

Bastrop, TX Planning & Zoning Commission

Meeting Agenda

This meeting will be live streamed on the City of Bastrop Facebook Page

(www.facebook.com/bastroptx) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (Bastrop TX Network) and in the Agendas & Minutes section of the City website (www.cityofbastrop.org).



Agenda – August 27, 2020 at 6:00 P.M.

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 by 5:00 p.m. August 27th, 2020.

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. If you would like to provide written questions or comments to be read at the meeting please email them to plan@cityofbastrop.org by 5:00 p.m. August 27th, 2020. 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 July 30, 2020 Meeting of the Planning & Zoning Commission.
- 3B. Consider action to approve a Final Plat for Piney Creek Bend, **Phase 2-A**, being 16.934 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.
- 3C. Consider action to approve a Final Plat for Piney Creek Bend, **Phase 2-B**, being 36.628 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.

4. WORKSHOP SESSION

- 4A. Discussion on the schedule for reviewing and proposing amendments to the Bastrop Building Block (B³) Code and direction to staff on specific concerns.

5. UPDATES

- 5A. Update on recent City Council actions regarding Planning Department items.
- 5B. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

6. 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 and said Notice was posted on the following date and time: August 21, 2020 at 5:10 p.m. and remained posted for at least two hours after said meeting was convened.



Assistant Planning Director



STAFF REPORT

MEETING DATE: August 27, 2020

AGENDA ITEM: 3A

TITLE:

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

STAFF REPRESENTATIVE:

Vivianna Nicole Andres, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

July 30, 2020

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, July 30, 2020 at 6:30 p.m. online.

1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:30 p.m.

Pablo Serna	Present
Matt Lassen	Absent
Debbie Moore	Present
Cynthia Meyer	Present
Glenn Johnson	Present
Ishmael Harris	Present
Cheryl Lee	Present
Greg Sherry	Absent

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the June 25, 2020 Meeting of the Planning & Zoning Commission.

Cynthia Meyer made a motion to recommended approval of the June 25, 2020 meeting minutes. Cheryl Lee seconded the motion and the motion carried unanimously.

4. WORKSHOP SESSION

- 4A. Discussion on Bastrop Building Block (B³) Code review and future proposed amendments, including, but not limited to:
- Subdivision Process & Authority
 - Clarifying Process – Warrants, Variances, Alternative Process
 - Sign Code
 - Combining the B³ Main Document & Technical Manual
 - Update Development Manual

Jennifer Bills gave a PowerPoint presentation to the Commission over the following workshop topics:

- Subdivision Process & Authority
- Clarifying Process – Warrants, Variances, Alternative Process
- Sign Code
- Combining the B³ Main Document & Technical Manual

Planning and Zoning Commission

July 30, 2020

Meeting Minutes

- Update Development Manual

Discussion commenced between Jennifer Bills and the Commission. Some of the topics discussed were the following:

What the development standards for lots within the 1-mile ETJ are, the need to be proactive when planning how to handle anticipated growth, the response the City of Bastrop adopted to the “Shot Clock” House Bill, the decision criteria that is considered when someone applies for a warrant or a variance, the need to stay consistent with the adopted standards so we do not give applicants an easy way out who don’t want to follow the process, adopting standards for the waiver process in order to make the qualifying criteria clear, and the sign code.

The Commission asked Staff to bring additional information before them at the next meeting to more clearly explain why there needs to be amendments made to the sign code that was recently adopted.

The workshop concluded.

5. UPDATES

5A. Update on recent City Council actions regarding Planning Department items.

Staff updated the Commission on the number of residential permits that had been issued in the past three months, and on the progress of the MyGov software.

5B. Individual Requests from Planning & Zoning Commissioners on particular items to be listed on future agendas (no group discussion allowed).

There were no requests.

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:47 p.m. Glenn Johnson seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: August 27, 2020

AGENDA ITEM: 3B

TITLE:

Consider action to approve a Final Plat for Piney Creek Bend, Phase 2-A, being 16.934 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.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: West of Carter Street, between Riverwood Drive and Reids Bend (Attachment 1)
Total Acreage: 16.934 acres
Legal Description: 16.934 acres in Bastrop Town Tract, Abstract 11
Property Owner: KB Homes Lonestar Inc.
Agent Contact: Gary Jones, PE, Binkley and Barfield
Existing Use: Vacant/Undeveloped
Existing Zoning: Piney Creek Bend Planned Development District
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat for the Piney Creek Bend, Phase 2-A Subdivision. The plat is creating 72 single-family detached lots (Exhibit A). Piney Creek Bend, Section 1 contains 77 single-family lots and two open space lots that was recorded on July 23, 2018. The remainder of the 170 total residential lots and the open spaces lots will be approved in Phase 2-B.

The proposed single-family lots follow the lot standards adopted in the Planned Development.

Lot Standard	Minimum Dimensions (feet)	Lot Size (square feet)
Urban 5	50 ft. by 110 ft.	6,000
Suburban 6	60 ft. by 120 ft.	7,200

The subdivision will have 4.098 acres of right-of-way that will be dedicated with four new residential (50' ROW) streets that serve the subdivision and an additional 2.23 feet on the west side of the Carter Street (existing ROW 55.55'). Carter Street was previously designated as a Major Collector in the Transportation Master Plan and as such the required right-of-way width is 60 feet. Of the remaining 4.45 feet, Piney Creek Bend subdivision will dedicate 2.23 feet.

The proposed development connects through Section 1, which connects to Carter Street with Linden Street and Juniper Street. All proposed interior streets are classified as local streets with a 26-foot minimum pavement width and meet the requirements of the approved Planned Development District and Preliminary Plat.

Utilities

The development will connect to the existing water and wastewater lines along Carter Street. New water lines, wastewater lines, and a new wastewater lift station were installed with Section 1 and will be extended through the remaining sections. All water lines will be required to provide adequate fire protection facilities, such as appropriate line sizes and fire hydrants. Bastrop Power & Light provides electrical service to the property.

Drainage

The proposed development is located adjacent to the eastern bank of Piney Creek, a major waterway that contains a watershed of approximately 38 square miles. All construction within the development will be required to mitigate any adverse impacts to the creek, as well as protect homes and infrastructure within the development from flood damages.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to Piney Creek, which ultimately drains into the Colorado River. Due to the property's close proximity to the river, stormwater detention is not necessary, and could potentially cause a greater risk of flooding damages. During the construction plan phase, measures will be identified and required to address bank erosion and stabilization concerns.

None of the lots in Phase 2-A are in the flood plain. Parts of Phase 2-B were located within special flood hazard areas (SFHA) along the western boundary of the proposed development. A Letter of Map Revision with the Federal Emergency Management Agency revised the flood plain limits to remove any residential lots located in the SFHA.

POLICY EXPLANATION:

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This final plat complies with the Future Land Use Plan. The final plat includes 72 single-family lots that will provide single-family detached units. A 19.252 acres of open space along Piney Creek which is currently shown to be largely in the floodplain was dedicated with Section 1 and 32.077 acres will be dedicated with Phase 2-B. The developer is in the process of getting a Letter of Map Revision from FEMA that would reduce the amount of land in the floodplain. No single-family lots within the final plat are within the floodplain.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner.

- Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

The Piney Creek Bend Subdivision provides two lot sizes, 6,000 square feet and 7,200 square feet. The smallest single-family residential zone, SF-7, in the Zoning Ordinance requires the minimum lot size to be 7,000 square feet. This subdivision provides additional lot variety for city.

Local Government Code

- Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing 16.934 acres into 74 single-family lots of as a second phase of a 90.93-acre tract that will contain a total of 170 single-family lots when all phases are complete. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion and acceptance.

- 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 final plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

- (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 conforms to the adopted Transportation Master Plan. A Traffic Impact Analysis was performed with the rezoning Planned Development. Additional right-of-way is being dedicated along Carter Street, to comply with the development's contribution to a 60 feet ROW (standard in place at the time of the Preliminary Plat).

The plat also conforms with the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

The Public Improvement Construction Plan has been reviewed by the City Engineer and can be approved once the final plat is approved by City Council. Required improvements and bonds will be furnished before the recordation of the Final Plat.

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

The final plat complies with the requirements of the adopted B³ Code.

Bastrop Building Block (B³) Code – Chapter 1: Subdivision

- Section 1.3.001 Standard Procedure – Platting
Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat
The Preliminary Plat for Piney Creek Bend was approved by City Council on November 14, 2017.

- Section 1.3.003 Final Plat
The Public Improvement Plan for the construction of the subdivision improvements was administratively approved on February 20, 2020.

The Public Improvement Plan Agreement to provide fiscal guarantee to complete the public improvements was approved by City Council on June 9, 2020.

- Section 1.3.004 Plat Requirements
The Development Review Committee reviewed the Final Plat for Piney Creek Bend, Phase 2-A for compliance with subdivision and utility standards on August 13, 2020 and recommended approval, being administratively complete, and that it meets all the B³ requirements.

RECOMMENDATION:

The Assistant Planning Director recommends approval of a Final Plat for Piney Creek Bend, Phase 2-A, being 16.934 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.

ATTACHMENTS:

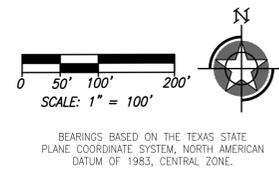
Exhibit A: Final Plat

Attachment 1: Location Map

PINEY CREEK BEND, PHASE 2-A FINAL PLAT

BEING

A 16.934 ACRE ADDITION OUT OF THE BASTROP TOWN
TRACT, ABSTRACT 11, (FARM LOTS 21, 22, AND 28)



- LEGEND**
UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET
 - ⊙ COTTON SPINDLE FOUND
 - ⊕ IRON ROD FOUND WITH CAP
 - MONUMENT
 - △ CALCULATED POINT
 - O.P.R.B.C. 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
 - DE DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION VOL. 1766, PG. 165
 - (()) RECORD INFORMATION VOL. 326, PG. 256

WOODROW CHARLES FROBENIUS
CALLED "THE TOWN TRACT"
VOL. 204, PAGE 91, D.R.B.C.

POINT OF COMMENCING

WEST
108.56 VARAS
CALCULATED - 301.56

N 88°11'29" E
322.09'

45.70'

RPLS 4768

CITY LIMITS

1/2" IRON ROD FOUND AT A DISTURBED CONCRETE MONUMENT AT THE BASE OF A RAILROAD TIE FENCE CORNER POST

THE KENNETH W. FOX, JR., 1 POWER TRUST
CALLED "THE TOWN TRACT"
DOCUMENT O.P.R.C.

OF BASTROP
NO. 11

BUILDER

KB HOME LONE STAR INC.
10800 PECAN PARK BLVD. STE 200
AUSTIN, TEXAS 78750
512-651-8100

ENGINEER

BINKLEY & BARFIELD, INC.
2401 DOUBLE CREEK DRIVE
ROUND ROCK, TEXAS 78664
512.994.2237
GARY ELI JONES, P.E. #79198
FIRM #: F-257
gjones@binkleybarfield.com

UTILITIES

WATER: CITY OF BASTROP
WASTEWATER: CITY OF BASTROP
GAS: CENTERPOINT
ELECTRIC: BASTROP POWER AND LIGHT
TELEPHONE: AT&T
CABLE: SPECTRUM

SURVEYOR

SURVEX, LLC
600 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
512.249.8875
WWW.SURVEX.COM
TBPLS FIRM #10084600
JASON PARKER, RPLS #6643
JASON.PARKER@Survex.com

DATE: 12/11/2019
DRAWN BY: A. LOPEZ
CHECKED BY: J. PARKER
PROJ. NO.: 2019-0034
FILE NAME: 2019-0034.DWG

SURVEX
PROFESSIONAL SURVEYING AND MAPPING SERVICES
600 W. Whitestone Blvd.
Cedar Park, Texas 78613
(512) 249-8875
Fax (512) 249-5040
TBPLS Firm No. 10084600

SHEET: 1 OF 3



BEING A 16.934 ACRE TRACT SITUATED IN THE TOWN TRACT OF BASTROP, ABSTRACT 11, BASTROP COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF THAT CALLED 90.93 ACRE TRACT CONVEYED TO KB HOMES LONE STAR INC. AS RECORDED IN DOCUMENT NUMBER 201717613 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (OPRBC), SAID 16.934 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with SURVEX plastic cap previously set on the north line Hawthorne Street, 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, being 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 Hawthorne Street with the west right-of-way line of Carter Street as dedicated by the plat of Piney Creek Section 1 as recorded in Cabinet 6, Slide 112-A, Plat Records of Bastrop County, Texas (PBCIT) said iron rod marking southeast corner of Piney Creek Bend, Section One subdivision;

THENCE N 02°53'15" W with the east line of said Piney Creek, Section 1, same being the west line of Carter Street, 1524.24' to an 1/2 inch iron rod with plastic cap stamped "SURVEX" previously set for the northeast corner of said Piney Creek Bend Section One, same being the north line of Linden Street, a 50.00 foot wide right-of-way recorded on said Piney Creek Bend, Section One;

THENCE S 87°06'45" W, with the north line of said Piney Creek Bend, Section One, same being the north line of said Linden Street, and crossing into said 90.93 acre tract, 50.84' to a 1/2 inch iron rod with plastic cap stamped "SURVEX" previously set for an angle point in the north line of said Piney Creek Bend Section One, same being the southeast corner of Lot 77 of said Piney Creek Bend, Section One;

THENCE Continuing with the north line of said Linden Street, along the arc of a curve to the right, a distance of 6.58', (Radius: 175.00', Delta: 02°09'19", Chord: S 88°11'22" W, 6.58') to a 1/2 inch iron rod with plastic cap stamped "SURVEX" previously set at the end of said curve marking the common south corner of Lot 76 and said Lot 77 of Piney Creek Bend, Section One;

THENCE N 53°30'58" W, continuing with the north line of said Linden Street, 60.78' to a 1/2 inch iron rod with plastic cap stamped "SURVEX" previously set on the westerly line of said Piney Creek Bend, Section One marking the southwest corner of said Lot 7, and being the POINT OF BEGINNING of the herein described tract;

THENCE with the westerly and northerly lines of said Piney Creek Bend, Section One subdivision the following 16 courses:

- S 36°29'02" W, 50.00' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- N 53°30'58" W, 19.13' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 36°29'02" W, 122.00' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 16°05'37" E, 61.60' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 02°53'15" E, 188.76' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 01°22'31" E, 50.02' to a 1/2 inch iron rod with SURVEX plastic cap set previously set,
- S 02°53'15" E, 451.62' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 87°06'45" W, 172.20' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 02°53'15" E, 14.00' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 87°06'45" W, 120.00' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 02°53'15" E, 430.00' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 87°06'45" W, 120.00' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 88°26'07" W, 50.01' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- N 02°53'15" W, 240.00' to a 1/2 inch iron rod with SURVEX plastic cap previously set,
- S 87°06'45" W, 120.00' to a 1/2 inch iron rod with SURVEX plastic cap previously set, and
- N 02°53'15" W, 300.00' to a 1/2 inch iron rod with SURVEX plastic cap on the easterly line of Lot 1, Block G of said Piney Creek Bend, Section One;

THENCE continuing across said 90.93 acre tract, the following 18 courses:

- N 87°06'45" E, 120.00' to a 1/2 inch iron rod with SURVEX plastic cap set,
- N 02°53'15" W, 127.00' to a 1/2 inch iron rod with SURVEX plastic cap set,
- Along the arc of a curve to the left, a distance of 276.28', (Radius: 275.00', Delta: 57°33'41", Chord: N 31°40'06" W, 264.80') to an 1/2 inch iron rod with SURVEX plastic cap set,
- N 60°26'57" W, 135.30' to a 1/2 inch iron rod with SURVEX plastic cap set;
- Along the arc of a curve to the left, a distance of 46.02', (Radius: 275.00', Delta: 9°35'17", Chord: N 65°14'35" W, 45.97') to an 1/2 inch iron rod with SURVEX plastic cap set,
- N 70°02'14" W, 69.84' to a 1/2 inch iron rod with SURVEX plastic cap set,
- Along the arc of a curve to the right, a distance of 12.30', (Radius: 13.00', Delta: 54°13'27", Chord: S 82°51'02" W, 11.85') to an 1/2 inch iron rod with SURVEX plastic cap set,
- Along the arc of a curve to the right, a distance of 200.27', (Radius: 52.00', Delta: 220°39'36", Chord: N 13°55'53" W, 97.52') to an 1/2 inch iron rod with SURVEX plastic cap set,
- N 06°17'31" E, 124.98' to a 1/2 inch iron rod with SURVEX plastic cap set,
- S 73°06'04" E, 137.85' to a 1/2 inch iron rod with SURVEX plastic cap set,
- N 33°46'19" E, 247.53' to a 1/2 inch iron rod with SURVEX plastic cap set,
- N 39°28'19" E, 74.44' to a 1/2 inch iron rod with SURVEX plastic cap set,
- S 41°20'14" E, 121.81' to a 1/2 inch iron rod with SURVEX plastic cap set,
- Along the arc of a curve to the right, a distance of 417.18', (Radius: 35.00', Delta: 68°17'37", Chord: N 77°43'30" E, 392.92') to an 1/2 inch iron rod with SURVEX plastic cap,
- N 27°33'57" E, 123.91' to a 1/2 inch iron rod with SURVEX plastic cap set,
- S 60°54'05" E, 60.01' to a 1/2 inch iron rod with SURVEX plastic cap set,
- S 54°28'38" E, 70.97' to a 1/2 inch iron rod with SURVEX plastic cap set, and
- S 53°30'38" E, 60.00' to a 1/2 inch iron rod with plastic cap stamped "SURVEX" previously set for the most northerly corner of said Piney Creek Bend, Section One, same being the north corner of the aforesaid Lot 76,

THENCE, S 36°29'02" W, with the northwest line of said Lot 76, 170.00' to the POINT OF BEGINNING and containing 16.943 acres of land, more or less.

SUBMITTAL DATE: 02/02/2020

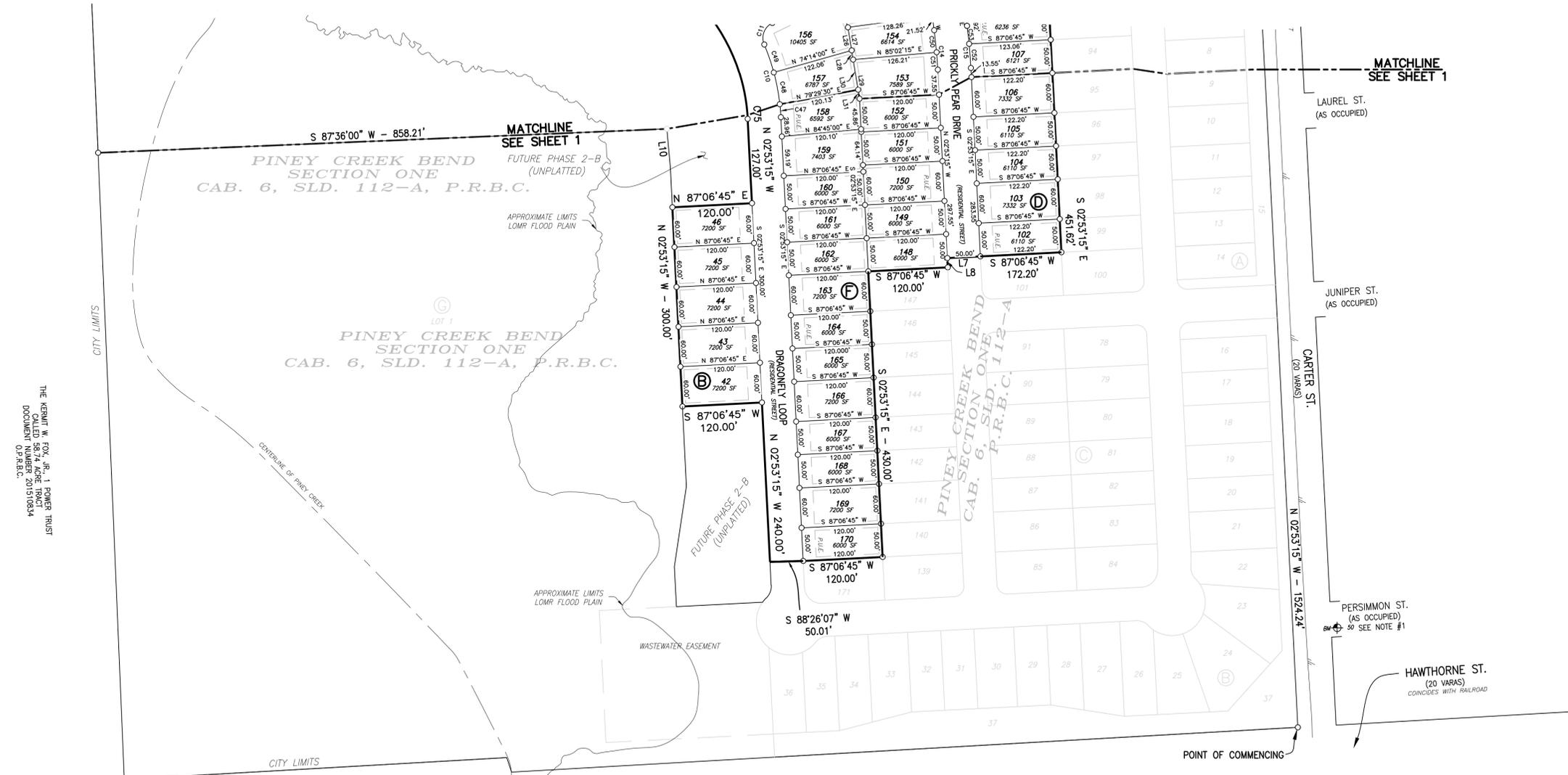
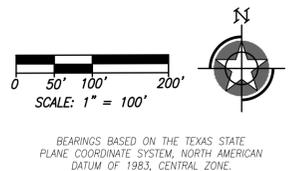
REVISION # _____ DATE _____

- LEGEND**
UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH SURVITEX PLASTIC CAP SET
 - ⊗ COTTON SPINDLE FOUND
 - ⊕ IRON ROD FOUND WITH CAP
 - MONUMENT
 - △ CALCULATED POINT
 - X - BARBED WIRE FENCE
 - O.P.R.B.C. 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
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION

PINEY CREEK BEND, PHASE 2-A FINAL PLAT

BEING

A 16.934 ACRE ADDITION OUT OF THE BASTROP TOWN TRACT, ABSTRACT 11, (FARM LOTS 21, 22, AND 28)

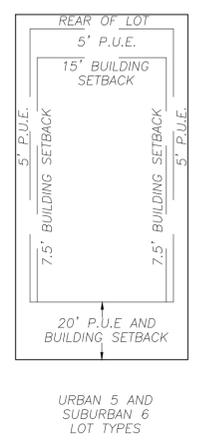
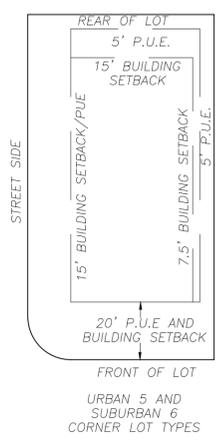


THE HEREIN W. FOX, JR., 1 POWER TRUST CALLED 587.74 ACRE TRACT DOCUMENT NUMBER 201510034 O.P.R.B.C.

TYPICAL EASEMENT AND SETBACK DETAIL
SEE PLAT NOTES NO. 6 & 24
NOT TO SCALE

SETBACK NOTE

CORNER LOTS WHERE THE SIDE PROPERTY LINE IS ALSO STREET RIGHT-OF-WAY THE SIDE SETBACK SHALL BE 15 FEET.



PINEY CREEK BEND, PHASE 2-A FINAL PLAT

BEING

A 16.934 ACRE ADDITION OUT OF THE BASTROP TOWN TRACT, ABSTRACT 11, (FARM LOTS 21, 22, AND 28)

STATE OF TEXAS }
COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KB HOME LONE STAR INC., BEING THE OWNER OF 16.934 ACRES OF LAND, MORE OR LESS, OUT OF THE BASTROP TOWN TRACT, ABSTRACT NO. 11, AND BEING THE SAME LAND DESCRIBED IN DEED DATED AUGUST 2, 2007, RECORDED IN/UNDER DOC. NO. 201717613, OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 53.562 ACRES OF LAND, TO BE KNOWN AS

PINEY CREEK BEND, PHASE 2-A

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 OUR HAND, THIS THE _____ DAY OF _____, 2020 A.D.

KB HOME LONE STAR INC.

STATE OF TEXAS }
COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KB HOME LONE STAR INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020 A.D.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME

EXPIRATION DATE

CITY OF BASTROP

APPROVED ON THIS DAY _____ OF _____ A.D. 2020
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

ATTEST:

PLANNING AND ZONING COMMISSION, CHAIR

ATTEST BY: _____ CITY SECRETARY

**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 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2020 A.D., AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE _____ OF _____, 2020 A.D.,

DEPUTY ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON E. PARKER, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JASON E. PARKER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6643 - STATE OF TEXAS SURVTEX LLC, 600 W. WHITESTONE BLVD CEDAR PARK, TEXAS, 78613

STATE OF TEXAS }
COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

ENGINEERS STATEMENT:

THAT I, GARY ELI JONES, 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.

GARY ELI JONES REGISTERED PROFESSIONAL ENGINEER NO. 79198 - STATE OF TEXAS BINKLEY & BARFIELD, INC. 2401 DOUBLE CREEK DRIVE ROUND ROCK, TEXAS 78664 PHONE: (512) 994-2237

SUBDIVISION INFORMATION

PROPOSED STREET LENGTH

DRAGONFLY LOOP	1278'
LINDEN STREET	998'
NATURE WALK DRIVE	493'
PRICKLY PEAR DRIVE	474'
PRICKLY PEAR COVE	183'

TOTAL STREET LENGTH 3426'

LOT SUMMARY

RESIDENTIAL LOTS	72
TOTAL LOTS	72

AREA SUMMARY

LOTS	12,836 ACRES
RIGHT-OF-WAY	4,098 ACRES
OVERALL AREA	16,934 ACRES



**VICINITY MAP
NOT TO SCALE**

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 87°06'45" W	53.07'	C1	350.00'	417.18'	392.92'	S 77°43'50" W	68°17'37"
L2	N 69°26'30" W	33.69'	C2	300.00'	485.44'	434.18'	S 80°07'41" W	92°42'43"
L3	N 55°14'59" W	61.55'	C3	25.00'	36.03'	32.99'	S 75°03'18" W	82°33'57"
L4	N 53°30'58" W	19.13'	C4	325.00'	36.16'	36.14'	S 66°50'59" E	6°22'30"
L5	S 16°05'37" E	61.60'	C5	13.00'	12.30'	11.85'	N 42°55'31" W	54°13'27"
L6	S 01°22'31" E	50.02'	C6	52.00'	200.27'	97.52'	N 13°55'53" W	22°03'36"
L7	S 87°06'45" W	50.00'	C7	13.00'	12.30'	11.85'	N 82°51'02" E	54°13'27"
L8	S 02°53'15" E	14.00'	C8	275.00'	46.02'	45.97'	N 65°14'35" W	9°35'17"
L9	S 02°53'15" E	35.25'	C9	275.00'	276.28'	264.80'	N 31°40'08" W	57°33'41"
L10	N 05°19'06" W	58.23'	C10	325.00'	112.71'	112.16'	S 12°49'22" E	19°52'13"
L11	S 53°30'58" E	60.00'	C11	25.00'	37.93'	34.40'	S 20°42'41" W	86°56'19"
L12	S 54°28'38" E	70.97'	C12	475.00'	109.73'	109.48'	N 70°47'55" E	13°14'08"
L13	S 60°54'05" E	48.72'	C13	15.00'	24.87'	22.12'	S 55°05'22" E	94°59'19"
L14	N 84°59'21" E	66.14'	C14	725.00'	59.57'	59.55'	N 05°14'29" W	4°42'27"
L15	N 73°42'18" E	67.28'	C15	775.00'	63.66'	63.66'	S 05°14'29" E	4°42'27"
L16	N 64°30'58" E	64.23'	C16	15.00'	24.79'	22.07'	N 39°45'31" E	94°42'27"
L17	S 58°32'59" W	75.53'	C17	15.00'	22.45'	20.41'	S 50°28'16" E	85°45'07"
L18	N 49°12'46" E	75.51'	C18	15.00'	22.45'	20.41'	N 35°16'51" E	85°45'07"
L19	N 39°28'19" E	74.44'	C19	525.00'	128.06'	127.75'	N 71°10'08" E	13°58'34"
L20	N 48°09'58" E	60.79'	C20	25.00'	33.41'	30.98'	S 77°32'09" E	76°34'01"
L21	S 08°51'21" E	58.31'	C21	325.00'	120.24'	119.55'	S 49°51'02" E	21°11'49"
L22	S 66°21'27" E	55.24'	C22	25.00'	41.11'	36.63'	S 13°20'19" E	94°13'16"
L23	S 47°10'12" E	50.24'	C23	25.00'	21.03'	20.41'	S 16°29'59" W	48°11'23"
L24	N 14°18'02" W	57.57'	C24	50.00'	241.19'	66.67'	N 82°24'18" E	276°22'46"
L25	N 18°47'16" W	55.87'	C25	25.00'	21.03'	20.41'	S 12°41'24" E	48°11'23"
L26	N 09°14'59" W	35.04'	C26	350.00'	40.86'	40.84'	N 56°51'38" W	6°41'19"
L27	N 09°14'59" W	49.04'	C27	350.00'	48.40'	48.36'	S 64°09'59" E	7°55'24"
L28	S 09°14'59" E	14.00'	C28	350.00'	142.13'	141.16'	S 79°45'43" E	23°16'03"
L29	S 09°14'59" E	59.60'	C29	350.00'	54.81'	54.75'	S 84°07'06" W	8°58'19"
L30	S 09°14'59" E	45.88'	C30	350.00'	53.80'	53.75'	N 75°13'43" E	8°48'27"
L31	N 09°14'59" W	13.71'	C31	350.00'	54.81'	54.75'	S 66°20'19" W	8°58'21"
L32	S 46°14'56" W	52.55'	C32	350.00'	55.81'	55.76'	N 57°17'02" E	9°08'13"
L33	S 46°14'56" W	36.76'	C33	350.00'	55.82'	55.76'	N 48°08'46" E	8°11'58"
L34	S 28°21'47" W	14.17'	C34	350.00'	54.81'	54.76'	N 39°05'31" E	8°58'22"
L35	S 28°21'47" W	50.22'	C35	350.00'	5.09'	5.09'	S 34°11'19" W	0°50'00"
L36	S 26°10'58" W	60.53'	C36	13.00'	3.25'	3.24'	S 62°53'08" E	14°18'12"
L37	N 20°51'20" E	51.30'	C37	52.00'	61.52'	58.00'	S 49°42'26" E	6°47'18"
L38	S 36°33'46" W	53.53'	C38	52.00'	39.76'	38.79'	N 74°29'46" E	43°48'17"
L39	N 53°54'26" E	50.00'	C39	52.00'	39.74'	38.78'	N 30°42'09" E	43°46'57"
L40	N 71°39'03" E	50.00'	C40	52.00'	47.08'	45.49'	N 17°07'31" W	51°52'23"
L41	S 86°43'49" W	50.00'	C41	52.00'	73.69'	67.68'	S 83°39'42" E	81°11'58"
L42	S 77°09'22" E	50.00'	C42	275.00'	16.11'	16.11'	S 58°46'16" E	3°21'22"
L43	S 61°13'28" E	50.00'	C43	275.00'	96.24'	95.75'	S 47°04'02" E	2003°04"
L44	N 53°30'58" W	60.00'	C44	275.00'	80.13'	79.85'	N 28°41'39" W	16°41'42"
L45	N 22°44'29" W	41.30'	C45	275.00'	78.10'	77.84'	N 12°12'38" W	16°16'21"
L46	N 25°49'09" W	52.64'	C46	275.00'	5.70'	5.70'	S 03°28'52" E	1°11'12"
L47	N 25°49'09" W	97.31'	C47	325.00'	19.56'	19.55'	S 04°36'41" E	3°26'52"
L48	N 02°53'15" W	3.34'	C48	325.00'	48.73'	48.68'	S 03°33'33" E	8°55'27"
L49	S 31°27'01" E	12.50'	C49	325.00'	44.42'	44.39'	S 18°50'31" E	7°49'54"
L50	N 67°15'47" E	15.44'	C50	725.00'	33.31'	33.31'	N 06°16'44" W	2°37'58"
L51	N 87°06'45" E	55.29'	C51	725.00'	26.25'	26.25'	N 03°55'30" W	2°04'29"
L52	N 53°30'58" E	60.78'	C52	775.00'	36.46'	36.46'	S 04°14'08" E	2°41'44"
C53	775.00'	27.21'	27.21'				S 06°35'21" E	2°00'43"
C54	50.00'	4.63'	4.62'				S 37°56'40" W	5°18'00"
C55	50.00'	53.68'	51.14'				S 04°32'10" W	61°31'01"
C56	50.00'	39.54'	38.52'				S 89°52'47" E	8°55'27"
C57	50.00'	45.48'	43.93'				N 82°24'17" E	52°06'58"
C58	50.00'	44.29'	42.86'				N 30°58'11" E	50°45'14"
C59	50.00'	48.94'	47.01'				N 22°26'47" W	56°04'42"
C60	50.00'	4.62'	4.62'				S 53°08'07" E	5°17'57"
C61	525.00'	103.89'	103.72'				N 72°29'16" E	11°20'17"
C62	525.00'	24.17'	24.17'				S 65°29'59" W	2°38'17"
C63	325.00'	87.45'	87.19'				S 46°57'39" E	15°25'01"
C64	325.00'	32.79'	32.77'				S 57°33'33" E	5°46'47"
C65	300.00'	66.66'	66.52'				S 40°08'14" W	12°43'50"
C66	300.00'	85.15'	84.87'				S 54°38'04" W	16°15'48"
C67	300.00'	85.16'	84.87'				S 70°53'53" W	16°15'51"
C68	300.00'	85.23'	84.95'				N 87°10'09" E	16°16'41"
C69	300.00'	85.01'	84.73'				N 76°34'25" W	16°14'10"
C70	300.00'	78.22'	78.00'				N 60°59'09" W	14°56'22"
C71	175.00'	7.08'	7.08'				S 88°16'17" W	2°19'05"
C72	525.00'	4.21'	4.21'				N 86°52'57" E	07°37'54"
C73	25.00'	21.03'	20.41'				S 21°12'26" W	48°11'23"
C74	50.00'	8.42'	8.41'				S 40°28'43" W	09°38'50"
C75	50.00'	5.70'	5.70'				N 03°28'52" W	01°11'12"
C76	175.00'	120.25'	117.90'				N 73°12'07" W	39°22'17"

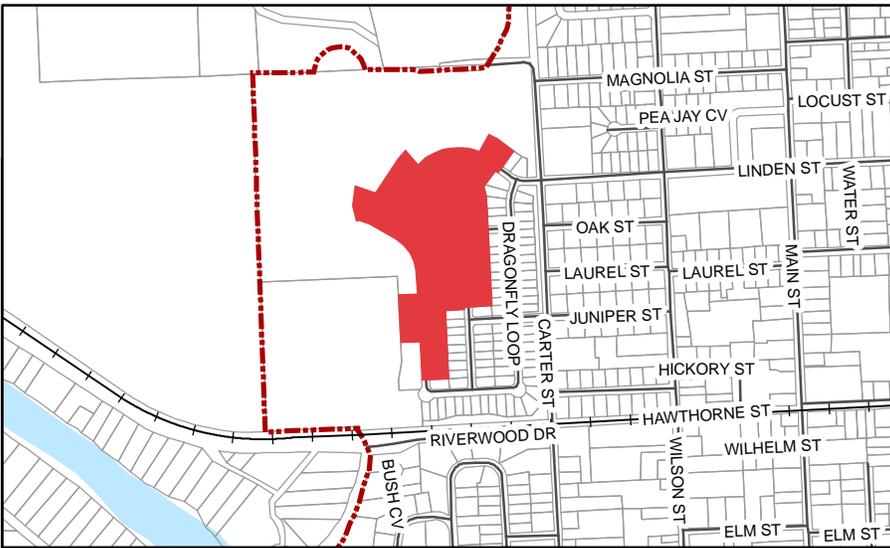
DATE: 12/11/2019
DRAWN BY: A. LOPEZ
CHECKED BY: J. PARKER
PROJ. NO.: 2015-0034
FILE NAME: 2015-0034.DWG



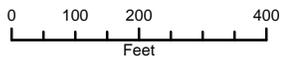
PLAT NOTES:

- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON NOVEMBER 14, 2017.
- BENCHMARK: "X" CUT ON THE MOST NORTHERLY BOLT FLANGE ON A FIRE HYDRANT, LOCATED AT THE SOUTH-EAST CORNER OF THE INTERSECTION OF PERSIMMON STREET AND CARTER STREET. THE ELEVATION IS 373.48'. THE ELEVATION SHOWN HEREON WAS DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: JULY 17, 2017, CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. TITLE COMMITMENT OF NO. 1710929JM FOR PROPERTY INCLUDING PROPERTY ARE SHOWN ON THIS SUBDIVISION PLAT.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES PER SECTION 5.10 OF THE SUBDIVISION ORDINANCE.
- 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.
- 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.
- BUILDING SETBACKS SHOWN SHALL BE IN ACCORDANCE WITH PD ORDINANCE NO. 2016-02 R.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP. HOMEOWNERS WILL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS LOCATED ON THE STREET FRONTAGE OF SINGLE FAMILY LOTS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS AND CURB RAMPS AS REQUIRED IN ALL OTHER AREAS OF THE SUBDIVISION OF THE TIME OF THE SUBDIVISION CONSTRUCTION.
- ALL UTILITIES WILL BE UNDERGROUND.
- DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 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).
- 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) REQUIREMENTS.
- IMPACT FEES FOR THIS SUBDIVISION SHALL BE BASED ON FEES IN EFFECT ON THE DATE OF FINAL PLAT APPROVAL.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEW AND ACCEPTED BY THE CITY OF BASTROP.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME 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.
- BY APPROVING THIS SUBDIVISION 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.
- 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 OR HER ASSIGNEES.
- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE 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 COUNCIL DOES NOT IMPLY THAT 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 THE CITY OF BASTROP 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.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- AS SHOWN HEREON, A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO STREET RIGHT-OF-WAY, IN WHICH CASE THE SIDE YARD P.U.E.

Attachment 1 Location Map



Piney Creek Bend Phase 2A Final Plat



1 inch = 300 feet

Date: 8/21/2020

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.





STAFF REPORT

MEETING DATE: August 27, 2020

AGENDA ITEM: 3C

TITLE:

Consider action to approve a Final Plat for Piney Creek Bend, Phase 2-B, being 36.628 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.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: West of Carter Street, between Riverwood Drive and Reids Bend (Attachment 1)

Total Acreage: 36.628 acres

Legal Description: 36.628 acres in Bastrop Town Tract, Abstract 11

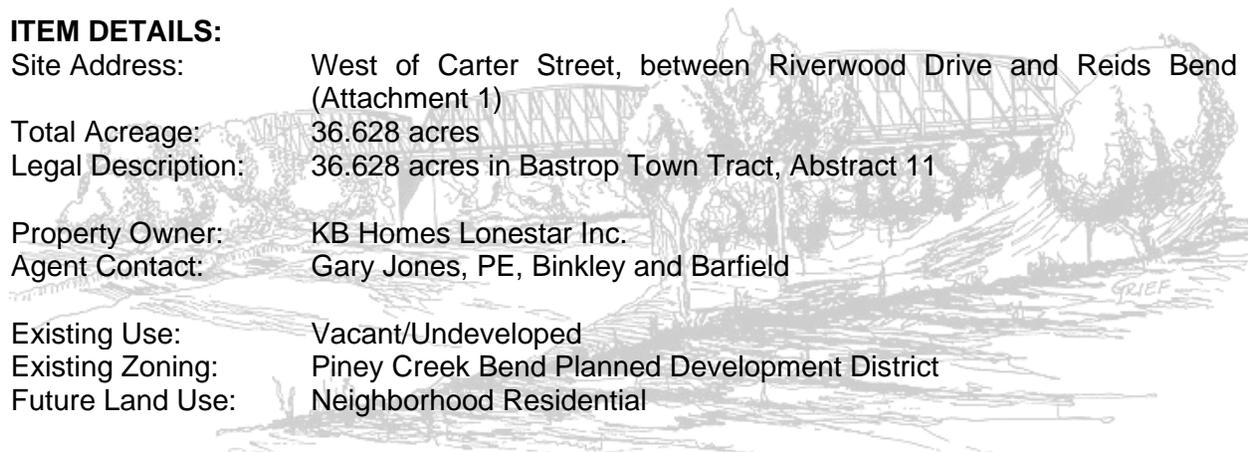
Property Owner: KB Homes Lonestar Inc.

Agent Contact: Gary Jones, PE, Binkley and Barfield

Existing Use: Vacant/Undeveloped

Existing Zoning: Piney Creek Bend Planned Development District

Future Land Use: Neighborhood Residential



BACKGROUND/HISTORY:

The applicant has submitted a Final Plat for the Piney Creek Bend, Phase 2-B Subdivision. The plat is creating 22 single-family detached lots (Exhibit A) and 1 open space lot. The lots within this section were previously in the flood plain and the applicant processed them in separate plat in order to record the plat once the flood plain line was officially moved with the Letter of Map Revision with FEMA.

The proposed single-family lots follow the lot standards adopted in the Planned Development.

Lot Standard	Minimum Dimensions (feet)	Lot Size (square feet)
Urban 5	50 ft. by 110 ft.	6,000
Suburban 6	60 ft. by 120 ft.	7,200

The subdivision will have 1,604 square feet acres of right-of-way that will be with an additional 2.23 feet on the west side of the Carter Street (existing ROW 55.55'). Carter Street was previously designated as a Major Collector in the Transportation Master Plan and as such the required right-of-way width is 60 feet. Of the remaining 4.45 feet, Piney Creek Bend subdivision will dedicate 2.23 feet.

The proposed development connects through Section 1, which connects to Carter Street with Linden Street and Juniper Street. All proposed interior streets are classified as local streets with a 26-foot minimum pavement width and meet the requirements of the approved Planned Development District and Preliminary Plat.

Utilities

The development will connect to the existing water and wastewater lines along Carter Street. New water lines, wastewater lines, and a new wastewater lift station were installed with Section 1 and will be extended through the remaining sections. All water lines will be required to provide adequate fire protection facilities, such as appropriate line sizes and fire hydrants. Bastrop Power & Light provides electrical service to the property.

Drainage

The proposed development is located adjacent to the eastern bank of Piney Creek, a major waterway that contains a watershed of approximately 38 square miles. All construction within the development will be required to mitigate any adverse impacts to the creek, as well as protect homes and infrastructure within the development from flood damages.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to Piney Creek, which ultimately drains into the Colorado River. Due to the property's close proximity to the river, stormwater detention is not necessary, and could potentially cause a greater risk of flooding damages. During the construction plan phase, measures will be identified and required to address bank erosion and stabilization concerns.

Parts of Phase 2-B were located within special flood hazard areas (SFHA) along the western boundary of the proposed development. The applicant filed a Letter of Map Revision with the Federal Emergency Management Agency to revise the flood plain limits to remove any residential lots located in the SFHA.

POLICY EXPLANATION:

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This final plat complies with the Future Land Use Plan. The final plat includes 22 single-family lots that will provide single-family detached units. A 19.252 acres of open space along Piney Creek which is currently shown to be largely in the floodplain was dedicated with Section 1 and 32.077 acres will be dedicated with Phase 2-B. The developer is in the process of getting a Letter of Map Revision from FEMA that would reduce the amount of land in the floodplain. No single-family lots within the final plat are within the floodplain with the revision.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner

- Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

The Piney Creek Bend Subdivision provides two lot size, 6,000 square feet and 7,200 square feet. The smallest single-family residential zone, SF-7, in the Zoning Ordinance requires the minimum lot size to be 7,000 square feet. This subdivision provides additional lot variety for city.

Local Government Code

- Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing 36.628 acres into 22 single-family lots of as a third phase of a 90.93-acre tract that will contain a total of 170 single-family lots when all phases are complete. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- 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 final plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

- (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 conforms to the adopted Transportation Master Plan. A Traffic Impact Analysis was performed with the rezoning Planned Development. Additional right-of-way is being dedicated along Carter Street, to comply with the development's

contribution to a 60 feet ROW (standard in place at the time of the Preliminary Plat. The plat also conforms with the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

The Public Improvement Construction Plan has been reviewed by the City Engineer and can be approved once the final plat is approved by City Council. A bond for the infrastructure has been furnished to the City in order to start construction and record the Final Plat.

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

The final plat complies with the requirements of the adopted B³ Code.

Bastrop Building Block (B³) Code – Chapter 1: Subdivision

- Section 1.3.001 Standard Procedure – Platting
Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.
- Section 1.3.002 Preliminary Plat
The Preliminary Plat for Piney Creek Bend was approved by City Council on November 14, 2017.
- Section 1.3.003 Final Plat
The Public Improvement Plan for the construction of the subdivision improvements was administratively approved on February 20, 2020.

The Public Improvement Plan Agreement to provide fiscal guarantee to complete the public improvements was approved by City Council on June 9, 2020.

- Section 1.3.004 Plat Requirements
The Development Review Committee reviewed the Final Plat for Piney Creek Bend, Phase 2-B for compliance with subdivision and utility standards on August 13, 2020. The Committee recommended approval with the following condition:
 - *Show the 20-foot Public Utility Easements (PUEs) across the frontage of all open space lots*

Otherwise the plat was deemed administratively complete and meets all the B³ requirements.

RECOMMENDATION:

The Assistant Planning Director recommends approval of a Final Plat for Piney Creek Bend, Phase 2-A, being 36.628 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, with the following condition:

- Show the 20-foot Public Utility Easements (PUEs) across the frontage of all open space lots.

ATTACHMENTS:

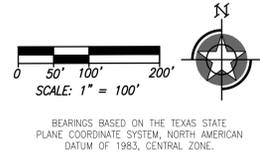
Exhibit A: Final Plat

Attachment 1: Location Map



PINEY CREEK BEND, PHASE 2-B FINAL PLAT

BEING
A 36.628 ACRE ADDITION OUT OF THE BASTROP TOWN
TRACT, ABSTRACT 11, (FARM LOTS 21, 22, AND 28)



- LEGEND**
UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET
 - ⊗ COTTON SPINDLE FOUND
 - ⊙ IRON ROD FOUND WITH CAP
 - MONUMENT
 - △ CALCULATED POINT
 - O.P.R.B.C. 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
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION VOL. 1186, PG. 165
 - (() RECORD INFORMATION VOL. 326, PG. 256

BUILDER
KB HOME LONE STAR INC.
10800 PECAN PARK BLVD. STE 200
AUSTIN, TEXAS 78750
512-651-8100

ENGINEER
BINKLEY & BARFIELD, INC.
2401 DOUBLE CREEK DRIVE
ROUND ROCK, TEXAS 78664
512.994.2237
GARY ELI JONES, P.E. #79198
FIRM #: F-257
gjones@binkleybarfield.com

UTILITIES
WATER: CITY OF BASTROP
WASTEWATER: CITY OF BASTROP
GAS: CENTERPOINT
ELECTRIC: BASTROP POWER AND LIGHT
TELEPHONE: AT&T
CABLE: SPECTRUM

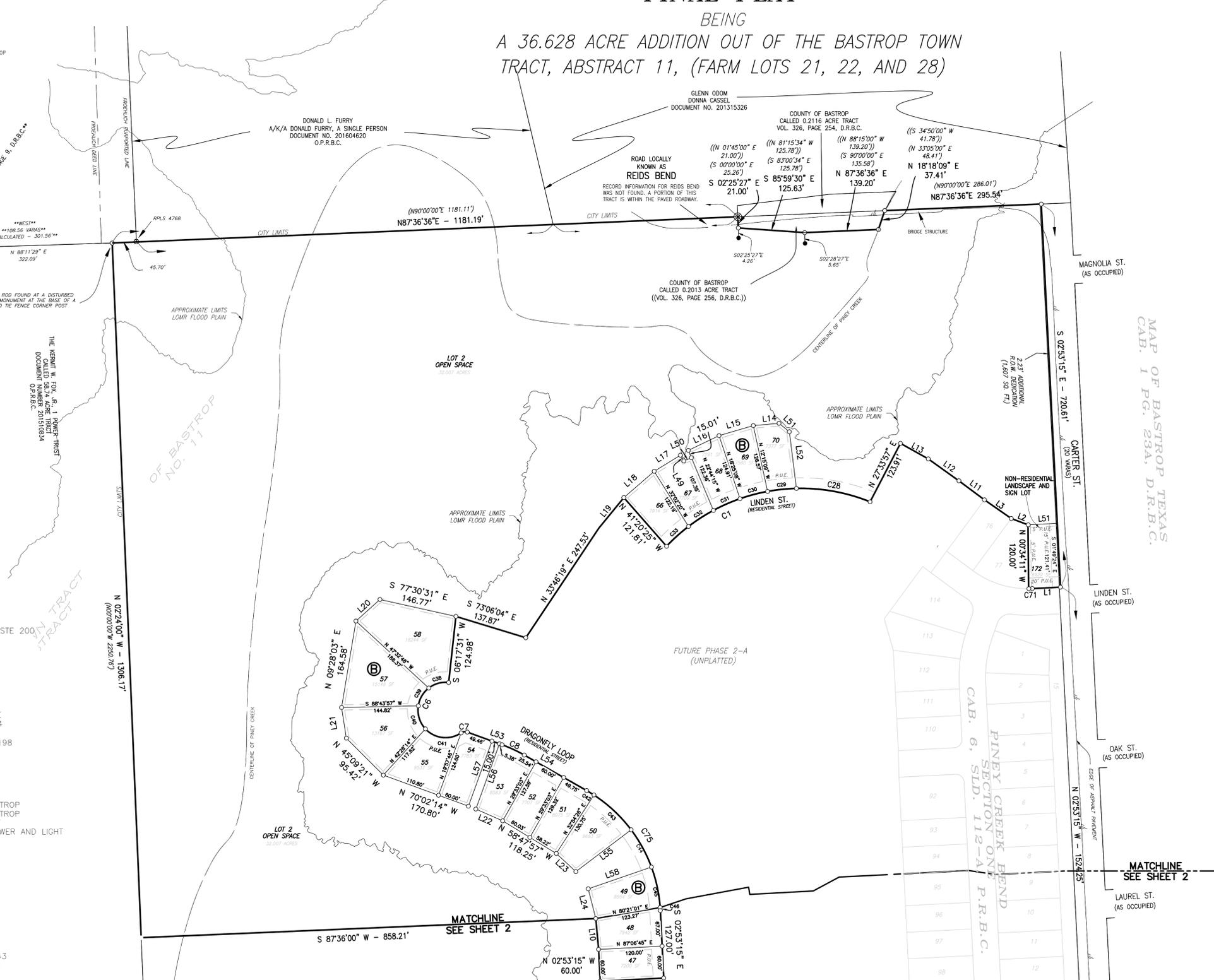
SURVEYOR
SURVTEX, LLC
600 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
512.249.8875
WWW.SURVTEX.COM
TBPLS FIRM #10084600
JASON PARKER, RPLS #6643
JASON.PARKER@survtex.com

DATE: 12/11/2019
DRAWN BY: A. LOPEZ
CHECKED BY: J. PARKER
PROJ. NO.: 2015-0034
FILE NAME: 2015-0034.DWG

SHEET: 1 OF 3

SURVTEX
PROFESSIONAL SURVEYING AND MAPPING SERVICES

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



LEGAL DESCRIPTION

BEING A TWO PART, 36.628 ACRE TRACT SITUATED IN THE TOWN TRACT OF BASTROP, ABSTRACT 11, BASTROP COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF THAT CALLED 90.93 ACRE TRACT CONVEYED TO KB HOME LONE STAR INC. AS RECORDED IN DOCUMENT NUMBER 20171713 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (OPRBC), SAID 36.628 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 35.927 ACRES

COMMENCING AT A 3/4-INCH IRON ROD FOUND ON THE NORTH LINE HAWTHORN STREET, BEING 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 (CARB), 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' 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 SOUTHWEST CORNER OF SAID 90.93 ACRE TRACT AND THE SOUTHWEST CORNER OF PINEY CREEK BEND, SECTION ONE, SUBSECTION A, AS RECORDED IN CABINET 4, SLIDE 112-S, PLAT RECORDS OF BASTROP COUNTY, TEXAS (PRBCT);

THENCE N 02°53'15" W WITH THE EAST LINE OF SAID 90.93 ACRE TRACT AND THE WEST LINE OF CARTER STREET, SAME BEING THE EAST LINE OF SAID 90.93 ACRE TRACT, 154.25' TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP STAMPED "SURVEX" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID PINEY CREEK BEND SECTION ONE, SAME BEING THE NORTH LINE OF LINDEN STREET, A 50.00 FOOT WIDE RIGHT-OF-WAY RECORDED ON SAID PINEY CREEK BEND, SECTION ONE AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 87°06'45" W, WITH THE NORTH LINE OF SAID PINEY CREEK BEND, SECTION ONE, SAME BEING THE NORTH LINE OF SAID LINDEN STREET, AND CROSSING INTO SAID 90.93 ACRE TRACT, 53.07' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP STAMPED "SURVEX" PREVIOUSLY SET FOR AN ANGLE POINT IN THE NORTH LINE OF SAID PINEY CREEK BEND SECTION ONE, SAME BEING THE SOUTHWEST CORNER OF LOT 77 OF SAID PINEY CREEK BEND, SECTION ONE;

THENCE CONTINUING WITH THE NORTH LINE OF SAID LINDEN STREET, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 6.88', (RADIUS: 175.00', DELTA: 022°01'19" CHORD: 5.811222" E 6.883) TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP STAMPED "SURVEX" PREVIOUSLY SET AT THE END OF SAID CURVE MARKING THE COMMON SOUTH CORNER OF LOT 76 AND SAID LOT 77 OF PINEY CREEK BEND, SECTION ONE;

THENCE WITH THE NORTHERLY LINES OF SAID PINEY CREEK BEND, SECTION ONE THE FOLLOWING 20 COURSES:

1. N 87°06'45" W, 33.69' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET PREVIOUSLY SET;
2. N 87°06'45" W, 61.55' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET PREVIOUSLY SET;
- THENCE CONTINUING ACROSS SAID 90.93 ACRE TRACT, THE FOLLOWING 30 COURSES:
1. N 53° 30'58" W, 60.00' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
2. N 54°28'38" W, 70.97' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
3. N 67°42'00" W, 60.00' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
4. S 27°33'57" W, 123.91' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
5. ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 142.13', (RADIUS: 350.00', DELTA: 22°14'03", CHORD: 47°49'43"E, 141.163) TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
6. N 07°06'12" W, 117.39' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
7. S 51°03'21" E, 25.09' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
8. S 85°59'21" W, 48.72' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
9. S 37°42'18" W, 45.28' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
10. N 64°30'58" W, 64.23' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
11. S 22°44'15" E, 15.01' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
12. S 87°15'47" W, 15.44' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
13. S 37°07'11" W, 12.60' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
14. S 58°32'59" W, 75.53' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
15. S 47°12'48" W, 75.51' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
16. S 38°28'19" W, 74.44' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
17. S 37°42'18" W, 244.87' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
18. N 72°06'04" W, 137.87' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
19. S 08°17'31" W, 124.88' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
20. ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 200.26', (RADIUS: 52.00', DELTA: 20°39'26", CHORD: 5 13°55'33" W, 118.85) TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
21. ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 12.00', (RADIUS: 13.00', DELTA: 54°13'27", CHORD: N 82°51'02" E, 11.85) TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
22. S 77°02'16" W, 69.84' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
23. ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 45.97', (RADIUS: 15.00', DELTA: 09°35'17", CHORD: N 65°14'30" W, 45.97) TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
24. S 82°52'15" E, 132.29' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
25. ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 276.28', (RADIUS: 275.00', DELTA: 07°34'41", CHORD: N 31°40'06" W, 264.80) TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
26. S 02°53'15" E, 127.00' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET, BEING THE SOUTHWEST CORNER OF PROPOSED LOT 2-A AND A POINT OF REFERENCE FOR PART 2 DESCRIBED HEREON;
27. S 87°06'45" W, 120.00' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
28. N 02°53'15" W, 60.00' TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
29. N 05°19'06" E, 58.23' TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
30. S 87°36'00" E, 858.21' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET IN THE EASTERN LINE OF A CALLED 58.74 ACRE TRACT CONVEYED TO THE HEMPHILS FOX, JR., POWER TRUST IN DOCUMENT NUMBER 201510358, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS; AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK G, SAID PINEY CREEK BEND, SECTION ONE;

THENCE N 02°24'00" W, WITH THE COMMON LINE OF SAID 90.93 ACRE TRACT AND SAID 58.74 ACRE TRACT, 1306.17' TO A 1/2" IRON ROD FOUND AT A DISTURBED CONCRETE MONUMENT AT THE BASE OF A RAILROAD FENCE CORNER OF SAID 1/2" IRON ROD BEING ON THE OCCUPIED SOUTH LINE OF A CALLED 5 ACRE TRACT CONVEYED TO WOODROW CHARLES FRODOH BY DEED RECORDED IN VOLUME 253, PAGE 9, DRBC, AND THE 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 3/8" IRON ROD WITH CAP STAMPED "RPLS 4768" MARKING THE PURPORTED SOUTHWEST 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 249' FOR A TOTAL DISTANCE OF 1181.19' TO A COTTON SPINDLE FOUND IN AN ASPHALT DRIVEWAY LOCALLY KNOWN AS REIDS BEND (AND RECORD INFORMATION FOUND) AND MARKING AN ANGLE POINT IN THE NORTH LINE OF SAID 90.91 ACRE TRACT AND LINDEN 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 336, 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 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET, FROM WHICH A 3/8" 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 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET MARKING AN ANGLE POINT IN SAID COMMON LINE, FROM WHICH A 3/8" IRON ROD FOUND BEARS S 02°25'27" E, 5.65' FOR REFERENCE;

THENCE N 87°36'36" E, CONTINUING WITH SAID COMMON LINE, 139.20' TO A 1/2" IRON ROD WITH SURVEX 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 SOUTHWEST 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 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET IN THE CENTER OF PINEY CREEK, MARKING AN ANGLE POINT IN THE NORTH LINE OF SAID 90.91 ACRE TRACT, SAME LING 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 1/2" 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 FOREMENTIONED 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, 224.88' TO THE POINT OF BEGINNING AND CONTAINING 90.93 ACRES OF LAND, MORE OR LESS.

PART 2 - 0.891 ACRES

COMMENCING AT AN IRON ROD WITH SURVEX PLASTIC CAP SET AT THE SOUTHWEST CORNER OF PROPOSED LOT 47, PINEY CREEK BEND SECTION 2-B, AND ALSO BEING THE NORTHEAST CORNER OF PROPOSED LOT 46, PINEY CREEK BEND SECTION 2-A

THENCE S 02°53'15" E, 300.00' TO THE POINT OF BEGINNING TO AND THE NORTHEAST CORNER HEREOF;

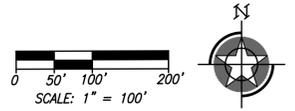
THENCE ACROSS SAID 90.93 ACRE TRACT THE FOLLOWING 8 COURSES:

1. S 02°53'15" E, 275.25 FEET TO AN IRON RODS WITH SURVEX PLASTIC CAP SET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 21.03', (RADIUS: 25.00', DELTA: 48°11'23", CHORD: S 21°12'26" E, 20.43) TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 8.41', (RADIUS: 50.00', DELTA: 09°38'07", CHORD: S 31°40'06" W, 264.80) TO AN 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
4. N 87°06'45" E, 130.12' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
5. N 02°53'15" W, 60.00' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
6. N 05°19'06" E, 122.42' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
7. N 02°53'15" W, 120.00' TO A 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET;
8. N 87°06'45" E, 120.00' TO THE POINT OF BEGINNING CONTAINING 0.891 ACRES OF LAND, MORE OR LESS.

PINEY CREEK BEND, PHASE 2-B FINAL PLAT

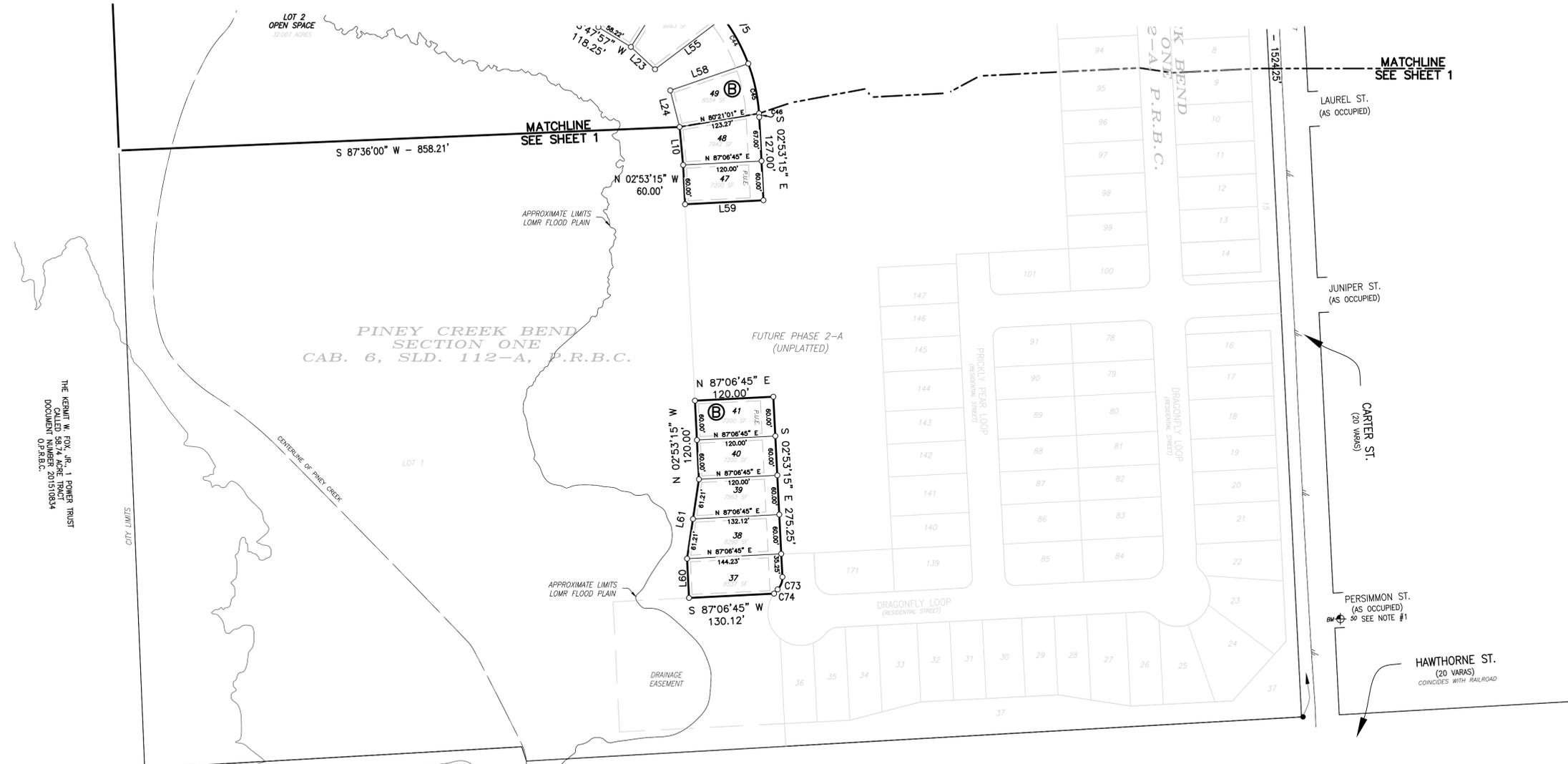
BEING

A 36.628 ACRE ADDITION OUT OF THE BASTROP TOWN
TRACT, ABSTRACT 11, (FARM LOTS 21, 22, AND 28)



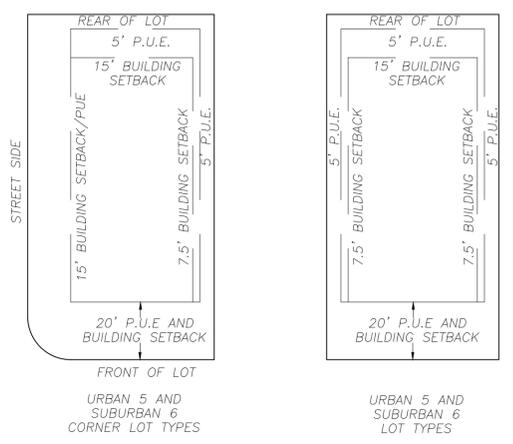
BEARINGS BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM, NORTH AMERICAN
DATUM OF 1983, CENTRAL ZONE.

- LEGEND**
- UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH SURVITEX PLASTIC CAP SET
 - ⊗ COTTON SPINDLE FOUND
 - ⊕ IRON ROD FOUND WITH CAP
 - MONUMENT
 - △ CALCULATED POINT
 - X - BARBED WIRE FENCE
 - O.P.R.B.C. 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
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION



THE HERMIT W. FOX, JR., 1 POWER TRUST
CALLED 587.74 ACRE TRACT
DOCUMENT NUMBER 201510034
O.P.R.B.C.

TYPICAL EASEMENT AND
SETBACK DETAIL
SEE PLAT NOTES NO. 6 & 24
NOT TO SCALE



SETBACK NOTE
CORNER LOTS WHERE THE SIDE
PROPERTY LINE IS ALSO STREET
RIGHT-OF-WAY THE SIDE
SETBACK SHALL BE 15 FEET.

PINEY CREEK BEND, PHASE 2-B FINAL PLAT

36.628 ACRE ADDITION OUT OF THE BASTROP TOWN TRACT,
ABSTRACT 11, (FARM LOTS 21, 22, AND 28)

STATE OF TEXAS }
COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KB HOME LONE STAR INC., BEING THE OWNER OF 53.562 ACRES OF LAND, MORE OR LESS, OUT OF THE BASTROP TOWN TRACT, ABSTRACT NO. 11, AND BEING THE SAME LAND DESCRIBED IN DEED DATED AUGUST 2, 2007, RECORDED IN/UNDER DOC. NO. 201717613, OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, DO HEREBY SUBDIVIDE 36.628 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS

PINEY CREEK BEND, PHASE 2-B

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 OUR HAND, THIS THE _____ DAY OF _____, 2020 A.D.

KB HOME LONE STAR INC.

STATE OF TEXAS }
COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KB HOME LONE STAR INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020 A.D.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME

EXPIRATION DATE

CITY OF BASTROP

APPROVED ON THIS DAY _____ OF _____ A.D. 2020
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

ATTEST:

PLANNING AND ZONING COMMISSION, CHAIR

ATTEST BY: _____ CITY SECRETARY

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 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2020 A.D., AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE _____ OF _____, 2020 A.D.

DEPUTY ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON E. PARKER, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JASON E. PARKER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6643 - STATE OF TEXAS
SURVITEX LLC.
600 W. WHITESTONE BLVD
CEDAR PARK, TEXAS, 78613

STATE OF TEXAS }
COUNTY OF BASTROP } KNOW ALL MEN BY THESE PRESENTS:

ENGINEERS STATEMENT:

THAT I, GARY ELI JONES, 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.

GARY ELI JONES DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 79198 - STATE OF TEXAS
BINKLEY & BARFIELD, INC.
2401 DOUBLE CREEK DRIVE
ROUND ROCK, TEXAS 78664
PHONE: (512) 994-2237

SUBDIVISION INFORMATION

LOT SUMMARY

BLOCKS: 1
RESIDENTIAL LOTS: 22
OPEN SPACE LOTS: 1
NON-RESIDENTIAL LOTS: 1

TOTAL LOTS: 24

AREA SUMMARY

LOTS = 4,561 ACRES
OPEN SPACE = 32,077 ACRES
R.O.W DEDICATION = 1,607 SQ. FT.
OVERALL AREA = 36.628 ACRES



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 87°06'45" W	53.07'
L2	N 69°26'30" W	33.69'
L3	N 59°14'59" W	61.55'
L10	N 05°19'06" W	58.23'
L11	S 53°30'58" E	60.00'
L12	S 54°28'38" E	70.97'
L13	S 60°54'05" E	48.72'
L14	N 84°59'21" E	66.14'
L15	N 73°42'18" E	67.28'
L16	N 64°30'58" E	64.23'
L17	S 58°32'59" W	75.53'
L18	N 49°12'46" E	75.51'
L19	N 39°28'19" E	74.44'
L20	N 48°09'58" E	60.79'
L21	S 08°51'21" E	58.31'
L22	S 69°21'27" E	55.24'
L23	S 47°10'12" E	50.24'
L24	N 14°18'02" W	57.57'
L49	S 31°27'01" E	12.50'
L50	N 67°15'47" E	15.44'
C7	S 51°03'25" E	25.09'
L52	N 07°06'12" W	117.39'
L53	S 70°02'14" E	69.84'
L54	S 60°26'57" E	135.29'
L55	S 52°57'29" W	130.65'
L56	S 19°57'46" W	130.36'
L57	N 19°57'46" E	130.30'
L58	N 71°02'56" E	126.12'
L59	S 87°06'45" W	120.00'
L60	N 02°53'15" W	60.00'
L61	N 08°31'41" E	122.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00'	417.18'	392.92'	S 77°43'30" W	45°01'34"
C6	52.00'	200.26'	97.52'	S 13°55'53" E	20°39'36"
C7	13.00'	11.85'	11.85'	N 82°51'02" E	54°13'27"
C8	275.00'	46.02'	45.97'	N 65°14'35" W	9°35'17"
C14	725.00'	59.57'	59.55'	N 05°14'29" W	4°42'27"
C15	775.00'	63.68'	63.66'	S 05°14'29" E	4°42'27"
C16	15.00'	24.79'	22.07'	N 39°45'31" E	9°44'27"
C17	15.00'	22.45'	20.41'	S 50°28'16" E	85°45'07"
C18	15.00'	22.45'	20.41'	N 35°16'51" E	85°45'07"
C28	350.00'	142.13'	141.16'	S 79°45'43" E	2°31'6"03"
C29	350.00'	54.81'	54.75'	S 84°07'06" W	8°58'19"
C30	350.00'	53.80'	53.75'	N 75°13'43" E	8°48'27"
C31	350.00'	54.81'	54.75'	S 66°20'19" W	8°58'21"
C32	350.00'	55.81'	55.76'	N 57°17'02" E	9°08'13"
C33	350.00'	55.82'	55.76'	N 48°08'48" E	9°08'13"
C42	275.00'	16.11'	16.11'	S 58°46'16" E	3°21'22"
C43	275.00'	96.24'	95.75'	S 47°04'02" E	20°03'04"
C44	275.00'	80.13'	79.85'	N 28°41'39" W	16°41'42"
C45	275.00'	78.10'	77.84'	N 12°12'38" W	16°18'21"
C46	275.00'	5.70'	5.70'	S 03°28'52" E	1°11'12"
C49	325.00'	44.42'	44.39'	S 18°50'31" E	7°49'54"
C50	725.00'	33.31'	33.31'	N 06°16'44" W	2°37'58"
C71	175.00'	6.58'	6.58'	S 88°11'22" W	02°09'19"
C73	25.00'	21.03'	20.41'	S 21°12'26" W	48°11'23"
C74	50.00'	8.42'	8.41'	S 40°28'43" W	09°38'50"
C75	275.00'	276.28'	264.80'	S 31°40'06" E	57°33'41"

PLAT NOTES:

- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY CITY COUNCIL ON NOVEMBER 14, 2017.
- BENCHMARK: "X" CUT ON THE MOST NORTHERLY BOLT FLANGE ON A FIRE HYDRANT, LOCATED AT THE SOUTH EAST CORNER OF THE INTERSECTION OF PERSIMMON STREET AND CARTER STREET. THE ELEVATION IS 373.48'. THE ELEVATION SHOWN HEREON WAS DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: JULY 17, 2017, CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 1710929M FOR PROPERTY INCLUDING PROPERTY ARE SHOWN ON THIS SUBDIVISION PLAT.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES PER SECTION 5.10 OF THE SUBDIVISION ORDINANCE.
- 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.
- 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.
- BUILDING SETBACKS SHOWN SHALL BE IN ACCORDANCE WITH PD ORDINANCE NO. 2016-02 R.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP. HOMEBUILDERS WILL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS LOCATED ON THE STREET FRONTAGE OF SINGLE FAMILY LOTS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS AND CURB RAMPS AS REQUIRED IN ALL OTHER AREAS OF THE SUBDIVISION AT THE TIME OF THE SUBDIVISION CONSTRUCTION.
- ALL UTILITIES WILL BE UNDERGROUND.
- DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 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).
- 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) REQUIREMENTS.
- IMPACT FEES FOR THIS SUBDIVISION SHALL BE BASED ON FEES IN EFFECT AT THE TIME OF FINAL PLAT.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEW AND ACCEPTED BY THE CITY OF BASTROP.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME 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.
- BY APPROVING THIS SUBDIVISION 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.
- 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 OR HER ASSIGNEES.
- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE 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 COUNCIL DOES NOT IMPLY THAT 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 THE CITY OF BASTROP 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.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- AS SHOWN HEREON, A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO STREET RIGHT-OF-WAY, IN WHICH CASE THE SIDE YARD P.U.E. SHALL BE FIFTEEN (15) FOOT WIDE. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION WORK MUST COMPLY WITH TCEQ GENERAL CONSTRUCTION STORM WATER PERMIT TXR150000.
- ALL TRAFFIC-RELATED WORK MUST COMPLY WITH THE RECOMMENDATIONS CONTAINED IN THE TRAFFIC IMPACT ANALYSIS DATED DECEMBER, 2014 AS PREPARED BY ALLIANCE TRANSPORTATION GROUP, INC. RELATED TO THIS PROJECT AS APPROVED BY THE CITY OF BASTROP.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND/OR APPROVALS AS REQUIRED BY OTHER REGULATORY AGENCIES FOR THE DEVELOPMENT OF THE PROJECT. PRIOR TO CITY ACCEPTANCE OF PUBLIC IMPROVEMENTS IN THE LCRA EASEMENT, THE DEVELOPER SHALL PROVIDE CORRESPONDENCE FROM THE LCRA ACKNOWLEDGING THE LOCATION OF PUBLIC IMPROVEMENTS.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 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 CONDUITORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- INSTALLATION AND MAINTENANCE OF A TEMPORARY EMERGENCY ACCESS MAY BE REQUIRED.
- THE DEVELOPER SHALL PROVIDE APPROPRIATE TEST REPORTS AND CERTIFICATIONS CONFIRMING THE PROPER DETECTION, PLACEMENT, AND COMPACTION OF FILL MATERIAL WITHIN THE DEVELOPMENT.
- EASEMENT WIDTHS SHOWN MAY REQUIRE ADJUSTMENTS AFTER UTILITY DEPTHS ARE PROVIDED.
- PER THE PLANNED DEVELOPMENT, ADDITIONAL LANDSCAPING WILL BE PROVIDED ALONG THE FRONTAGE OF CARTER STREET AND OPEN SPACE TO BE DEDICATED.
- ALL FENCING THAT BACKS UP TO THE OPEN SPACE OR A FLOODWAY MUST BE TUBULAR WROUGHT IRON FENCE
- UTILITY PROVIDERS:
WATER SERVICE: CITY OF BASTROP
WASTEWATER SERVICE: CITY OF BASTROP
ELECTRIC SERVICE: BASTROP POWER AND LIGHT
TELEPHONE: ATT
CABLE: SPECTRUM
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 0215E AND 0355E, EFFECTIVE 04/17/2020, # 481193 (COUNTY OF BASTROP) AND # 480022 (CITY OF BASTROP), AND IS ON ZONE AE
- CONSTRUCTION WITHIN THE 100-YEAR FLOODPLAIN EXCEPT FOR PUBLIC STREETS, ROADS OR UTILITIES IS PROHIBITED.
- THIS PLAT COMPLIES WITH TEXAS ADMINISTRATIVE CODE, TITLE 22, PART 29, CHAPTER 663, SUBCHAPTER B, RULE §663.20

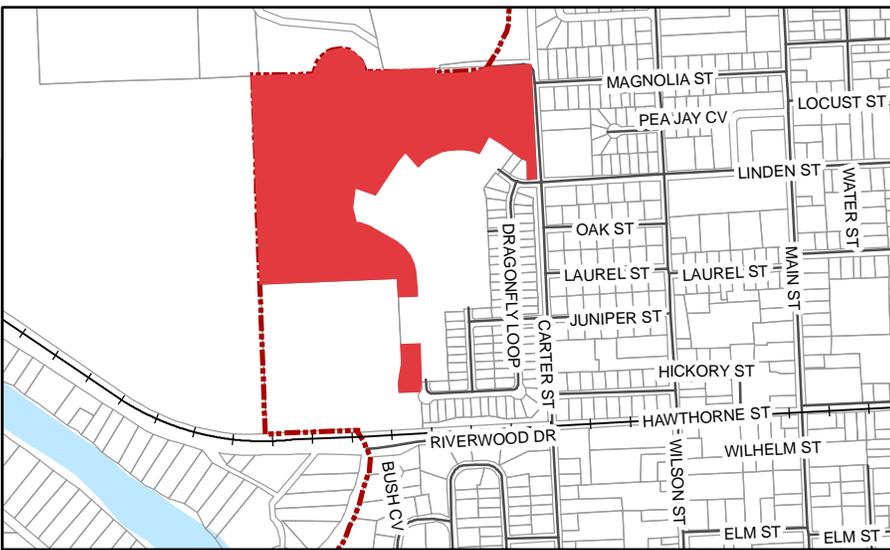
DATE: 12/11/2019
DRAWN BY: A. LOPEZ
CHECKED BY: J. PARKER
PROJ. NO.: 2015-0034
FILE NAME: 2015-0034.DWG

SURVITEX LLC
PROFESSIONAL SURVEYING AND MAPPING SERVICES

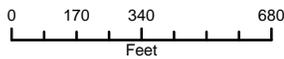
600 W. Whitestone Blvd.
Cedar Park, Texas 78613
(512) 249-8975
Fax (512) 249-5040
TBPLS Firm No. 10084600

SHEET: **3 OF 3**

Attachment 1 Location Map



Piney Creek Bend Phase 2-B Final Plat



1 inch = 500 feet

Date: 8/21/2020

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.





STAFF REPORT

MEETING DATE: August 27, 2020

AGENDA ITEM: 4A

TITLE:

Discussion on the schedule for reviewing and proposing amendments to the Bastrop Building Block (B³) Code and direction to staff on specific concerns.

STAFF REPRESENTATIVE:

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

ITEM SUMMARY:

Tentative schedule for reviewing the B³ Code, draft code sections and hold public hearing for adoption.

P&Z Meeting Date	Topic
September 24, 2020	Review B ³ Code Sections
October 29, 2020	Review Draft Code
November 19, 2020	Review Draft Code Public hearing to adopt 2021 Uniform Submittal Schedule
December 17, 2020	Review Draft Code
January TBD, 2020	Joint Meeting with City Council
January 28, 2020	Public Hearing & Recommend Adoption