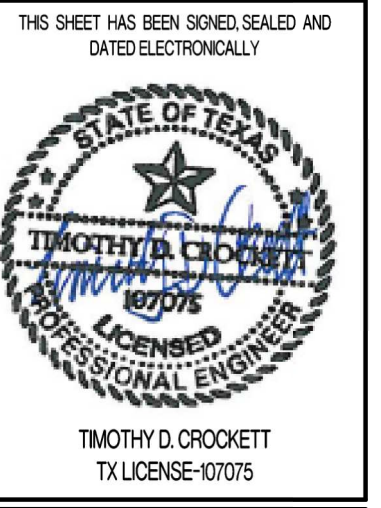


PRELIMINARY PLAT FOR FARM STREET VILLAGE

REVISIONS:	
NO.	DATE
ORIGINAL	08/29/2022



PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
10777 BARKLEY STREET, SUITE 140
OVERLAND PARK, KS 66211
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Texas Certificate of Authority
#19283

DEVELOPER:
FARM STREET VILLAGE, LLC
10777 BARKLEY STREET, SUITE 140
OVERLAND PARK, KS 66211

FARM STREET VILLAGE

BASTROP, BASTROP COUNTY, TEXAS

DRAWING INCLUDES:
PRELIMINARY PLAT, SHEET 1 OF 2
DESIGNED: KRM
DRAWN: KRM
PROJECT NO: 210297
SHEET: PP1

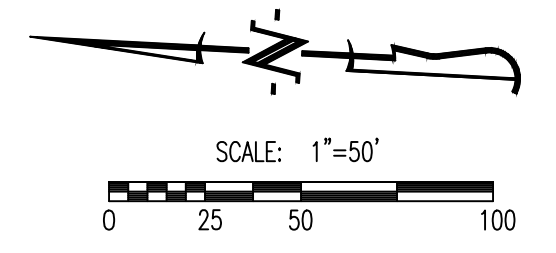


LOCATION MAP
NOT TO SCALE

CALCULATIONS:	
LAND AREA:	
TOTAL LAND AREA:	15.84 AC
DEVELOPMENT LOT AREA:	8.93 AC
COMMON LOT 1 AREA:	3.19 AC
COMMON LOT 2 AREA:	0.39 AC
RIGHT OF WAY AREA:	3.33 AC
IMPERVIOUS CALCULATIONS:	
NET LAND AREA:	15.84 AC 100%
TOTAL IMPERVIOUS SURFACE AREA:	8.20 AC 52%
TOTAL OPEN SPACE:	8.85 AC 48%

IMPERVIOUS COVER TABLE:			
AVERAGE RESIDENTIAL LOT SIZE (BLOCKS A-F)	0.12 AC	5405 SQ FT	
AVERAGE RESIDENTIAL LOT IMPERVIOUS COVERAGE	0.08 AC	3332 SQ FT	
AVERAGE PERCENTAGE OF RES. LOTS IMPERVIOUS COVERAGE			68%
ALL RESIDENTIAL LOTS (BLOCKS A-F) SIZE			
ALL RESIDENTIAL LOTS PERCENT OF TOTAL	8.93 AC		
	8.93 AC / 15.84 AC		56%
LOT C1 SIZE (BLOCK G)			
LOT C1 IMPERVIOUS COVERAGE	0.39 AC	17,047 SQ FT	
LOT C1 PERCENTAGE IMPERVIOUS COVERAGE	0.05 AC	2,440 SQ FT	
			14%
LOT C2 SIZE (BLOCK G)			
LOT C2 IMPERVIOUS COVERAGE	3.19 AC	138,883 SQ FT	
LOT C2 PERCENTAGE IMPERVIOUS COVERAGE	0.00 AC	0 SQ FT	
			0%
LOT R/W SIZE			
LOT R/W IMPERVIOUS COVERAGE	3.33 AC	144,930 SQ FT	
LOT R/W PERCENTAGE IMPERVIOUS COVERAGE	0.80 AC	114,770 SQ FT	
			80%
TOTAL IMPERVIOUS AREA			
TOTAL IMPERVIOUS AREA	8.20 AC	357,114 SQ FT	
TOTAL DEVELOPMENT SIZE	15.84 AC		
DEVELOPMENT IMPERVIOUS COVERAGE AVERAGE			52%

- LEGEND:**
- 805 --- EXISTING 2FT CONTOUR
 - 820 --- EXISTING 10FT CONTOUR
 - CURB
 - - - EX. CURB
 - - - S - - - EXISTING SANITARY SEWER
 - - - S - - - PROPOSED SANITARY SEWER
 - ⊙ MANHOLE/CLEANOUT
 - W — PROPOSED WATERLINE
 - PROPOSED LIGHT POLE
 - ⊕ PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - - - EASEMENT
 - ⊙ LOT NUMBER
 - PROPOSED PAVEMENT
 - /// FLOODWAY



DEVELOPER:
FARM STREET VILLAGE, LLC
10777 BARKLEY STREET, SUITE 140
OVERLAND PARK, KS 66211

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PRELIMINARY PLAT FOR FARM STREET VILLAGE

LEGAL DESCRIPTION

LEGAL DESCRIPTION: BEING A 15.841 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF FARM LOTS 37 & 38, EAST OF MAIN STREET, TOWN OF BASTROP, BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 4.935 ACRE TRACT OF LAND CONVEYED TO HHJ PROPERTIES LLC BY DEED RECORDED IN DOCUMENT NO. 20170965 AND ALL OF THAT CERTAIN 10.889 ACRE TRACT OF LAND CONVEYED TO HHJ PROPERTIES LLC BY DEED RECORDED IN DOCUMENT NO. 20170454 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS, SAID 15.841 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNE, 2021:

BEGINNING at a 1/2" iron rod with cap stamped "E. Garon RPLS 4303" set in the north right-of-way line of Farm Street at the intersection with the east right-of-way line of Chambers Street for the southwest corner hereof, said 4.935 acre tract and said Farm Lot 37;

THENCE N 03°06'15" W, a distance of 721.68 feet along said line of Chambers Street and the west line of said Farm Lot 37 to a 1/2" iron rod with cap stamped "E. Garon RPLS 4303" set for the northwest corner of Farm Lot 37 and said 4.935 acre tract and the southwest corner of Farm Lot 38 and a westerly, southwest corner of said 10.889 acre tract of land from which a 1/2" iron rod with cap stamped "RETCO" bears North 85°45'07" East, a distance of 4.48 feet;

THENCE N 03°46'50" W a distance of 614.85 feet along Chambers Street (not opened) to a fence corner post found for the southwest corner of that certain 0.225 acre tract of land conveyed to the Calvin Clark and Carol Clark Revocable Trust by deed recorded in Volume 2366, Page 217 of said official records;

THENCE N 87°05'38" E a distance of 97.88 feet to a 1/2" iron rod found for the southeast corner of said Clark Revocable Trust 0.225 acre tract;

THENCE N 01°06'21" W a distance of 116.59 feet to a 1/2" iron rod found on the south right-of-way line of Cedar Street for the northeast corner of said Clark Revocable Trust 0.225 acre tract;

THENCE N 86°05'38" E a distance of 181.49 feet along Cedar Street to a 1/2" iron rod found for the northeast corner of that certain 0.298 acre tract of land conveyed to Sean Mallett and Sonya Mallett by deed recorded in Volume 941, Page 278 of said official records;

THENCE S 01°00'48" E a distance of 100.69 feet to a 5/8" iron rod found for the southwest corner of said Mallett 0.291 acre tract;

THENCE N 86°08'13" E a distance of 60.13 feet to a 5/8" iron rod found of fence corner for angle point;

THENCE N 86°02'55" E a distance of 69.85 feet to a 5/8" iron rod found for the southeast corner of said Mallett 0.298 acre tract and the southwest corner of that certain 0.138 acre tract of land conveyed Miletad Namken by deed recorded in Volume 555, Page 591 of said official records;

THENCE N 86°08'28" E a distance of 65.78 feet to a 5/8" iron rod found on the west line of that certain 1.653 acre tract of land conveyed to Aida Marquez and Carla Zavody by deed recorded in Document #201510781 of said official records and as recorded by plot of Zavody Subdivision in Cabinet 6, Page 137-A plat records, Bastrop County, Texas for the southeast corner of Namken 0.138 acre tract;

THENCE S 02°32'29" E a distance of 258.97 feet to a 5/8" iron rod with cap found for the southwest corner of said Marquez and Zavody 1.651 acre tract and the northwest corner of that certain 1.610 acre tract of land conveyed to Turner Land & Hay, LLC by deed recorded in Document #202100064 of said official records;

THENCE with the west line of said Turner Land & Hay, LLC tract the following three (3) calls:

1) S 02°12'45" W a distance of 56.53 feet;

2) S 16°24'17" E a distance of 102.35 feet;

3) S 20°28'18" E a distance of 232.56 feet to a 1/2" iron rod found for the southwest corner of said Hancock tract and the northeast corner of that certain 0.58 acre tract of land conveyed to James Gillian Foreman et al by deed recorded in document #201803315 of said official records;

THENCE S 87°15'34" W a distance of 83.38 feet to a 5/8" iron rod with cap stamped "RPLS 5386" found for the northwest corner of said Foreman 0.58 acre tract;

THENCE S 26°13'01" W a distance of 277.07 feet to a 1/2" iron rod found in the north line of Farm Street for the southwest corner of said Foreman 0.58 acre tract and the southeast corner of said 10.889 acre tract;

THENCE S 02°01'04" E a distance of 327.33 feet to a 5/8" iron rod with cap stamped "RPLS 5386" found on the west line of that certain 0.999 acre tract of land conveyed to Ruth Emonson by deed recorded in Volume 1937, Page 67 of said official records for the northeast corner of that certain 0.58 acre tract of land conveyed to James Gillian Foreman et al by deed recorded in document #201803315 of said official records;

THENCE S 87°15'34" W a distance of 83.38 feet to a 5/8" iron rod with cap stamped "RPLS 5386" found for the northwest corner of said Foreman 0.58 acre tract;

THENCE S 26°13'01" W a distance of 277.07 feet to a 1/2" iron rod found in the north line of Farm Street for the southwest corner of said Foreman 0.58 acre tract and the southeast corner of said 10.889 acre tract;

THENCE S 86°23'52" W a distance of 54.39 feet along said right-of-way line to a 1/2" iron rod with cap stamped "E. Garon RPLS 4303" found for the southwest corner of said 10.889 acres tract and the southeast corner of said 4.935 acre tract;

THENCE S 87°16'09" W, a distance of 296.14 feet continuing along said right-of-way line to the POINT OF BEGINNING, containing 15.841 acres of land, more or less and as shown on map of survey prepared herewith.

NOTES:

- THE BENCHMARKS USED FOR THIS PROJECT ARE: A CHISELED SQUARE FOUND MIN THE TOP OF CURB LOCATED NEAR THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION 373.15.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY CENTERPOINT ENERGY.
- WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- ELECTRIC SERVICE IS PROVIDED BY THE BASTROP POWER AND LIGHT.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT 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-PLATING 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 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 CERTIFICATE OF OCCUPANCY.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY FRONTS AND A 5' ALONG RIGHT-OF-WAY FOR SIDEYARDS ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH REAR LOT LINE. (REQUIRED WIDTH ADJACENT TO ROW IN BP&L SERVICE AREA SUBJECT TO BP&L FINAL APPROVAL.)
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT 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.
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES 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 MAINS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- THIS PLAT CONTAINS 15.84 ACRES
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- THIS DEVELOPMENT WILL COMPLY WITH ALL B3 REQUIREMENTS FOR BUILDING SETBACKS.
- ALL BUILDINGS TO HAVE A FINISHED FLOOR 2 FEET ABOVE THE BASE FLOOD ELEVATION SHOWN ON PLAN. FLOOD ELEVATION WILL BE INTERPOLATED BETWEEN THE BASE FLOOD ELEVATION LINES.
- C1 COMMON AREA CONTAINS 3.59 ACRES
- C2, WHICH IS ALL RIGHT OF WAY INCLUDING ALLEYS CONTAINS 5.56 ACRES
- THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONES "AO & AE" AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA OF THE FLOODWAY AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, PRELIMINARY PANEL NO. 48021C0360F, E FEBRUARY 11, 2021.
- THE STREET R/W SHALL BE 56 FOOT WIDE, UNLESS OTHERWISE NOTED.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE PROPOSED ZONING OF THIS TRACT IS P-3 NEIGHBORHOOD.
- THE PROPOSED CHARACTER DISTRICTS FOR THIS TRACT IS CULTURAL ART DISTRICT.
- A SIDEWALK WILL BE PROVIDED ON ALL PUBLIC STREETS.
- THERE SHALL BE A 100' OFFSET BUFFER FROM THE CENTER LINE OF GILLS BRANCH CREEK WHERE NO DISTURBANCE SHALL OCCUR UNLESS APPROVE BY THE CITY OF BASTROP. DISTURBANCE SHALL OCCUR FOR CONSTRUCTION OF WASHINGTON STREET RIGHT OF WAY.

STANDARD PLAT NOTES SPECIFIC TO BASTROP POWER & LIGHT:

- A TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT TO BE PROVIDED FOR CONSTRUCTION ACCESS FOR BASTROP POWER AND LIGHT.
- UPON COMPLETION OF CONSTRUCTION AND INSTALLATION OF THE ELECTRIC FACILITIES ON THE PROPERTY, THE DEVELOPER/OWNER SHALL HAVE THE PERMANENT UTILITY EASEMENT (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 AS SUCH TIME BP&L ACCEPTS AND RECORDS THE PERMANENT PUBLIC UTILITY EASEMENT.
- ANY PUBLIC 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 SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES
- 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 PLATING. PROVIDE ELECTRIC LOAD CALCULATIONS, NUMBER OF SERVICES, OR PLANS FOR REVIEW.

SIGNATURE BLOCKS

PLANNING & ZONING COMMISSION CERTIFICATION

APPROVED THIS ___ DAY OF _____, 2022 A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION
CHAIRPERSON

CITY SECRETARY

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THE PRESENTS

THAT I, _____, 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.

FOR REVIEW ONLY

SIGNATURE AND SEAL OF REGISTERED
PUBLIC SURVEYOR

DATE

OWNER'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THE PRESENTS

THAT WE, FARM STREET VILLAGE LLC, BEING THE OWNERS OF 15.84 ACRES OUT OF FARM LOTS 37 & 38 EAST OF MAIN STREET, AS CONVEYED TO US BY DEEDS RECORDED IN INSTRUMENT NUMBERS 201701845 AND 201704654, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

FARM STREET VILLAGE
SUBDIVISION NAME

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 16th day of September, 2022, A.D.

FARM STREET VILLAGE, LLC
PROPERTY OWNER
PROPERTY ADDRESS 1500 Farm Street Bastrop, TX 78602

ENGINEER'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THE PRESENTS

THAT I, TIMOTHY D. CROCKETT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS.

SIGNATURE AND SEAL OF
REGISTERED ENGINEER

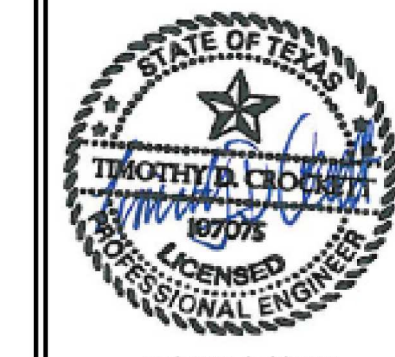
09-16-2022

DATE

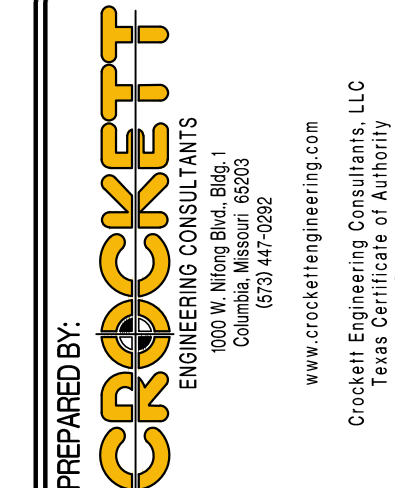
REVISIONS:

NO.	DATE
ORIGINAL	08/29/2022

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT
TX LICENSE-107075



DEVELOPER:

FARM STREET VILLAGE, LLC
1077 BARKLEY STREET, SUITE 140
OVERLAND PARK, KS 66201

FARM STREET VILLAGE

BASTROP, BASTROP COUNTY, TEXAS

DRAWING INCLUDES:

PRELIMINARY PLAT,
SHEET 2 OF 2

DESIGNED: KRM

DRAWN: KRM

PROJECT NO: 210297

SHEET:

PP2