

**Planning & Zoning Commission Meeting**  
**Bastrop City Hall City Council Chambers**  
1311 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8840



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## **Agenda – March 26, 2020 at 6:00 P.M.**

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*City of Bastrop Planning & Zoning 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 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

*If you would like to provide written questions or comments to be read at the meeting please email them to [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org) before the meeting. You can call in with a question during the meeting at 512-332-8857.*

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

- 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 chairperson prior to the beginning of 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. Instead, city Commissions are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to city staff for research and possible future action.*

*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 the Commission, as a body or any member or members of the Commission, individually or*

*collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Commission and/or any person in the Commission's presence will not be tolerated.*

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

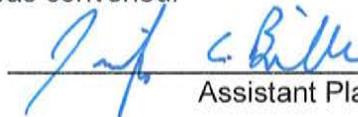
- 3A. Consider action to approve meeting minutes from the January 30, 2020 Meeting of the Planning & Zoning Commission.
- 3B. Consider action to approve with conditions, the Trem Subdivision, a replat of the Trem Subdivision Phase I, 0.319 acres of Building Block 118 East of Water, 1.24 acres of Building 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.

**4. UPDATES**

- 4A. Update on recent City Council actions regarding Planning Department items.
- 4B. Individual Requests from Planning & Zoning 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 as 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 convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: March 20, 2020 at 12:00 p.m. and remained posted for at least two hours after said meeting was convened.

  
Assistant Planning Director



# STAFF REPORT

**MEETING DATE:** March 26, 2020

**AGENDA ITEM:** 3A

**TITLE:**

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

**STAFF REPRESENTATIVE:**

Vivianna Nicole Hamilton, Planning Technician

**ATTACHMENTS:**

Meeting Minutes



# Planning and Zoning Commission

January 30, 2020

## Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, January 30, 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	Present
Debbie Moore	Present
Cynthia Meyer	Present
Glenn Johnson	Present
Ishmael Harris	Present
Cheryl Lee	Absent
Greg Sherry	Absent
Ed Skarnulis	Present

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the November 21, 2019 Meeting of the Planning & Zoning Commission.

Glenn Johnson made a motion to recommended approval of the November 21, 2019 meeting minutes as amended. Matt Lassen seconded the motion and the motion carried unanimously.

- 3B. Presentation on the Comprehensive Plan, Chapter 5 – Land Use & Community Image and discussion on changes to the Future Land Use Map and descriptions to reflect the Bastrop Building Block (B<sup>3</sup>) Code Character Districts and Place Type Zoning Districts.

Jennifer Bills presented to the Commission the information distributed to them in the packet regarding the updates to Comprehensive Plan, Chapter 5 – Land Use & Community Image and the Future Land Use Map in relation to the (B<sup>3</sup>) Codes.

Discussion commenced between Staff and the Commission regarding the Voluntary ETJ, the de-annexation process which goes through Council, and what portions of the (B<sup>3</sup>) Codes affects the Future Land Use Map.

Jennifer Bills concluded the presentation by saying there would be more information forthcoming to the Commission regarding this topic, and she would be looking for the Commission's direction of how to proceed with matching up the Future Land Use Plan and (B<sup>3</sup>) Character Districts.

# Planning and Zoning Commission

January 30, 2020

## Meeting Minutes

- 3C. Hold public hearing and consider action to recommend approval of an ordinance of the City Council of the City of Bastrop, Texas adopting updates to the Development Manual in compliance with Bastrop Building Block (B<sup>3</sup>) Code, including updates to the Plat Checklist, Site Development Plan Checklist and creating a Municipal Utility District (MUD) - Public Improvement Plan Checklist, and amend Article 4.2 of the B<sup>3</sup> Technical Manual to refer to the requirements outlined in the Development Manual and forward to City Council for approval.

Allison Land presented to the Commission the information distributed to them in the packet regarding the updates to the Plat Checklist, Site Development Checklist, and MUD Public Improvement Checklist. She stated most of these updates were to clean up portions of the checklist that were not reflective of what was adopted in the code.

Discussion commenced between Staff and the Commission regarding exterior materials on the Site Development Checklist, foot candle requirements, duplication within the Technical Manual of the adopted checklists, development manual requirements, and the Consent Agreements for MUD'S.

Debbie Moore opened the Public Hearing.

No public comments were made.

Debbie Moore closed the Public Hearing.

Glenn Johnson made a motion to recommend approval of an ordinance of the City Council of the City of Bastrop, Texas adopting updates to the Development Manual in compliance with Bastrop Building Block (B<sup>3</sup>) Code, including updates to the Plat Checklist, Site Development Plan Checklist and creating a Municipal Utility District (MUD) - Public Improvement Plan Checklist, and amend Article 4.2 of the B<sup>3</sup> Technical Manual to refer to the requirements outlined in the Development Manual and forward to City Council for approval. Cynthia Meyer 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 Place Type recommendations the Commission had given to Council regarding the rezone requests that were heard by the Commission at their November 21, 2019 Meeting.

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

No requests were made at this time.

Planning and Zoning Commission  
January 30, 2020  
Meeting Minutes

**5. ADJOURNMENT**

Cynthia Meyer made a motion to adjourn at 6:46 p.m.. Matt Lassen seconded the motion, and the motion carried unanimously.

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Debbie Moore, Chair

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Pablo Serna, Vice-Chair



# STAFF REPORT

**MEETING DATE:** March 26, 2020

**AGENDA ITEM:** 3B

**TITLE:**

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.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address:	Southeast corner of State Highway 71 and Jackson Street (Attachment 1)
Total Acreage:	4.837 acres
Legal Description:	Trem Subdivision Phase I, 0.319 acres of Building Block 118 East of Water, 1.24 acres of Building Block 119 East of Water
Property Owner:	CL Thomas Holdings, LLC
Agent:	David Meyer, Jr/QuikTrip Corporation
Existing Use:	Vacant
Existing Place Type Zoning:	P-5 Core
Future Land Use:	Professional Services

**BACKGROUND/HISTORY:**

The applicant is requesting to replat the Trem Phase I Subdivision by including 0.319 acres of Building Block 118 and 1.24 acres of Building Block 119. With this new configuration, they will also dedicate right-of-way along Jackson Street and construct a right turn only lane on Jackson Street, which will be maintained by the City. The existing Trem Phase I Subdivision was platted on April 6, 2010 as one 3.616 acre lot. When the State Highway 71/State Highway 95 intersection was improved, 0.383 acres of the subdivision was taken for the right-of-way. The three parcels to the east will be included within the replat, creating a 4.837 acre lot.

Streets

The subdivision is bounded by the State Highway 71 frontage road, Jackson Street, and Jasper Street.

Utilities

This area is served by the City of Bastrop Water and Wastewater, and Bastrop Power & Light Electric.

Drainage

A drainage review was submitted during the moratorium. A Site Development Plan is also under review that includes a drainage plan that will convey drainage from the improved site at the same rate as the current unimproved condition.

**PUBLIC NOTIFICATION:**

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

**POLICY EXPLANATION:**

On August 27, 2019, Ordinance 2019-26 and the Bastrop Building Block (B<sup>3</sup>) Code, Ordinance 2019-51, deemed the Planning & Zoning Commission as the official municipal authority for approval of plats that require public review.

As a replat that requires dedication and construction of street improvements, the plat cannot be reviewed administratively.

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan – Professional Services:

*The replat is creating one lot that will allow non-residential development, which is allowed in Professional Services.*

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 B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).*

- Sec. 212.014. Replatting without Vacating Preceding Plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

*The proposed replat meets all of the requirements above.*

- 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 replat conforms to the Future Land Use Plan, which is designated as Professional Services.*

- (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 right-of-way and build a right-turn only lane at the intersection of Jackson Street and the State Highway 71 east bound frontage road.*

- (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.*

- (4) it conforms to any rules adopted under Section 212.002.

*The replat complies with the requirements of the adopted B<sup>3</sup> Code.*

**B<sup>3</sup> Code - Chapter 1: Subdivisions**

**. Section 1.3.001 Standard Procedure - Platting**

*The Development Review Committee has reviewed 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 for compliance with subdivision and utility standards. Staff has approved the plat with the following conditions that must be met before the plat can be recorded:*

**RECOMMENDATION:**

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.

**Conditions:**

1. Legal Description needs to be provided in the Owners Certification, along with the CL Thomas Holdings, LLC address underneath the signature line.
2. Change 2019 in signature blocks to 2020 throughout the plat.
3. Remove topography lines from face of plat before bringing in the mylar for recordation.
4. Change note 26 to the new blanket easement recordation number once recorded.
5. Add standard plat note 42 regarding the Lost Pines Habitat Conservation permitting information, but replace with this project's Fish & Wildlife Permit number.
6. Add standard note 43 – "Since no further fragmentation of potential Houston toad habitat occurs from this subdivision, it has no effect to the LPHCP.
7. Notes 17 and 19, remove "subdivision" and "zoning" to say "...City of Bastrop Ordinances."
8. Remove the 15-foot BP&L easement with missing document number from face of the plat. The blanket easement will address this.

**ATTACHMENTS:**

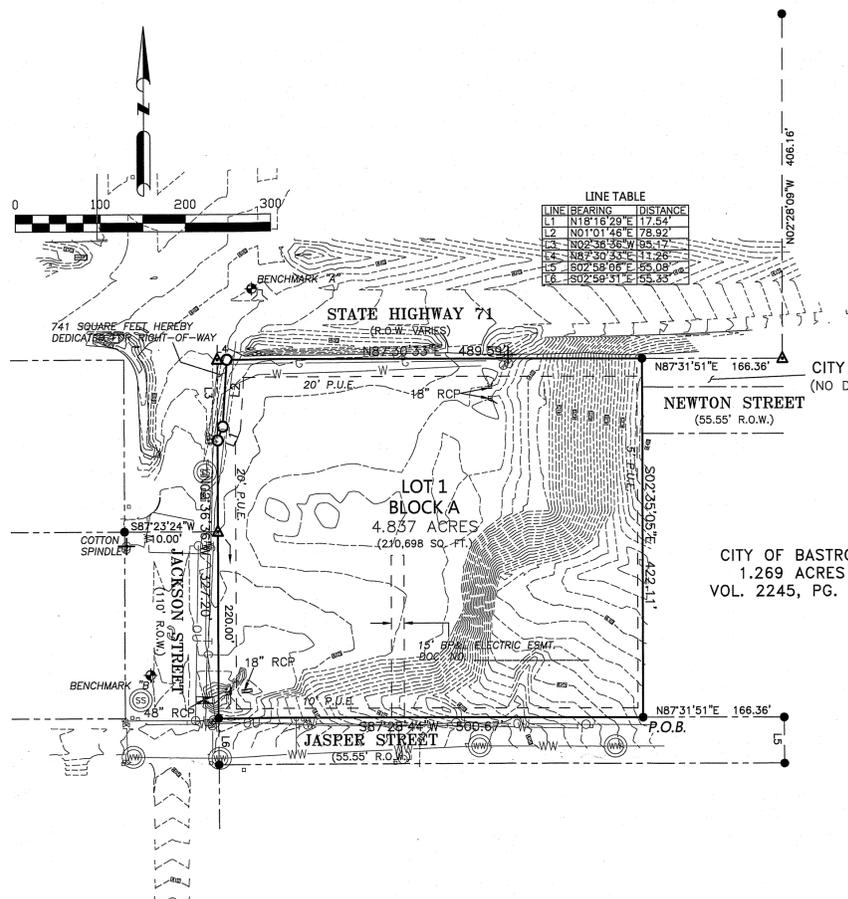
- . Exhibit A: Trem Subdivision Replat
- . Attachment 1: Location Map
- . Attachment 2: Previous Trem Phase 1 Plat

GENERAL NOTES:

- THE BENCHMARKS USED ARE: BENCHMARK "A" - MAG NAIL IN CORNER OF TRAFFIC CONTROL BOX AT THE CORNER OF INTERSECTION OF JACKSON STREET AND EASTBOUND SH 71 SERVICE ROAD, NAVD88(2012B) ELEV. = 401.03'. BENCHMARK "B" - CUT SQUARE IN NW CORNER OF STORM SEWER CURB INLET ON W. SIDE OF JACKSON STREET, +/- 65' NORTH OF JASPER STREET, NAVD88(2012B) ELEV. = 403.18'.
- WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- ELECTRIC SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: NOVEMBER 15, 2018, CONDUCTED BY FIRST AMERICAN TITLE GUARANTY COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL UTILITIES FOR THIS SUBDIVISION WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATTING.
- DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48021C0360E FOR BASTROP COUNTY, EFFECTIVE JANUARY 19, 2006 COMMUNITY # 480022 AND IS ON ZONE X.
- ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100-YEAR STORM EVENTS.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- AS SHOWN HEREON, A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A TEN (10) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 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 (TABA).
- 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.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE.
- UPON COMPLETION OF CONSTRUCTION AND INSTALLATION OF THE ELECTRIC FACILITIES ON THE PROPERTY THE DEVELOPER/OWNER SHALL HAVE THE PERMANENT UTILITY EASEMENT AREA (20 FOOT EASEMENT, TO INCLUDE A 10 FOOT BUFFER AROUND ALL NON OPENING SIDES AND A 20 FOOT BUFFER AROUND OPENING SIDES OF EQUIPMENT) SURVEYED BY METES AND BOUNDS, AT ITS SOLE COST AND EXPENSE, AND A COPY OF THAT PERMANENT EASEMENT SURVEY PROVIDED TO BP&L FOR THE GRANTING AND RECORDING OF A PERMANENT PUBLIC UTILITY EASEMENT. THE BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT SHALL BE VACATED AT SUCH TIME AS BP&L ACCEPTS AND RECORDS THE PERMANENT PUBLIC UTILITY EASEMENT.
- 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, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
- LINE EXTENSION FEES ARE REQUIRED TO BE ASSESSED AT THE TIME OF PLATTING. PROVIDE ELECTRIC LOAD CALCULATIONS, NUMBER OF SERVICES, OR PLANS FOR REVIEW.
- THE PURPOSE OF THIS REPLAT IS TO COMBINE PHASES 1 AND 2 OF TREM SUBDIVISION WITH THE 0.638 SLAUGHTER TRACT, AND TO REFLECT SH71 R.O.W. DEDICATION.
- THIS SUBDIVISION IS ENCLUMBERED BY A BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT AS RECORDED IN DOCUMENT NO. 201001964, OF THE BASTROP COUNTY OFFICIAL RECORDS.

# TREM SUBDIVISION, A REPLAT OF THE TREM SUBDIVISION PHASE I, BUILDING BLOCK 118 EAST OF WATER (0.319 ACRES) AND BUILDING BLOCK 119 EAST OF WATER (1.24 ACRES)

4.837 ACRES SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS.



BEARING BASIS:  
TEXAS COORDINATE SYSTEM, NAD 83(2011),  
CENTRAL ZONE, UTILIZING THE LEICA  
SMARTNET CONTINUALLY OPERATING  
REFERENCE NETWORK.

CITY OF BASTROP  
1.269 ACRES  
VOL. 2245, PG. 871

### LEGEND

- ◆ BENCHMARK
- 1/2-INCH IRON ROD FOUND
- CALCULATED POINT
- △ 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WASTE WATER MANHOLE CLEANOUT
- ⊕ STORM SEWER MANHOLE
- ⊕ UTILITY POLE
- OE — ELECTRIC LINE
- T — TELECOM LINE
- G — GAS LINE
- WW — WASTE WATER LINE
- W — WATER LINE
- P.O.B. POINT OF BEGINNING

### METES AND BOUNDS:

4.837 ACRES OUT OF BUILDING BLOCKS 102, 118, AND 119, EAST OF MAIN STREET IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 1, PAGE 23A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING TRACTS: THAT CERTAIN 0.638 ACRE TRACT CONVEYED TO SPEEDY STOP FOOD STORES, LLC, BY DEED OF RECORD IN VOLUME 2089, PAGE 1, OF SAID OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; THAT CERTAIN 0.319 ACRE TRACT CONVEYED TO SPEEDY STOP FOOD STORES, LTD., BY DEED OF RECORD IN VOLUME 1741, PAGE 447, OF SAID OFFICIAL PUBLIC RECORDS; A PORTION OF LOT TREM SUBDIVISION PHASE I, OF RECORD IN CABINET 5, PAGE 628, OF SAID PLAT RECORDS; AND THAT CERTAIN 0.638 ACRE TRACT CONVEYED TO SPEEDY STOP FOOD STORES, LTD., BY DEED OF RECORD IN VOLUME 1692, PAGE 121, OF SAID OFFICIAL PUBLIC RECORDS; SAID 4.837 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF JASPER STREET (55' R.O.W.), BEING THE SOUTH LINE OF SAID BUILDING BLOCK 119, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.638 ACRE TRACT CONVEYED TO THE CITY OF BASTROP, BY DEED OF RECORD IN VOLUME 2245, PAGE 871, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER OF SAID VOLUME 2089, PAGE 1 TRACT AND HEREOF;

**THENCE** S87°28'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JASPER STREET, BEING THE SOUTH LINES OF SAID BUILDING BLOCKS 102 AND 119, ALSO BEING THE SOUTH LINES OF SAID VOLUME 2089, PAGE 1 TRACT AND SAID LOT 1, A DISTANCE OF 500.67 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF JACKSON STREET (110' R.O.W.), FOR THE SOUTHWESTERLY CORNER HEREOF;

**THENCE** N02°36'36"W, OVER AND ACROSS SAID BUILDING BLOCK 102, ALONG SAID EAST RIGHT-OF-WAY LINE OF JACKSON STREET, BEING THE WEST LINE OF SAID LOT 1, A DISTANCE OF 327.20 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" SET, FOR AN ANGLE POINT, FROM WHICH A CALCULATED POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71 (R.O.W. VARIES), BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.383 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, BY DEED OF RECORD IN DOCUMENT NO. 201603071, OF SAID OFFICIAL PUBLIC RECORDS, BEARS N02°36'36"W, A DISTANCE OF 95.17 FEET;

**THENCE** LEAVING SAID EAST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID LOT 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N18°16'29"E, A DISTANCE OF 17.54 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET, FOR AN ANGLE POINT;

2. N01°01'46"E, A DISTANCE OF 78.92 FEET TO A 1/2-INCH IRON ROD SET IN SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, BEING THE SOUTH LINE OF SAID 0.383 ACRE TRACT, FOR THE NORTHWESTERLY CORNER HEREOF;

**THENCE** N87°30'33"E, OVER AND ACROSS SAID BUILDING BLOCKS 102 AND 118, IN PART CONTINUING OVER AND ACROSS SAID LOT 1, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, IN PART BEING THE SOUTH LINE OF SAID 0.383 ACRE TRACT, AT 322.78 FEET PASSING A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.383 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 0.319 ACRE TRACT, AND CONTINUING ALONG THE NORTH LINE OF SAID 0.319 ACRE TRACT FOR A TOTAL DISTANCE OF 489.59 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEASTERLY CORNER HEREOF;

**THENCE** S02°35'05"E, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, OVER AND ACROSS SAID BUILDING BLOCKS 118 AND 119, BEING THE EAST LINES OF SAID 0.319 ACRE TRACT, SAID VOLUME 1692, PAGE 121 TRACT AND SAID VOLUME 2089, PAGE 1 TRACT, A DISTANCE OF 422.11 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 4.837 ACRES (210,898 SQUARE FEET) OF LAND, MORE OR LESS.

### SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, ABRAM C. DASHNER DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

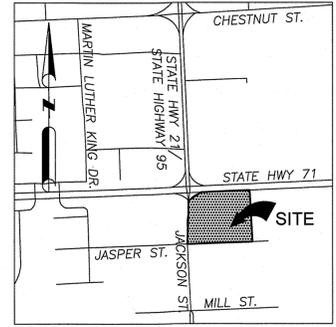
ABRAM C. DASHNER  
RPLS NO. 5901  
3701 VINELAND DRIVE  
AUSTIN, TX 78722

### ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, JENNIFER M. GARCIA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

JENNIFER M. GARCIA  
P.E. NO. 106000  
3711 S. MOPAC, BUILDING I, SUITE 550  
AUSTIN, TX 78746  
TBE FIRM NO. F-12802



VICINITY MAP  
NOT TO SCALE

STATE OF TEXAS §  
COUNTY OF BASTROP §

THAT WE, CL THOMAS HOLDINGS, LLC, BEING THE OWNERS OF 4.837 ACRES OUT OF (LEGAL DESCRIPTION), ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 5, PAGE 828, PLAT RECORDS OF BASTROP COUNTY, TEXAS AND AS CONVEYED TO US BY DEEDS RECORDED IN INSTRUMENT NO. \_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

REPLAT TREM SUBDIVISION, PHASE 1

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS \_\_\_ DAY OF \_\_\_\_, 2019, A.D.

CL THOMAS HOLDINGS, LLC  
PROPERTY OWNER ADDRESS

THE STATE OF TEXAS §  
COUNTY OF BASTROP §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_ DAY OF \_\_\_\_, 20\_\_\_ BY, \_\_\_ AS GENERAL MANAGER OF CHARLOTTE ROBINSON 1986 FAMILY TRUST, ON BEHALF OF SAID CHARLOTTE ROBINSON 1986 FAMILY TRUST.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

### CITY CERTIFICATION

APPROVED THIS \_\_\_TH DAY OF \_\_\_\_, 2020, A.D. BY THE  
PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_ ATTEST:

PLANNING & ZONING COMMISSION CHAIRMAN CITY SECRETARY

### BASTROP COUNTY CLERK RECORDATION CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF BASTROP §

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_, 2019, A.D. AT \_\_\_ O'CLOCK \_\_\_M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET \_\_\_\_, PAGE \_\_\_\_, FILED FOR RECORD ON THE \_\_\_ DAY OF \_\_\_\_, 2019, A.D.

ROSE PIETSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

RECEIVED  
MAR 16 2020  
By \_\_\_\_\_

TREM SUBDIVISION, A REPLAT OF THE TREM SUBDIVISION PHASE I, BUILDING BLOCK 118 EAST OF WATER (0.319 ACRES) AND BUILDING BLOCK 119 EAST OF WATER (1.24 ACRES)  
4.837 ACRES SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS.

OWNERS: CL THOMAS HOLDINGS, LLC  
ACREAGE: 4.837  
SURVEYOR: ABRAM DASHNER, RPLS  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: \_\_\_/\_\_\_/2020  
COMMISSION REVIEW: \_\_\_/2020  
ACREAGE BY LOT TYPE: DEVELOPMENT 4.837  
PATENT SURVEY: \_\_\_\_\_  
ENGINEER: KBGE  
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1

CHECKED BY: AD  
JOB NUMBER: 014-09  
ISSUE DATE: 03/16/20  
SHEET: 1 OF 1

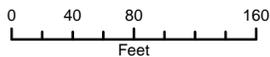
# Attachment 1 Location Map



Trem Subdivision - QuikTrip

## Southeast Corner of Jackson Street & State Highway 71 Trem Subdivision Replat

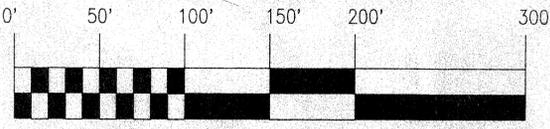
Date: 3/20/2020



1 inch = 125 feet



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.



SCALE: 1" = 50'

- CONCRETE ROW MONUMENT
- IRON ROD FOUND
- 5/8" IRON ROD SET
- UTILITY POLE
- WATER METER
- ELECTRIC LINE
- FIRE HYDRANT

**DEVELOPER**  
C. L. THOMAS, Inc.  
P.O. BOX 1876  
VICTORIA, TEXAS 77902-1876

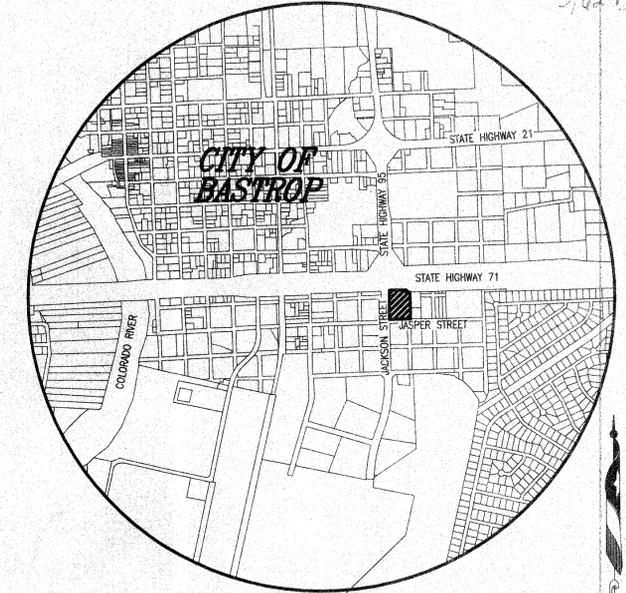
**LAND USE SUMMARY**  
3.616 ACRES TOTAL AREA  
1 LOT - COMMERCIAL

# TREM SUBDIVISION

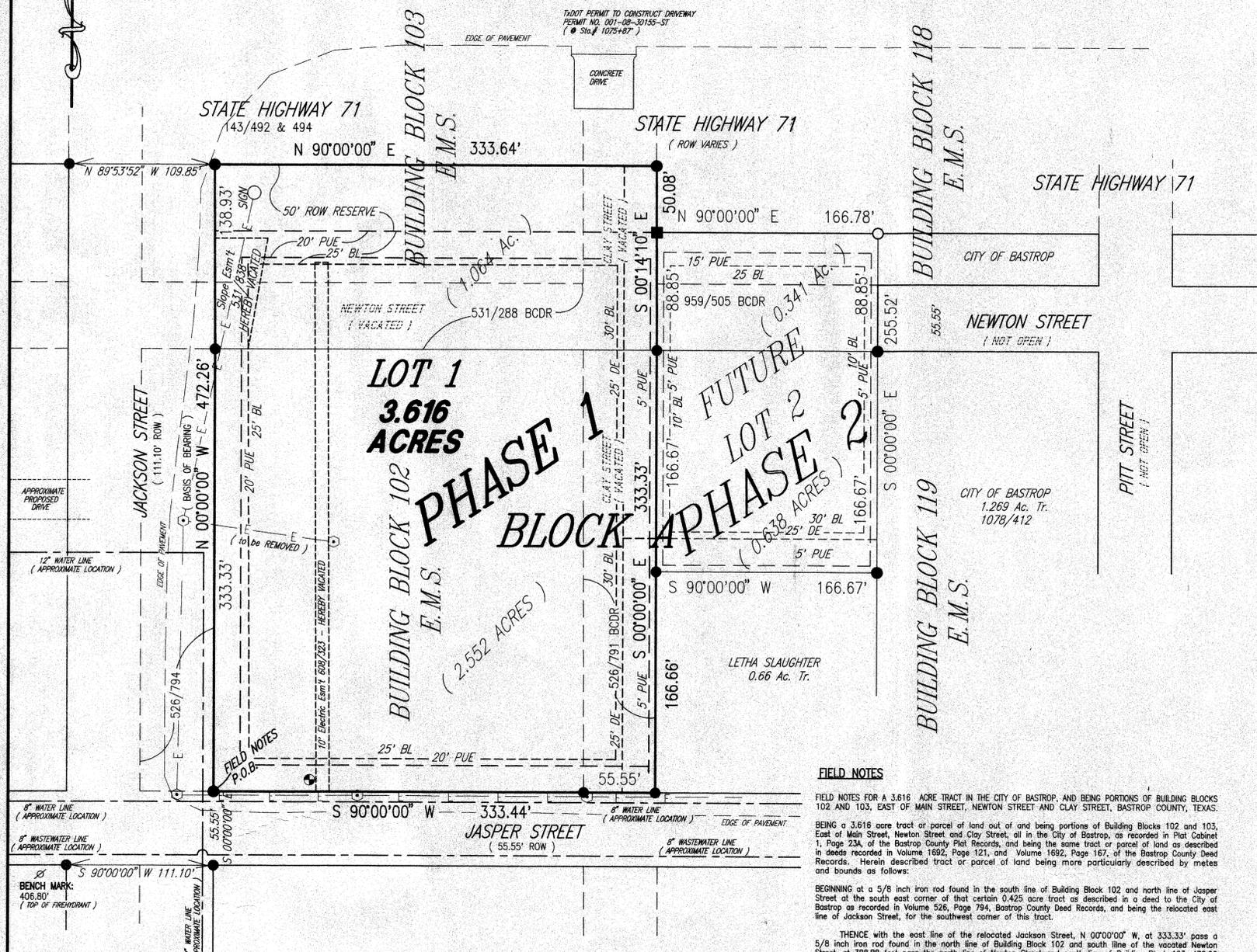
## Phase 1

- FINAL PLAT -

( A Subdivision of Portions of )  
( Building Blocks 102, 103, 118 & 119, E.M.S. )  
( in The CITY OF BASTROP )



SCALE: 1" = 1/4 Mile



- The Benchmark Elevation is: 406.80' ( A.M.S. )
- Location: Top of fire hydrant at SW Corner of Jackson and Jasper Streets
- All easements of record as indicated on the most recent title run dated 02/08/06, conducted by Bastrop Abstract Company (GF# 0622466) for this property are shown on this plat.
- All subdivision permits shall conform to the City of Bastrop Code of Ordinances, construction standards, and generally accepted engineering practices.
- Construction Plans and Specifications for all subdivision improvements shall be reviewed and accepted by the City of Bastrop prior to any construction within the subdivision.
- Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the City of Bastrop.
- Site Development Construction Plans shall be reviewed and accepted by the City of Bastrop prior to any multi-family or nonresidential construction.
- Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the City.
- 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.
- Electric, Water and Wastewater services provided by: City of Bastrop
- Gas service provided by: Centerpoint Energy
- Additional services provided by: Southwestern Bell and Time Warner
- All utilities will be underground.
- No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater collection facilities.
- Wastewater and Water systems shall conform to TCEQ (Texas Commission on Environmental Quality).
- Developer shall be solely responsible for all relocation and modifications to existing utilities.
- NO portion of this tract is within a Flood Hazard Area as shown on the Flood Insurance Map Panel #48021C0360E, Community # 480022, for the City of Bastrop Effective: 01/19/06 This tract lies in Zone X.

**WARNING:** The degree of flood protection required by the Bastrop County Flood Damage Prevention Order is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur, and flood heights may be increased by man-made or natural causes. Acceptance of this plat by the City of Bastrop does not imply that the land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. Nor shall acceptance of this plat create liability on the part of Bastrop County or any official or employee thereof for any flood damages that result from reliance on the information contained within this plat or any administration decision lawfully made hereunder.

- On-site storm water detention facilities will be provided to reduce post-development peak rates of discharge of the 5, 10, 25, 50 and 100-year storm events.
- Temporary and permanent easements to be provided, as required at the City's sole discretion for off-site water, wastewater and drainage improvements.
- As shown hereon, a twenty (20) foot wide public utility easement (PUE) is hereby dedicated adjacent to street ROW's on all lots and a five (5) foot wide PUE is hereby dedicated along each side lot line.
- Property owner shall provide access to all easements as may be necessary and shall not prohibit access by governmental authorities.
- No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Bastrop.
- All easements on private property shall be maintained by the property owner or his/her assigns.
- 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 shall provide the City of Bastrop Electric Utility Department with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities.
- 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.
- Building setbacks not shown shall be in accordance with City of Bastrop Zoning Ordinance.
- Sidewalks shall be constructed in accordance with the Subdivision Ordinance of the City of Bastrop.
- 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.
- All signs shall comply with the Bastrop Sign Ordinance.
- No lot or structure shall be occupied prior to the Applicant submitting to the City of Bastrop, documentation for subdivision/site registration with the Texas Department of Licensing and Regulation (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABAA).
- 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, site plan approvals and/or certificates of occupancy.

- This project is located within the area of "Known and Potential Habitat" of the endangered Houston toad as determined by the U.S. Fish and Wildlife Service. As authorized under the State of Texas' Endangered Species Act, property owners should contact the Lost Pines Habitat Conservation Plan (LPHCP) Administrator at the Bastrop County Development Services Department prior to any development activity.
- This tract is currently Zoned C1 - COMMERCIAL-1.
- There is hereby dedicated reciprocal access easement for all lots in this subdivision.
- Future driveways on Jackson Street are required to align with opposing driveways or be separated by 80 feet. Any access to SH. 71 must be obtained from TxDOT. There will be no access to Jasper Street.
- All of TREM SUBDIVISION shall have access to State Highway 71 by TxDOT Permit No. 001-08-30155-ST and by use of a Blanket Joint Use Access Easement recorded separately.
- Prior to Final Plat approval, subdivision public improvement construction plans with cost estimate are required to be submitted to and accepted by the City of Bastrop.
- This Plat conforms to the Preliminary Plat approved by the City Council of the City of Bastrop on September 8, 2009.
- Upon completion of the Public and/or Site Development improvements, a twenty (20) foot wide public utility easement (PUE), centered on the utility lines, will be dedicated for all onsite electric utility lines from the ROW to the transformer pad. The easement will include a ten (10) foot buffer around all non opening sides and a twenty (20) foot buffer around opening sides of easement.
- This subdivision is encumbered by a Blanket Temporary Access and Construction Easement as recorded in Document No. 201001964, of the Bastrop County Official Records.

STATE OF TEXAS  
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:  
That Speed Stop Food Stores, LLC, owner of 4.595 ACRES in the City of Bastrop, as described in a deeds recorded in Volume 1692, Page 121, Volume 1692, Page 167 and Volume 1741, Page 447 of the Bastrop County Official Records, do hereby subdivide said tract in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted, to be known as **TREM SUBDIVISION, Phase 1**, and do hereby dedicate to the Public the use of the Easements as shown hereon.

Witness my hand this the 8<sup>th</sup> day of March, 2010 A.D.

*Clifton L. Thomas, Jr.*  
Clifton L. Thomas, Jr.  
Authorized Agent of its Manager,  
C. L. Thomas, Inc.

C. L. Thomas, Inc.  
P. O. Box 1876  
Victoria TX 77902

STATE OF TEXAS  
COUNTY OF BASTROP

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2010, by Clifton L. Thomas, Jr.

*Alicia Henry*  
Alicia Henry  
Notary Public, State of Texas  
Printed Name of Notary / Expires

STATE OF ~~Texas~~ **TEXAS**  
COUNTY OF ~~VICTORIA~~ **VICTORIA**

KNOW ALL MEN BY THESE PRESENTS:  
That I, WELLS FARGO BANK, N.A., the lien holder of the certain tract land shown hereon and described in a Deed of Trust recorded in Vol. 1761, Pg. 370, of the Bastrop County Official Records, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **TREM SUBDIVISION, PHASE 1**.

Witness my hand this the 4<sup>th</sup> day of MAR, 2010 A.D.

Tom Stocker, Vice President  
Victoria Business Banking Manager

Wells Fargo Bank, N.A.  
5938 Priestly Drive, Ste. 200  
Carlsbad CA 92008

STATE OF ~~Texas~~ **TEXAS**  
COUNTY OF ~~VICTORIA~~ **VICTORIA**

This instrument was acknowledged before me on the 4<sup>th</sup> day of MAR, 2010, by Tom Stocker.

*Jeanette Machac West*  
JEANNETTE MACHAC WEST  
Notary Public  
State of Texas  
My Comm. Exp. 03/20/12

Jeanette Machac West  
Notary Public, State of Texas  
Printed Name of Notary / Expires

Approved on this 9<sup>th</sup> day of March, 2010 A.D., by the City Council of the City of Bastrop.

APPROVED: *Terry Orr*  
Terry Orr, Mayor of the  
City of Bastrop, Texas

ATTEST: *Jessica Salazar*  
Jessica Salazar  
City Secretary, City of  
Bastrop, Texas

STATE OF TEXAS  
COUNTY OF BASTROP

I, Rose Pietsch, Clerk of Bastrop County do hereby certify that the foregoing instrument of writing and the certificate of authentication was filed for record in my office on this 6<sup>th</sup> day of April, 2010 A.D. in the Plat Records of said County and State in Plat Cabinet 5, Page 62-B. Filed for Record at 10:00 o'clock A.M. this the 6<sup>th</sup> day of April, 2010 A.D.

Witness my hand and seal of the office of County Clerk of said County on this the 6<sup>th</sup> day of April, 2010 A.D.

*Rose Pietsch*  
Rose Pietsch  
County Clerk  
Bastrop County, Texas

DATE	REVISION
09/22/09	PRELIMINARY SUBMITTAL (final plat)
12/15/09	RESPONSE TO 12/09/09 COMMENTS
01/26/10	RESPONSE TO 12/30/09 COMMENTS
03/09/10	FINAL PLAT

FILED  
APR 06 2010

*Rose Pietsch*  
Rose Pietsch  
COUNTY CLERK  
BASTROP COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BASTROP

I, Dale L. Olson, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that the corner monuments as shown were properly placed, under my personal supervision, in accordance with the Subdivision Regulations of the City of Bastrop.

*Dale L. Olson*  
Dale L. Olson, RPLS  
Registered Professional  
Land Surveyor, Reg. No. 1753  
711 Water Street  
Bastrop, Texas 77802  
(512) 321-5476

STATE OF TEXAS  
COUNTY OF BASTROP

I, C. W. Settles, P.E., do hereby certify that the drainage design, as shown hereon, complies with the Subdivision Regulations for the City of Bastrop, and that the 100 Year Flood Plain is as shown and will be contained within the Drainage Easements, as shown hereon.

*C. W. Settles*  
C. W. Settles  
P.E. No. 34781  
P.O. Box 4256  
Victoria, Texas 77903  
(361) 575-4574

**FIELD NOTES**

FIELD NOTES FOR A 3.616 ACRE TRACT IN THE CITY OF BASTROP, AND BEING PORTIONS OF BUILDING BLOCKS 102 AND 103, EAST OF MAIN STREET, NEWTON STREET AND CLAY STREET, BASTROP COUNTY, TEXAS.

BEING A 3.616 acre tract or parcel of land out of and being portions of Building Blocks 102 and 103, East of Main Street, Newton Street and Clay Street, all in the City of Bastrop, as recorded in Plat Cabinet 1, Page 23A, of the Bastrop County Plat Records, and being the same tract or parcel of land as described in deeds recorded in Volume 1692, Page 121, and Volume 1692, Page 167, of the Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the south line of Building Block 102 and north line of Jasper Street at the south east corner of that certain 0.425 acre tract as described in a deed to the City of Bastrop as recorded in Volume 526, Page 794, Bastrop County Deed Records, and being the relocated east line of Jackson Street, for the southwest corner of this tract.

THENCE with the east line of the relocated Jackson Street, N 00°00'00" W, at 333.33', pass a 5/8 inch iron rod found in the north line of Building Block 102 and south line of the vacated Newton Street, at 388.88 feet past the north line of Newton Street and south line of Building Block 103, 472.26 feet in all to a 5/8 inch iron rod found where same intersects the south line of State Highway 71, for the northeast corner of this tract.

THENCE with the south line of State Highway 71, N 90°00'00" E, 333.64 feet to a 5/8 inch rod found at an angle corner in the south line of State Highway 71, for the northeast corner of this tract.

THENCE S 07°14'10" E, at 50.08 feet pass a concrete row monument found at an interior corner of the south line of State Highway 71, 138.93 feet in all to a 5/8 inch iron rod found in the south line of the vacated Newton Street and northwest corner of Building Block 119, for an angle corner of this tract.

THENCE S 07°14'10" E, at 166.67 feet pass a 1/2 inch iron rod found for the northwest corner of the Letha Slaughter 0.66 acre tract, 333.33 feet in all to a 5/8 inch iron rod found in the north line of Jasper Street, 333.44 feet in all to the POINT OF BEGINNING, containing 3.616 acres of land.

THENCE with the north line of Jasper Street, S 90°00'00" W, at 55.55 feet pass a 5/8 inch iron rod found for the southeast corner of Building Block 102, continuing with the north line of Jasper Street, 333.44 feet in all to the POINT OF BEGINNING, containing 3.616 acres of land.

