

Historic Landmark Commission Agenda

Council Chambers

1311 Chestnut Street

Bastrop, TX 78602



This meeting will be live streamed via GoToWebinar. If you would like to watch or participate and ask a question during the meeting, on a smart device using the GoToWebinar App (looks like this ) and use Webinar ID 239-028-675 to join the meeting, or log onto the web at <https://attendee.gotowebinar.com/register/3842756165992702988>

AMENDED - October 21, 2020 at 6:00 P.M.

Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840, or write to 1311 Chestnut Street, Bastrop, TX 78602, or call Relay Texas through a T.D.D. (Telecommunication Device for the Deaf) 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. To address the Commission, please submit a fully completed request card to the Commission Secretary prior to the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Board Secretary prior to the meeting.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the September 16, 2020 Historic Landmark Commission Regular Meeting.

3B. Consider action to approve a Certificate of Appropriateness for 0.03 acres of Building Block 4 West of Water Street, located at 711 Chestnut Street, also known as the T. A. Hasler Building, to install a new blade sign on the existing sign bracket, for a Contributing Structure within the Bastrop Commercial National Register of Historic Places District.

3C. Discussion on The Secretary of the Interior's Standards for Historic Properties as the guidelines adopted in Chapter 9 of the Bastrop Building Block Code.

- 3D. Discussion and consider action to forward recommendations from the Historic Landmark Commission to the Planning & Zoning Commission on topics to review in the Bastrop Building Block (B³) Code.
- 3E. Discussion on the role of the Historic Landmark Commission and authority granted by City Council.
- 3F. Consider action to approve an amendment on a Certificate of Appropriateness for 0.336 acres of Building Block 9 West of Water Street, located at 805 Spring Street to install a new four-foot tall vintage style, double looped wire fence along Spring Street, within the Iredell Historic District.

4. UPDATES

- 4A. Walking tour of Main Street Rehabilitation Project to discuss installation of street furniture, including benches currently scheduled for November 2, 2020 at 3:30 P.M.
- 4B. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting is 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 convenience that is readily accessible to the public, as well as to the City's website, www.cityofbastrop.org. Said Notice was posted on the following date and time: October 16, 2020 6:00 p.m. and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: October 21, 2020

AGENDA ITEM: 3A

TITLE:

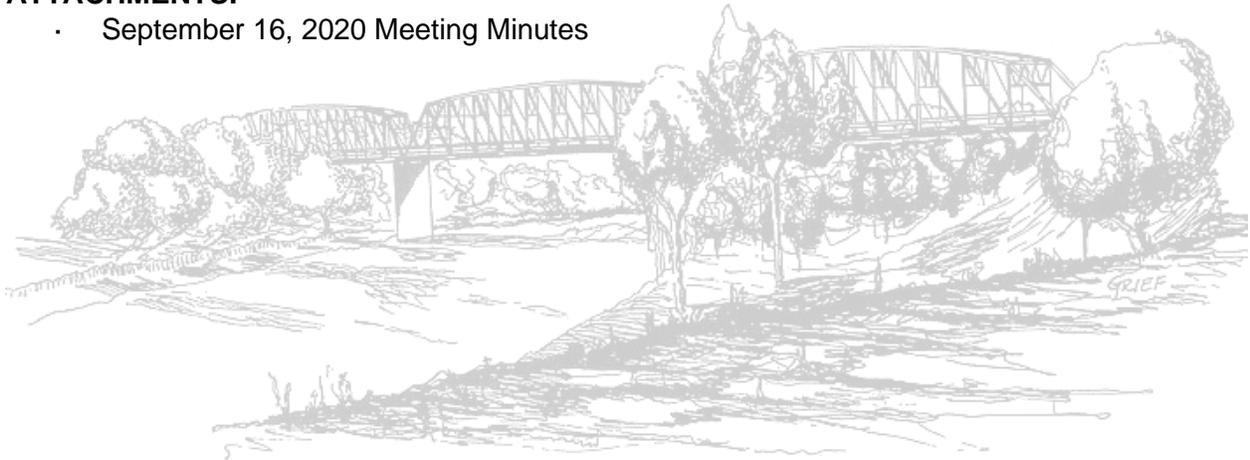
Consider action to approve meeting minutes from the September 16, 2020 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Assistant Planning Director/Historic Preservation Officer

ATTACHMENTS:

- September 16, 2020 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, September 16, 2020 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas and via GoToWebinar online.

1. CALL TO ORDER

The Chair called the meeting to order at 6:03 pm.

Commissioners:

Blake Kaiser, Chair	Present
Christine Cartwright	Present
Pablo Serna, Vice-Chair	Present virtually
Susan Long	Present
Matt Lassen	Absent
Janean Whitten	Present
Cheryl Long	Present

City Council Liaison:

Bill Ennis	Absent
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Staff:

Jennifer Bills	Present
Allison Land	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the August 19, 2020 Historic Landmark Commission Regular Meeting and the August 24, 2020 Commission Special Meeting.

- Pablo Serna made a motion to approve. Janean Whitten seconded, and the motion passed unanimously.

3B. Consider action on a Certificate of Appropriateness for 0.336 acres of Building Block 9 West of Water Street, located at 805 Spring Street to install a new four-foot tall vintage style, double looped wire fence along Spring Street, within the Iredell Historic District.

- Ms. Bills presented the item.
- A material sample was not available.
- The Applicants were available for questions.
- Discussion commenced on vehicle separation from yard as well as fence style, location, and height.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- No citizen comments were made.
 - Christine Cartwright made a motion to approve the request. Cheryl Long seconded, and the motion passed unanimously.
- 3C. Discussion on the B³ Code Authentic Bastrop Pattern Book and The Secretary of the Interior's Standards for Historic Properties.
- Ms. Bills presented the item.
 - Ms. Bills requested that the Commission bring items for discussion on potential code changes for the next meeting.
 - No action was taken.
- 3D. Discussion on appropriate gutter and downspout styles for Main Street façades.
- Ms. Bills presented the item.
 - Discussion on need for examples.
 - No action was taken.
- 4. UPDATES**
- 4A. Upcoming walking tour of Main Street Rehabilitation Project to discuss street furniture, including benches.
- Date is to be determined.
- 4B. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).
- Cheryl Long requested an update on the monuments in front of the Courthouse and if HLC has purview. Susan Long asked about applying a local designation to monuments.
 - Cheryl Long requested more information about historic homes that are not being maintained. Ms. Bills referred the Commission to Chapter 9 of the B³ Code for the process.
- 5. ADJOURNMENT**
- Meeting adjourned by Chair at 7:21 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: October 21, 2020

AGENDA ITEM: 3B

TITLE:

Consider action to approve a Certificate of Appropriateness for 0.03 acres of Building Block 4 West of Water Street, located at 711 Chestnut Street, also known as the T. A. Hasler Building, to install a new blade sign on the existing sign bracket, for a Contributing Structure within the Bastrop Commercial National Register of Historic Places District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: 711 Chestnut Street (Attachment 1)
Property Owner: Adam Lyons/Social Training Company
Agent: James Jefferson
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Contributing Structure - Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner of 711 Chestnut Street is proposing to add a new blade sign.



The bottom of the sign will be approximately 10.5 feet from sidewalk. The current proposed sign is 36 inches by 24 inches (6 square feet) on 6-millimeter-thick aluminum with rounded corners. Per the Bastrop Building Block (B³) Code, a blade sign can be up to four feet in height and length but cannot be more than 6 square feet in size, so this is in compliance with the sign code. The wrought iron bracket is existing and extends approximately 4 feet from the building. The artwork below depicts the sign.



Proposed Sign

POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Criteria of Approval of a Certificate of Appropriateness:

- (1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.

- (A) **Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.**

- (B) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (C) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.**
- (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (E) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.
- (F) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures.
- (G) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for 0.03 acres of Building Block 4 West of Water Street, located at 711 Chestnut Street, also known as the T. A. Hasler Building, to install a new blade sign on the existing sign bracket, for a Contributing Structure within the Bastrop Commercial National Register of Historic Places District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Sign Location
- Attachment 2 – Proposed Sign

Attachment 1 Location Map



711 Chestnut Street Certificate of Appropriateness New Sign



1 inch = 67 feet



Date: 10/15/2020

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



MARK

FIDELITY

RELAX, BROWSE & SHOP
COLORADO RIVER
WINERY
FRIENDS GATHER HERE

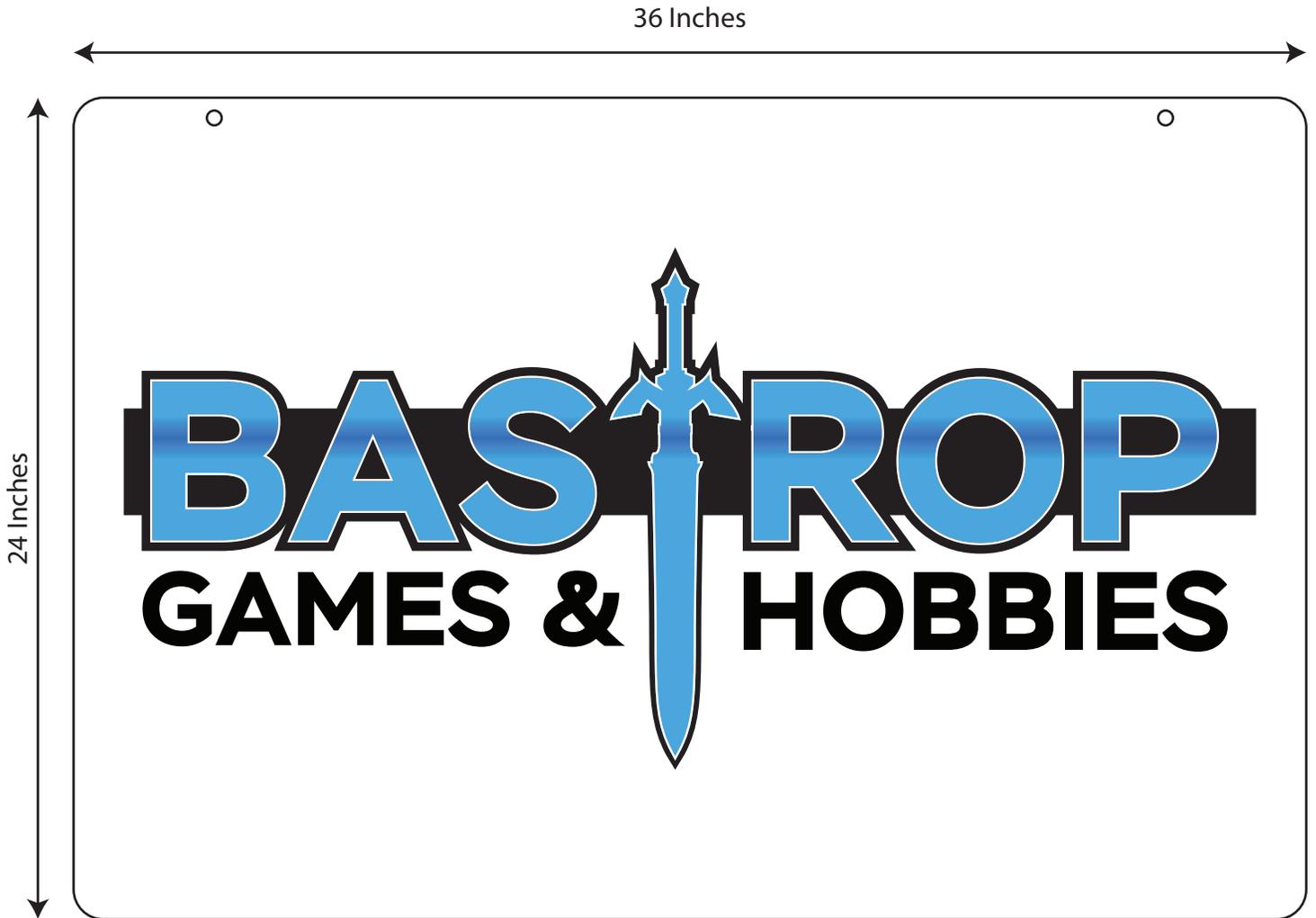
Piney Creek
COUNTRY HOUSE

7718

7717

Bastrop Games & Hobbies Sign
711 Chestnut St, Bastrop, TX 78602

24" x 36" 6mm Aluminum Sign
with 1/2" grommets on top left and right 3" inside either edge
and 1/4" rounded corners





STAFF REPORT

MEETING DATE: October 21, 2020

AGENDA ITEM: 3C

TITLE:

Discussion on The Secretary of the Interior's Standards for Historic Properties as the guidelines adopted in Chapter 9 of the Bastrop Building Block Code.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

BACKGROUND/HISTORY:

The Chapter 9: Historic Landmark Preservation & the Iredell District requires the Commission to consider locally adopted design standards (Pattern Book), as well as the Secretary of the Interiors Standards.

SEC. 9.3.006 CRITERIA FOR APPROVAL OF CERTIFICATE OF APPROPRIATENESS (COA)

(a) In considering an Application for a Certificate of Appropriateness (COA), the Historic Landmark Commission shall be guided by any locally adopted design Standards, and where applicable, the following from the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings .

ATTACHMENTS:

Bastrop Building Block Code

<https://www.cityofbastrop.org/page/plan.home>

Authentic Bastrop Pattern Book

<https://www.cityofbastrop.org/page/plan.home>

Secretary of the Interior's Standards for Historic Properties

<https://www.nps.gov/tps/standards.htm>



STAFF REPORT

MEETING DATE: October 21, 2020
3CD

AGENDA ITEM:

TITLE:

Discussion and consider action to forward recommendations from the Historic Landmark Commission to the Planning & Zoning Commission on topics to review in the Bastrop Building Block (B³) Code.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

BACKGROUND/HISTORY:

The Bastrop Building Block (B³) Code and the Authentic Bastrop Pattern Book were adopted on November 12, 2019. The Planning Staff is working with the Planning & Zoning Commission to identify any areas of the adopted Code that may need revision and staff draft necessary amendments.

Please review the B³ Code and the Pattern Book to discuss any areas that Staff and the Planning & Zoning Commission should consider amending.

ATTACHMENTS:

Bastrop Building Block Code
<https://www.cityofbastrop.org/page/plan.home>

Authentic Bastrop Pattern Book
<https://www.cityofbastrop.org/page/plan.home>

Secretary of the Interior's Standards for Historic Properties
<https://www.nps.gov/tps/standards.htm>



STAFF REPORT

MEETING DATE: October 21, 2020

AGENDA ITEM: 3E

TITLE:

Discussion on the role of the Historic Landmark Commission and authority granted by City Council.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

BACKGROUND/HISTORY:

This item was placed on the agenda at the request of Commissioners at the last meeting about the Commissions authority over removal of State Markers and the ability to designate sites or markers with local historic designations. The Bastrop Building Block (B³) Code – Chapter 9 contains purpose and the powers that have been established by the City Council.

SEC. 9.1.002 HISTORIC LANDMARK COMMISSION

(e) The commission shall be empowered to:

- (1) Approve or disapprove Certificates of Appropriateness, Demolition or Removal of historic Structures, and economic hardship applications.
- (2) Conduct surveys and maintain an Inventory of significant historic, architectural, and cultural landmarks.
- (3) Make recommendations to the City Council on the designation of historic landmarks, Historic Districts, Contributing and non-Contributing Structures.
- (4) Make recommendations for properties to the National Register of Historic Places.
- (5) Increase public awareness of the value of historic, cultural, and architectural Preservation by developing and participating in public education programs.
- (6) To assist the City Council in the adoption of Design Guidelines for the exteriors of historic landmarks, properties located inside of Historic Districts, and Contributing and non-Contributing Structures, to address architectural and general design elements of Structures, including acceptable materials for Construction; appropriate architectural character, scale, and detail; acceptable appurtenances or Additions to new or existing Structures; and acceptable textures and ornamentation.
- (7) Prepare and submit annually to the City Council a report summarizing the work completed during the previous year.
- (8) To perform any other functions requested by City Council.

Additionally, for the establishment of historic designations of properties or districts, at the 86th Session of the Texas Legislature, House Bill 2496 adopted additional Texas Local Government Code regulations for the designation of local historic properties. House Bill 2496 is attached.

ATTACHMENTS:

- 86th Session House Bill 2496
- Bastrop Building Block Code
<https://www.cityofbastrop.org/page/plan.home>



STAFF REPORT

MEETING DATE: October 21, 2020

AGENDA ITEM: 3F

TITLE:

Consider action to approve an amendment to a Certificate of Appropriateness for 0.336 acres of Building Block 9 West of Water Street, located at 805 Spring Street to install a new four-foot tall vintage style, double looped wire fence along Spring Street, within the Iredell Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: 805 Spring Street (Attachment 1)
Property Owners: Sarah Rooney
Existing Zoning: P-5, Core
Designations: Iredell Historic District

BACKGROUND/HISTORY:

The applicant at 805 Spring Street had a Certificate of Appropriateness approved at the September 16, 2020 HLC meeting to install a four-foot tall vintage style, double looped wire fence (Attachment 2) at the front and side property lines in front of the primary structure (Attachment 3).



The fence shown had metal poles and rail supports. The applicant has revised the design and used painted wood posts and rails with the doubled looped wire fence, an example of a similar fence is shown below. (Attachment 4).



The applicant has already begun installing the fence with the wooden support, shown below (Attachment 5). There will be a 2-inch by 4-inch cross support added along the bottom.



POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.002 Certificate of Appropriateness Exemptions:

(a) Certificate of Appropriateness shall not be required for the following:

- (5) New fence, railing or wall that is consistent with the Historic District's characteristics and applicable guidelines.*

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

(1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.

- (A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.**
- (B) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (C) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
- (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (E) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept to the greatest extent practical.
- (F) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures.
- (G) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

- (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.
- (J) **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**



Authentic Bastrop Pattern Book Requirements

FENCE DESIGN

Fences and walls further define private areas around a residential structure. Coordinate the design and materials of these elements with the design and materials of the house in terms of color, materials, scale, and quality and detail.

The design and installation of front yard, side yard, and rear yard fencing, as well as low walls and hedges, should not interfere with street visibility and distance requirements.

Fence design needs to be approved by the DRC or the Town Architect.

FENCE TYPES

There are three parts of the perimeter fence – front yard fence, transition fence, and privacy fence.

Front yard fence is located at the front of the lot and on the sides back 10 feet from the building facade.

On corner lots the fence should run 20 feet from the front of the building façade and perpendicular to it.

Rear fence can be on the property line, or within 4 feet of it.

FENCE HEIGHT

Front yard fence should be no more than 36 inches high.

Transition fence is 12" to 18" higher than the front yard fence.

Privacy fence is usually 72" high.

A variety of fence design is encouraged and extended runs of similar fence design is discouraged.

MATERIALS

Picket fence shall be made of painted wood. A 20% transparency rate is required for front yard picket fences.

Transition fence is typically stone or masonry or material appropriate to the principal building materials.



Setting the privacy fence a minimum distance from the front building wall allows for a better landscape area between homes.

RECOMMENDATION:

Consider action to approve an amendment to a Certificate of Appropriateness for 0.336 acres of Building Block 9 West of Water Street, located at 805 Spring Street to install a new four-foot tall vintage style, double looped wire fence along Spring Street, within the Iredell Historic District.

ATTACHMENTS:

Attachment 1: Location Map

Attachment 2: Letter from Applicant with Fence and Yard Pictures

Attachment 3: Fence Location

Attachment 4: Fence with new support materials



Attachment 1 Location Map



805 Spring Street Fence Certificate of Appropriateness

Date: 9/9/2020

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



1 inch = 57 feet



805 Spring Street

We'd like to build a 4 foot vintage-style, double loop wire fence around our front yard. The house is perched quite close to the sidewalk and close to the street. There is a fair amount of foot traffic along Spring Street in front of our house, especially during downtown events. We often have cars that park in front of our house. Because there's no curb, they usually park close to the sidewalk, which really feels like they're in the yard.

Our house is also set high on the foundation. The floor of the front porch is set up at about 3'2" and the top of the porch railing is 5'2" off the ground. A 4' fence would not look proportionately out of place. It would also keep our dogs inside the yard. :-)

There are many examples of properties with 4' fences around the Historic District including one across the street at the corner of Pecan and Spring Street.



Example fence found on the internet.





The sidewalk is very close! The fence would be on the property line which is about a foot from the sidewalk.

It's nice to say hi to the neighbors from the porch though...

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⊕ POWER POLE
- ⊞ WATER METER
- ||— WOOD FENCE
- o— CHAIN LINK FENCE
- X— WIRE FENCE
- E— OVERHEAD ELECTRICAL LINE
- XXXX RECORD DATA
- E.O.P. EDGE OF PAVEMENT

805 SPRING STREET (55.56' R.O.W.)
 BEARING BASIS (201712666)
 (EAST - N 90°00'00" E) (86.53')
EAST - N 90°00'00" E 86.43'

Proposed Fence



UNIT 101
 UNIT 102
DAVID G. ERTZ
 (1737/473)

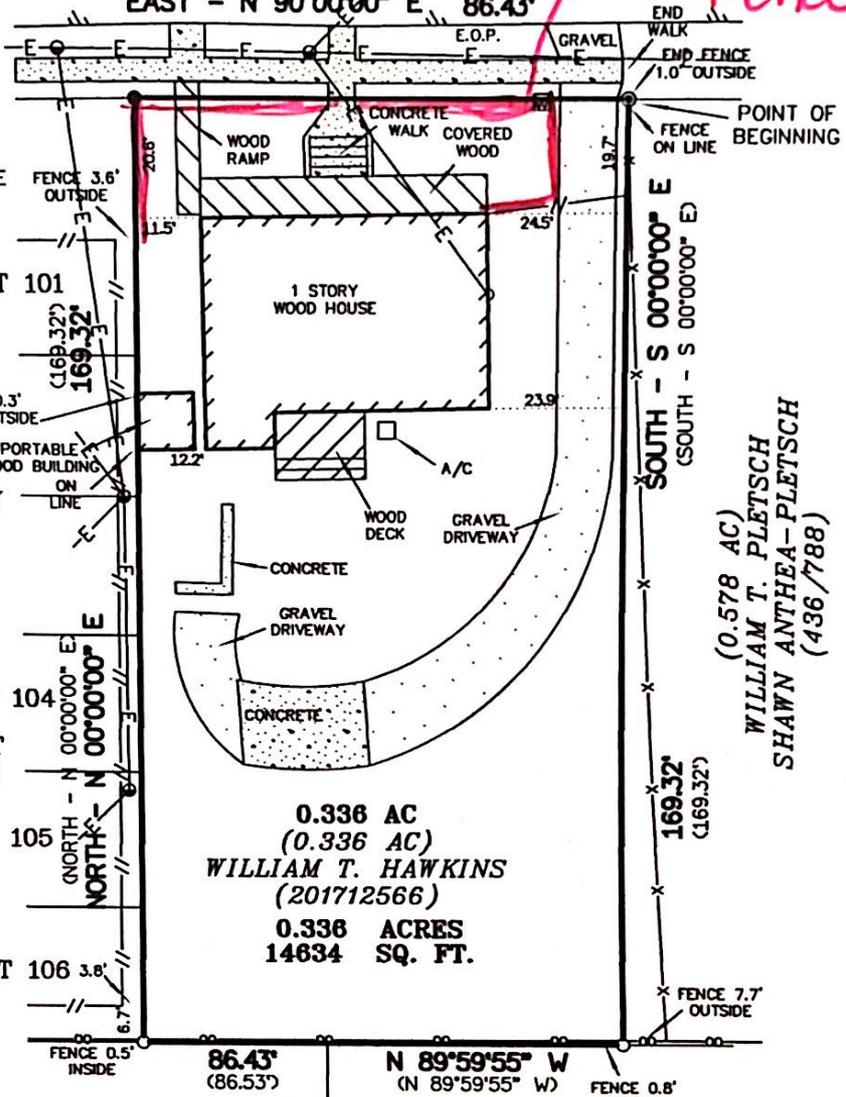
UNIT 103
 UNIT 104
SPRING STREET CONDOMINIUMS
 (1/57)

UNIT 105
 UNIT 106
0.336 AC
 (0.336 AC)
WILLIAM T. HAWKINS
 (201712566)
0.336 ACRES
14634 SQ. FT.

JACK D. RHOADES
BEVERLY RHOADES
 (321/758)
 (790/233)

(0.217 AC)
RICHARD W. HOWELLS
 (201807047)
 (436/788)

(0.578 AC)
WILLIAM T. PLETSCCH
SHAWN ANTHEA-PLETSCCH
 (436/788)



NOTE: THIS PROPERTY IS SUBJECT TO:
 -RIGHTS OF THE CITY OF BASTROP TO THE USE AND MAINTENANCE
 OF WATER, GAS AND/OR OTHER UTILITY LINES



FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE X SHADED AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C 0355 E DATED JAN. 19, 2006.
 WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY.

TO THE OWNERS AND LIENHOLDERS, CORNERSTONE HOME LENDING, INC., TITLE RESOURCES GUARANTY COMPANY AND INDEPENDENCE TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS SHOWN ON SCHEDULE B OF TITLE COMMITMENT GF. NO.: 1925414-BAL

[Signature of Richard Ralph]

07/31/2019
 DATE

RICHARD RALPH
 PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR 4758
 PH: (512) 303-0952 116 TAHTIAN DRIVE
 PROF.LANDSUR@AOL.COM BASTROP, TEXAS 78602



REFERENCE:

SARAH GRANBERRY ROONEY
AND BRYAN JOSEPH ROONEY

LEGAL DESCRIPTION

0.336 ACRE OF LAND OUT OF BUILDING BLOCK 9, EAST OF MAIN STREET, CITY OF BASTROP, PER CAB 1, PG 23A, PLAT RECORDS, BASTROP COUNTY, TEXAS

-METES AND BOUNDS DESCRIPTION PREPARED HEREWITH-

DRAWN: CRR DATE: 07/31/2019 REVISED:
 CHECKED: CRR PROJECT NO.: 19125 FB: 167/61

© 2019, RICHARD RALPH, PROFESSIONAL LAND SURVEYOR





800 x 600





805

