Ordinance for the various residential products proposed within the PD.

- *For Lots 6,000 - 7,199 sf. - Urban 5*
- *For Lots 7,200 sf. and above - Suburban 6*

This PD allows the flexibility to mix the various residential products and define boundaries for each lot type during the platting process. Each plat submitted to the City will identify the type at the time of Final Plat submittal. In the case that this PD does not address a specific City requirement, the Bastrop Composite Zoning Ordinance shall apply. In the event of a conflict between this PD and the base-zoning district found in the Bastrop Composite Zoning Ordinance, the PD shall be the controlling document.

#### **D. Residential Product Type Requirements**

To ensure a variety and mix of residential product types within Piney Creek Bend, the following standards have been established:

1. Urban 5 (Single-Family Residential Detached) – 6,000 sf. lots  
Minimum of 50 lots but no more than 60% of the total single-family lot count.
2. Suburban 6 (Single-Family Residential Detached) – 7,200 sf. lots  
Minimum of 50 lots but no less than 40% of the single-family lot count.

Total residential lot layout shall not exceed 170 lots.

To allow architectural consistency with locally prevalent and regionally appropriate architectural styles, roof pitches lower than 4:12 will be allowed within the PD.

#### **E. Lot Design Standards**

Piney Creek Bend will include a mix of residential product types and sizes. The detached residential products have been broken into two categories based upon lot width and area. Detailed design standards are included within this PD as Table 1, and are based upon the type of residential product being constructed.

**Table 1 Development Standards**

	<i>(Proposed PD Zoning)</i> Urban 5 **	<i>(Proposed PD Zoning)</i> Suburban 6 ***	<i>(Bastrop Zoning Ordinance)</i> SF-7
Lot Area (minimum)	6,000 sf.	7,200 sf.	7,000 sf.
Lot Width (minimum)	50 ft.	60 ft.	60 ft.
Lot Depth* (minimum)	110 ft.	120 ft.	110 ft.
Front Yard Setback (minimum)	20 ft.	20 ft.	25 ft.
Interior or Side Setback (minimum)	7.5 ft.	7.5 ft.	10 ft.
Exterior or Street Side Setback (minimum)	15 ft.	15 ft.	15 ft.
Rear Setback (minimum)	15 ft.	15 ft.	15 ft.
Max Height of Building	2.5 Stories	2.5 Stories	2.5 Stories
Max Lot Coverage	50%	50%	50%
Dwelling Unit Size (minimum)	1,000 sf.	1,200 sf.	1,000 sf.

\* A maximum of 10% of the lots may be less than the required area due to the geometry of a cul-de-sac or other geographic feature.

\*\* Corner lots shall be ten feet (10') wider to provide for the additional side setback.

\*\* Minimum of 50 lots but no more than 60% of the total single-family lot count

\*\*\* Minimum of 50 lots but no less than 40% of the single-family lot count

**F. Garage / Parking Standards**

All garage and parking standards established in the City of Bastrop Code of Zoning Ordinances shall apply.

**G. Fencing**

All lots that back onto parks or floodplain areas shall utilize 6 foot, wrought iron or decorative tubular metal view fencing.

**H. Flag Lots**

In order to provide a legal lot for the detention ponds [if necessary] within the Piney Creek Bend subdivision, the minimum flag lot width shall be fifteen (15) feet. This provision shall not apply to residential lots.

**I. Trails and Parkland**

A substantial portion of the site will be dedicated as parkland/open space and development of the site will include a trail system tying back into the sidewalks creating a network of pedestrian ways within the community that can ultimately be connected to and become a critical link in the regional trail system envisioned by the City. A proposed Land Use Plan with a schematic layout of proposed trails is shown on attached Exhibit B. Parkland and Open Space will be a minimum of 25 acres.

**J. Street Standards**

Right-of-way dedication for all public streets shall conform to current City regulations at the time of platting. Street widths shall be a minimum of 26' (twenty-six feet) face-of-curb to face-of-curb within the Piney Creek Bend subdivision. Cul-de-sacs shall have a minimum radius of 50' (fifty feet).

**K. Term, Expiration and Extension of the PD**

The PD applicable to the Piney Creek Bend Development shall have a term of a maximum of ten (10) years ("Term"), at which time the PD shall automatically expire, without further notice or action by the City. However, in the event that the Developer has successfully completed a minimum of sixty percent (60%) of the

construction of the infrastructure and completed construction of at least sixty (60%) of the residential structures in the Development, as shown on the final Site Plan for the Development that has been approved and accepted by the City, and if the Developer desires to continue development of the PD, on or before 120 days prior to the expiration date of the 10 year Term of the PD, the Developer must submit a written request for an extension of the Term of the PD to the City Manager, providing documentation of the progress made in the Development of the Piney Creek Bend Subdivision, to date, and requesting the City grant an extension to same, identifying the exact length of the extension sought. Upon receipt of the written request, the Director of Planning and Development and the City Manager will coordinate a hearing before the Council, at a regular agenda, at which time the Council will hear and take action on the Developer's requested extension to the Term of the Piney Creek Bend PD. Any extension granted will be noted in the minutes of the Council and appended to this PD as an amendment to this Ordinance.



**EXHIBIT B: PINEY CREEK BEND- LAND USE PLAN**

NOVEMBER 16, 2015

**LEGEND**

-  TRAILS
-  EXISTING TREE COVERAGE
-  RESIDENTIAL
-  ROADS
-  DEVELOPMENT RESERVE



SCALE: 1" = 125'-0"

This plan is conceptual. The street layout and standards have not been reviewed by staff. The subdivision ordinance and Transportation Criteria Manual regulations apply unless otherwise noted in the development agreement or PUD document.

**SOUTHWEST  
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512.259.9000 Southwestland@gmail.com

**PINEY CREEK BEND  
EXHIBIT "B"  
LAND USE PLAN**

7875 PINE AVE. 18067  
**CarTex**  
CARTEX ENGINEERING SERVICES, INC.  
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11/16/15



**LEGEND**

- TRAIL
- EXISTING TREE COVERAGE
- ROADS
- 6,000-7,000 SF.
- 7,000-8,000 SF.
- 8,000-9,000 SF.
- >9,000 SF.
- PARKLAND AND TRAILS (47.0 ACRES)

TOTAL LOTS = 170  
 AVERAGE LOT SIZE = 8,791 SF.  
 MEDIAN LOT SIZE = 7,039 SF.

**EXHIBIT C: PINEY CREEK BEND- CONCEPTUAL LOT LAYOUT**

NOVEMBER 16, 2015

This plan is conceptual. The street layout and standards have not been reviewed by staff. The subdivision ordinance and Transportation Criteria Manual regulations apply unless otherwise noted in the development agreement or PUD document.

This is an artists concept of "PINEY CREEK BEND" only. The actual layout may not appear as drawn and may change without notice.

**SOUTHWEST LAND SERVICES, INC.**  
 P.O. BOX 984 Leander, Texas, 78641  
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**PINEY CREEK BEND**  
 EXHIBIT "C"  
 CONCEPTUAL LOT LAYOUT

THE OFFICIAL SEAL OF THE STATE OF TEXAS  
  
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