RESOLUTION NO. R-2018-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE FINAL PLAT KNOWN AS PINEY CREEK BEND, SECTION ONE, BEING 37.37 ACRES OF BASTROP TOWN TRACT ABSTRACT 11 (FARM LOTS 21, 22, AND 28), LOCATED WEST OF CARTER STREET, BETWEEN RIVERWOOD DRIVE AND REIDS BEND, WITHIN THE CITY LIMITS OF BASTROP, TEXAS; AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING 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, KB Homes Lone Star Inc. ("the Applicant") has submitted a Final Plat for Piney Creek Bend, Section One, a residential subdivision; and

WHEREAS, the Final Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of the Piney Creek Bend Planned Development Zoning District; and

WHEREAS, the Preliminary Plat for Piney Creek Bend was recommended for approval by the Planning & Zoning Commission on October 26, 2017 and City Council on November 14, 2017; and

WHEREAS, the Bastrop Planning and Development Department has reviewed the abovereferenced final plat and found it is in compliance with the Subdivision Ordinance, and the Piney Creek Bend Planned Development standards; and

WHEREAS, notice of the subdivision were 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:

<u>Section 1.</u> The Final Plat known as Piney Creek Bend, Section One, being 37.37 acres of Bastrop Town Tract Abstract 11, located west of Carter Street, between Riverwood Drive and Reids Bend, 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.

<u>Section 2:</u> 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resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.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 8th day of May, 2018.

APPROVED:

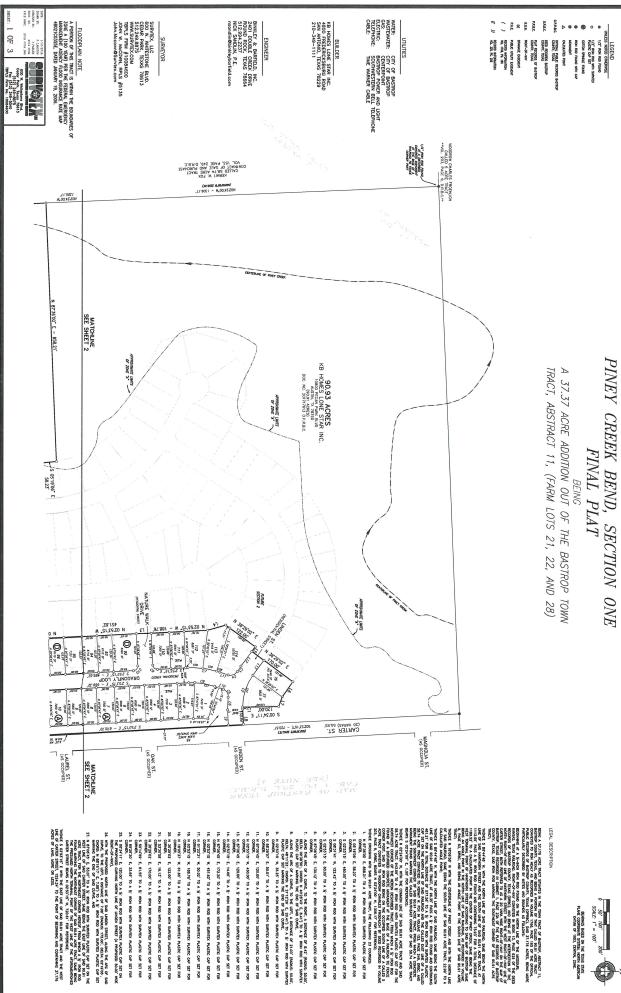
Connie B. Schroeder, Mayor

ATTAST.

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney





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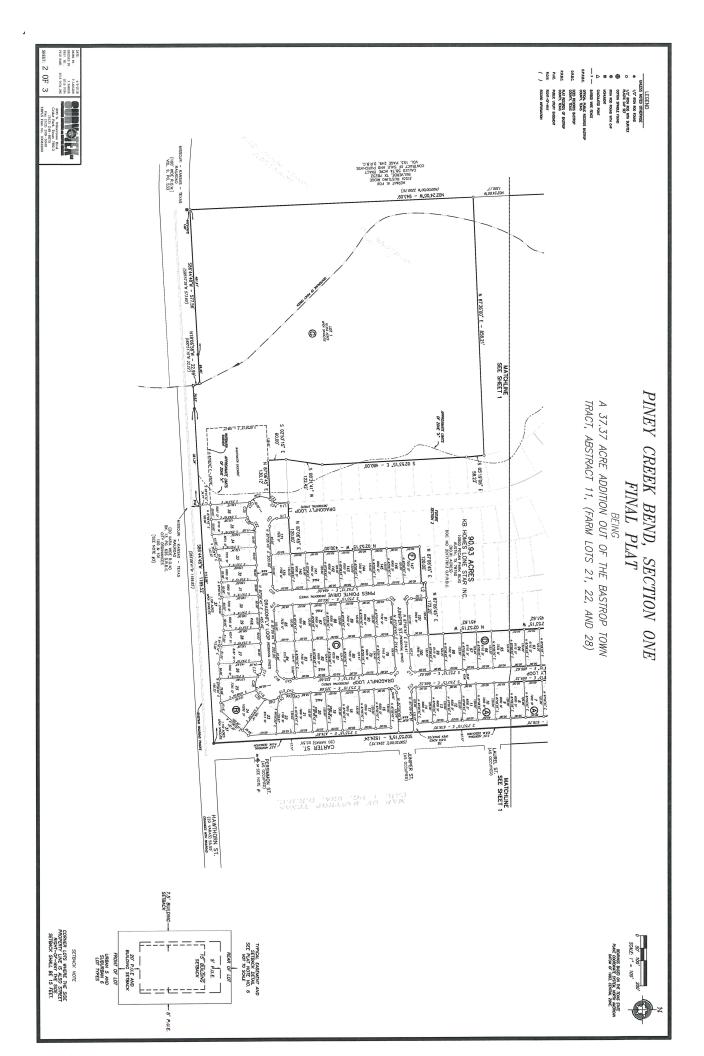
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86°28'07' E, 50.01" TO A $\frac{1}{3}$ ' IRON ROD WITH SURVIEX PLUSTIC CAP SET FOR IRNER,

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0253"15" W, 451.62" TO A 1/3" IRON ROD WITH SURVIEX PLASTIC CAP SET FOR 16'03'37" W, 61.60' TO A ${\mathfrak H}^-$ IRON ROD WITH SURVIEX PLUSTIC CUP SET FOR WHITE, $0753^{\circ}15^{\circ}$ W, 188.76° To a $\frac{1}{3}^{\circ}$ from figo with survitex plastic cap set for kener, 01'22'31" W, 50.02' TO A $\frac{1}{2}$ " IRON ROD WITH SURVIEX PLUSTIC CAP SET FOR RISR. is 29'02' E, 122.00' TO A \S° ison roo with surviex plastic cap set for them,

STID'S E, 19.13' TO A 1/2" MON ROD WITH SURVIDX PLASTIC CAP SET FOR CORNER. 69'26'30" E, 33.69" TO A 1/3" IRON ROD WITH SURVIDX PLASTIC CLP SET FOR MINDS. 55"14"59" E, 61.55" TO A $rac{1}{2}$ " from rod with survice plustic cup set for inede. 36"29"02" E, 170.00" TO A 1/4" IRON ROD WITH SURVIEX PLASTIC CAP SET FOR RMTR. 934'11- $\epsilon_{\rm c}$ 120.00' to a $N_{\rm c}$ from rod with survice plastic cap set on proposed curning horth line of under street (a proposed 50.00' wide σ -play),



PINEY CREEK BEND SECTION ONE FINAL PLAT

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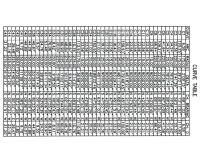


ENGINEERS STATEMENT: STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:

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NICK SANDUM ENGINEER
REGISTERD PROFESSIONAL ENGINEER
HO, 124404 - STATE OF TEXAS
BINKEY & BARRED, INC.
2401 DOUBLE CREEK DRIVE
ROUND ROCK, TEXAS 78644
PHONE: (512) 994-2237

CITY SECRETAR



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THE STATE OF TEXAS COUNTY OF BASTROF

ATTEST:

BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

CITY OF BASTROP

EXPIRATION DATE

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

ROSE PIETSCH COUNTY CLERK BASTROP COUNTY, TEXAS

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PRELIMINARY:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR PURPOSE AND SHALL NOT BE USED OR VIEWED OR PURPOSE AND SHALL SURVEY DOCUMENT.

MSCAN E. PARKER
NO. 6643-STATE OF TEXAS
SURVIEX LLC.
660 W. WHIESTONE BLVD
CEDAR PARK, TEXAS, 78613



A, BULDING SCHILLOS SOOM SULL EE N ACCREANCE WITH PREY CHEEK BOD ZOMEG GROWNEE NO, DIG-2018-029. A, PROPA TO CONSTRUCTION OF MAY MARPOINDORTS ON LOTS IN THE SERONISON, BULDING FERMITS WILL BE GREWED THOM THE GREWERS. s. Boddon and sedialpharian contract constructed in accordance with the subdivision ordinance of the city of authorized for all construction on each lot. 2. ALL DASABRIS OF RECKIO AS MICHED ON THE WOST RECKIST THE RAY DATE: ALY 17, 2017, CONOUCITO BY RECLISY WITHOUT RESERVED COMPANY, THE COMMISSION OF NO. 1710/27AM TOR PROPERTY INCLUDING PROPERTY ARE SHOWN ON MES SERVICEM PARK. . ALL SUBDIVISON BEPROPERT FEBRITS SHALL CONFIDE TO THE CITY OF BUSTROP CODE OF ORDINANCES, CONSTRUCTION THOUPOS, AND GENERALLY ACCOPTED DICHNEEPING PRACTICES. EROCHAMOS. Y CUT ON TEE MOST HARTIESTY BOLT FLANES ON A FRE HORAMT, LOCATED AT HE SOUTH JOST COMMER OF THE HITERSCETION OF PERSAMANY STREAM AND CAPIER STREET, THE ELEKTHON IS 373.48; THE ISLANDIA SHOWN HERIZON HAS DERWED FROM 40% ORSERVATIONS AND ARE BASED ON THE MORTH AMERICAN RETITLE DATUM OF 1888. . Construction plans and secondations for all subdivision appropabilits shall be revendd and accopted by the city f busined prior to any construction withen the subdivision. REVENUES SHALL RE CONTINUED IN ACCUSANCE WITH HE SERVICEM COMMENT OF THE OFF OF MOTHER PLANSALESS HE RESPONSELL FOR CONSIDERITION OF REVENUES LOCATION, WAS PRESENT PARKET PROVIDED BY SHOUL HAVELING, HE RESPONSED HE STROMENHOUS HE THE OF SUBMINISTO CONSTRUCTION STROMEN AND CHES PARKET, AS RECOVERED IN ALL OTHER MEDIS OF THE STROMENHOUS OF THE THE OF SUBMINISTO CONSTRUCTION.

ALL UTILITIES WILL BE UNDERGROUND.

12. NO LOT N: THIS DESENVEION SHALL BE COCUPED WITH CONNECTED TO THE JAPPONED WITH DESTRUMENT AND INSTRUMENT IT, WOTEWITE MA WITE STEILE SWILL CHEVEN TO TECH (TIDUS COMMISSIONI ON EMPRIMENTAL CHUTTY) RECURSIVES. IS, MOCTEMEL. I, IN LIST OF STREETING SHALL BE COLDED FROM TO THE APPLIANT SHAMINGS TO THE OFFICE STREETINGS COLDENSTROMS OF THE STREETINGS SHALL BE COLDED FROM THE THE THE PROPER COLDED FROM THE AREA OFFICE STREETINGS THE PROPERTY OF THE STREETING THE S 15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVEN AND ACCEPTED BY THE CITY OF BASTROP. O. DEVELOPER/OWNER SWILL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND INCORPORATIONS TO EXISTING UTILITIES.

NOT TO SCALE

20. ALL DRAWAGE EASEMENTS, STORAL WATER FACUTIES / FEATURES SWALL BE WARRANED BY THE PROPERTY OWNER OR HIS OR HES ASSOCIAS. 19. No Buldings, fences, lynosojapno or other structures are pedatted within drainge exembits shown, dicept as approved by the city of distribe. NOTIONATI LERRE MITTORE BITTORE ESTITUTE. ME TOUR CARROLLE MONTIONAL CONTROLLE ME MENGRETIES EN CONTROLLE ME MENGRETIES DE CONTROLLE ME MENGRETIES DE CONTROLLE ME CONTROLLE M 7). The owner of this subdanson, and his or her successors and assors, assume sole responsibility for plans for confly with applicable codes and requirements of the city of businop 6, RSCUL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTUBLE TO THE CITY OF BUSTROP, SWILL BE PROVIDED PRIOR TO RIMAL PUNT APPROVAL BY THE CITY.

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24. AS SHOWN HEREON, A TWENTY (20) FOOT WIDE PURIC UTLITY EXSIDENT (P.U.E.) IS HEREOY DEDICATED ADJUGSHT TO STREET ROW ON JUL LOTS, A FIRE (5) FOOT WIDE PURIC IS HEREOY DEDICATED ADJUGSHE EVEN SIDE LOT LINE UNLESS OTHERWISE HOTED.)), PROPERTY ONNER SHALL PROVIDE FOR ACCESS TO ALL EUSDADITS AS MAY BE NECESSARY AND SHALL NOT PROMBIT ACCESS BY SYNDYMADICAL AUTHORITES, Temporary and permanent excludints to be provided, as required at the CMY's sole discretion for off—site water astenator and drawice improvedents.

76. ALT TRAFFIC-REDATED WORK WIST COMPLY WITH THE RECOMMENDANCES CONFINED IN THE TRAFFIC MEMICY MALVISS DATED DECEMBER, 2014 AS PREPARED BY ALLAWASE TRANSPORTATION COMPLY, INC., REDATED TO THIS PROJECT AS APPROXID BY THE CITY OF SOCREDA. ALL CONSTRUCTION WORK MUST COMPLY WITH TODG CENERAL CONSTRUCTION STORM WATER PERMIT TARTSCOOL

2 THE DOLLOPS SHALL BE EXCHANGE FOR DEFENSE WHAN ALL SPANTS MODE PROPORTE OF DESCRIPTION OF DISTRICT AND THE DOLLOPS THE DOLLOPS THE THE DOLLOPS TH

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INSTALLATION AND WANTENWARE OF A TEMPORARY EMERGENCY ACCESS MAY BE REQUIRED.

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LOT SUMMARY
RESIDENTIAL LOTS 77
OPEN SPACE LOTS 2
TOTAL LOTS 79

SUBDIVISION INFORMATION

PROPOSED STREET LENGTH
DEMONSTY LOOP 2155'
MANEE STREET 442'
PRES PORTE DAYS 122'
TOTAL STREET LENGTH 322'

AREA SUMMARY
LOTS 33.50 ACRES
RIGHT-OF-WAY 3.87 ACRES OVERALL AREA 37.37 ACRES

