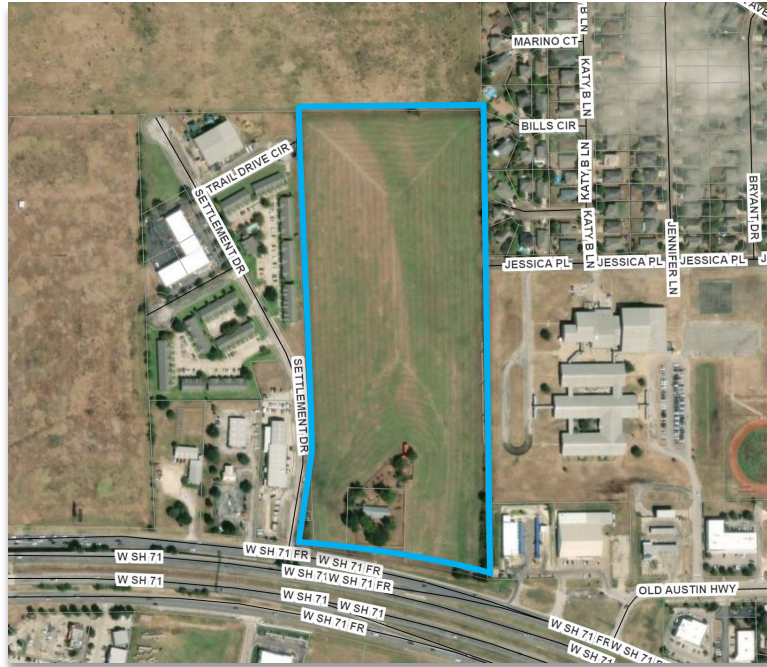


REED RANCH

PLANNED DEVELOPMENT DISTRICT

PROPERTY

The subject property is located at the northeast corner of W SH 71 westbound service road and Settlement Drive, encompassing approximately 24.04 acres, as described in the survey, attached hereto as **Exhibit A**, (the "Property").



PURPOSE

The purpose of this planned development zoning district is to develop a two-phase multifamily project with varying building sizes and which will incorporate a mix of unit types on an arrangement of lots nearby accessible civic space through a network of pedestrian-friendly streets. Per the City of Bastrop's Comprehensive Plan 2036, the proposed development is located within a Transitional Residential character area. This development is compliant with the character area designation as it provides a multifamily use as an appropriate transition between the neighboring Public and Institutional and Neighborhood Residential character areas to the east and the General Commercial character area to the west (5-17). The development furthers the recommended development pattern of the character area by providing a new collector street along the eastern boundary and through the center of the Property, both being locations that the comprehensive plan identifies as where a majority multifamily project should take access from (5-18). To move forward with our project, we are making an application for a Planned Development District (PDD) zoning designation, which is representative zoning district for the character area, and therefore no amendment to the comprehensive plan is required (5-17). The Property is currently zoned as P2 (Rural).

CONCEPT PLAN & BASE ZONING

A conceptual Planned Development Master Plan (the "PD Master Plan") for the proposed project has been attached to this PDD as **Exhibit B** to illustrate and identify the proposed land uses, intensities, building locations, building footprints, and thoroughfare locations, for the Property. In accordance with the B3

REED RANCH

PLANNED DEVELOPMENT DISTRICT

Code, the Property shall have a base place type designation of P4 (Mix), to allow for all permitted Building Types, including but not limited to Apartment and Courtyard Apartment Building types. This development is a contributing development to the goals of the overall place type mix within the pedestrian shed and the sole use for the Property shall be for multifamily development up to, as well as related accessory amenity and civic space uses. The southern portion of the Property shall be Phase 1 and the northern portion of the Property shall be Phase 2, and the development shall be constructed in that respective sequence. Approval of this PDD does not constitute approval of a subdivision or site plan.

DEVELOPMENT STANDARDS

The development standards of this PDD may include, but shall not be limited to, uses; density; lot size; building size; lot dimensions; setbacks; coverage; height; landscaping; lighting; screening; fencing; parking and loading; signage; open space; drainage; and utility standards, shall be in accordance with the P4 place type of the B3 Code, except that all building types shall be allowed three stories in height, except for (a) buildings in Phase 2, Blocks 2 and 4, which shall be limited to a maximum of two stories, and (b) one building in Phase 2, Block 3, which shall be limited to a maximum of four stories, with a variety of unit sizes and bedroom mixes, and those modified Development Standards within the Development Standards Variances, Deviations, Waivers, and Warrants List identified in **Exhibit C**, and approved as part of this PDD.

STREET STANDARDS

The Streets denoted as “Public Streets” in Exhibit B are intended to be City-owned and maintained. The Streets denoted as “Private Streets” shall be privately owned and maintained as part of the project. To the extent desired by the City, this PDD provides the extension of Jessica Place, as identified in the City’s Thoroughfare Master Plan. The location and permitted cross-sections and standards of such streets, alleys, and parking areas are generally shown on the Street Types exhibit, attached to this PDD as **Exhibit D**, and approved as part of this PDD.

CIVIC SPACE

This PDD shall include privately owned civic space that shall be accessible to the public as generally shown in Exhibit B. The exact locations of civic space shall be finalized during site plan review. The private civic space shall meet the intent of the civic space requirement of the B3 Code.

EXHIBITS

The exhibits attached hereto shall be considered part of the PDD, except that the exact design and locations of any building, facility, structure or amenity shall be established during the site plan review phase. Modifications from any such exhibit are permitted so long as the property owner complies with the minimum requirements included in the text of this planned development.

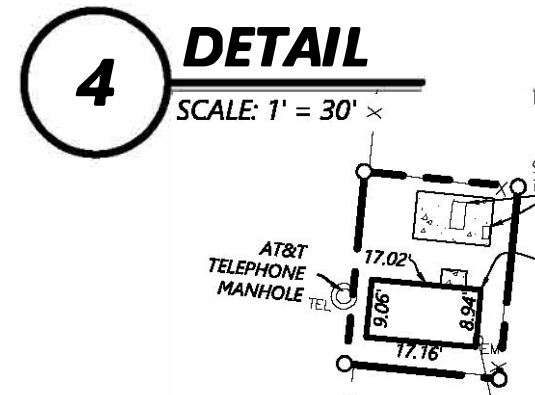
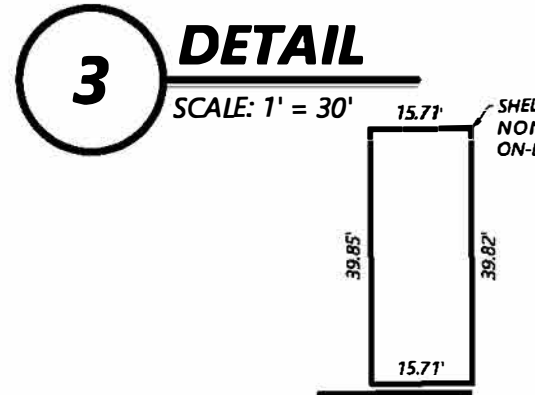
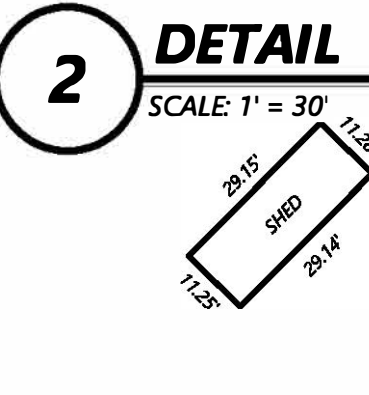
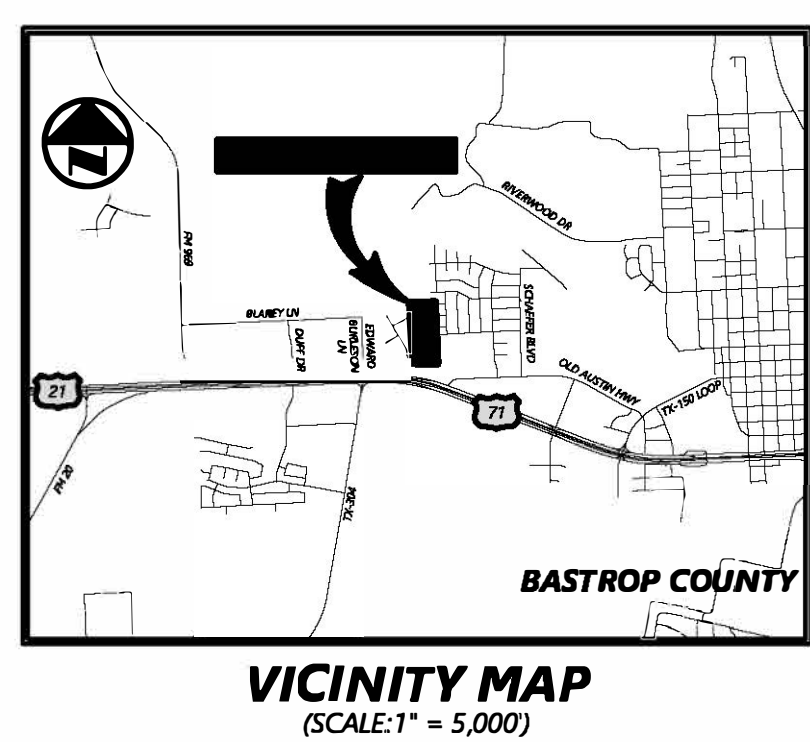
- Exhibit A – Property Survey
- Exhibit B – PD Master Plan
- Exhibit C – Development Standards Variances, Deviations, Waivers, and Warrants List
- Exhibit D – Street Standards

REED RANCH

PLANNED DEVELOPMENT DISTRICT

Exhibit A

Property Survey



NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS (GF. NO. 4712023439-A)

- Rights of tenants in possession, as tenants only, under unrecorded lease agreements. (Not surveyed related)
- Intentionally deleted
- All leases, grants, reservations or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- The following matters as shown on plat recorded in Plat Cabinet 2, Page 2598, Plat Record of Bastrop County, Texas:
 - 15 foot wide public utility easement, as shown on survey prepared by Westwood Professional Services, Inc., Michael Jack Needham, RPLS No. 5183, Job No. 004379600, dated May 2, 2023, last revised _____, 2023 (the "Survey").
 - Area 1A to be reserved for the owners of Lot 1 for sign purposes.
- Easements for the purposes shown below and rights incidental thereto, as granted in a document, as shown on the survey:
 - Lower Colorado River Authority Purpose: electric lines and systems Recording Date: September 23, 1961 Recording No: Volume 155, Page 232, Deed Records of Bastrop County, Texas. (As shown hereon. Affects the property surveyed, located along the northwest corner of Tract 1.)
 - Easements for the purposes shown below and rights incidental thereto, as granted in a document, as noted on the Survey:
 - Aqua Water Supply Corp. Purpose: water pipe line Recording Date: January 28, 1970 Recording No: Volume 194, Page 656, Deed Records of Bastrop County, Texas. (Unable to plot, blanket in nature, no visible evidence found.)
 - Easements for the purposes shown below and rights incidental thereto, as granted in a document, as shown on the Survey:
 - Blountman Electric Cooperative, Inc. Purpose: electric distribution line or system and appurtenances Recording Date: August 9, 1985 Recording No: Volume 385, Page 294, Official Records of Bastrop County, Texas. (As shown hereon. Affects the property surveyed, located along the east line of Tract 2.)
 - Intentionally deleted
 - Granted to: City of Bastrop Purpose: water line Recording Date: December 14, 1998 Recording No: Volume 352, Page 253, Official Records of Bastrop County, Texas. (As shown hereon. Affects the property surveyed, located along the south line of Tract 1.)
 - Easements for the purposes shown below and rights incidental thereto, as granted in a document, as shown on the Survey:
 - Public Utility Easement and Temporary Access & Construction Easement Recording Date: September 13, 2021 Recording No: 202119722, corrected by Instrument No. 202217429, Official Public Records of Bastrop County, Texas. Affect: Tract 1 (As shown hereon. Affects the property surveyed, located in the area near the southwest corner of Tract 1.)
 - Intentionally deleted
 - Any rights, easements, interests or claims which may exist by reason of or reflected by overhead utility lines along and across Tract 1. (As shown on the Survey)
 - Any rights, easements, interests or claims which may exist by reason of or reflected by gas and fiber optic lines across the south line of Tracts 1 & 2. (As shown on the Survey)
 - Any rights, easements, interests or claims which may exist by reason of or reflected by encroachment/protrusion of fence along the east and west lines of Tract 1. (As shown on the Survey)
 - Denial of Access along a portion of the south line of Tract 1 according to TXDOT Plat AUS026504AF. (As shown on the Survey)

Section 14 of the Conditions of this policy is hereby deleted.

- TABLE A ITEMS:
- Addresses of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. - As shown hereon (Tract 1). No address observed (Tract 2).
 - Flood zone classification depicted by scaled map location and graphic plotting only. - As shown hereon.
 - Gross land area (and other areas if specified by the client). - As shown hereon.
 - Exterior dimensions of all buildings at ground level. - As shown hereon.
 - Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). - As shown hereon.
 - As specified by the client, distance to the nearest intersecting street. - As shown hereon.
 - Evidence of recent moving work, building construction, or building additions observed in the process of conducting the fieldwork. - None observed.

- NOTES:
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances and areas reported have been scaled by applying the TXDOT surface adjustment factor of 1.00002.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Bastrop County, Texas and Incorporated Areas. Map No. 480212035E, Community-Panel No. 481913 0355 E, Revised Date: January 19, 2006. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodplains is based on said map, is approximate and is not located on the ground. Relevant zones are defined as follows:
 - Zone "X" (Unshaded) - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
 - Zone "X" (Shaded) - Other Flood Areas: Areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.
 - This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Chicago Title Insurance Company, GF No. 4712023439-A, effective date April 30, 2023, issued May 25, 2023.
 - All underground utility information depicted on the survey is based on available record information on file at the City of Bastrop and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking association, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTxs) and depicted hereon the visible and apparent markings on the ground as a result of location #2358639343.
 - This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for intended use, purpose or development.
 - Signs (posting) labels shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
 - The word "certify" or "certificates" as used and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; Agreements; Lease Agreements; and ownership title evidence.
 - Any declaration made hereon or herein is made to the original purchaser of the survey; it is not transferable to additional institutions or subsequent owners.

- INTRUSIONS OR PROTRUSIONS are as shown. Whether the intrusion or protrusion rises to the level of being an encroachment is a matter of law which takes into consideration currently known conditions.
- SURVEYOR'S CERTIFICATE
- I, Michael Jack Needham, Registered Professional Land Surveyor, No. 5183, Michael Needham@westwood.com, www.westwood.com

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 7(a), 8, 14 and 16 of Table A thereto. The field work was completed on May 1, 2023.

Date of Plat or Map: June 27, 2023.

Michael Jack Needham
Registered Professional Land Surveyor
No. 5183
Michael Needham@westwood.com
www.westwood.com

BOUNDARY DESCRIPTION (AS SURVEYED)

TRACT 1:
23.885 ACRES OF LAND IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, BEING OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, SAID 23.885 ACRES BEING ALL OF THAT TRACT OF LAND TITLED AS TRACT A IN THE DEED FROM CHARLES GORDON ROSANKY TO CHARLES GORDON ROSANKY FAMILY TRUST DATED AUGUST 10, 1998, AND RECORDED IN VOLUME 353, PAGE 533, BASTROP COUNTY OFFICIAL PUBLIC RECORDS, SAID TRACT A BEING DESCRIBED AS 44.04 ACRES SAVE AND EXCEPT 20.00 ACRES LEAVING 24.04 ACRES.

THENCE S 02°19'53" E 1604.33' ALONG THE EAST LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE EAST LINE OF SAID 24.04 ACRE TRACT, AT 124.39' PASSING 0.40' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 16 AND 17, BLOCK L, RIVERSIDE GROVE SUBDIVISION PHASE 6 (PLAT CABINET 4, SLIDE 2-B), AT 2148.3' PASSING 0.42' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 7 AND 16, BLOCK L, RIVERSIDE GROVE SUBDIVISION PHASE 6, AT 305.33' PASSING 0.29' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 6 AND 7, BLOCK L, RIVERSIDE GROVE SUBDIVISION PHASE 6, AT 582.99' PASSING A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 7, BLOCK B OF RIVERSIDE GROVE SUBDIVISION PHASE 1 (PLAT CABINET 2, SLIDE 259-8), AT 1412.92' PASSING A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 7, CONTINUING ALONG THE EAST LINES OF SAID 44.04 ACRE TRACT AND SAID 24.04 ACRE TRACTS AND ALONG THE WEST LINE OF SAID RIVERSIDE GROVE SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF SAID 44.04 ACRE TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID 24.04 ACRE TRACT, SAID CORNER BEING CALLED THE NORTH LINE OF STATE HIGHWAY 71 (NO DEED FOUND).

THENCE S 07°19'49" W 4365.51' ALONG THE SOUTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE SOUTH LINE OF SAID 24.04 ACRE TRACT, SAID LINE BEING CALLED THE NORTH LINE OF STATE HIGHWAY 71 (NO DEED FOUND) TO THE EAST CORNER OF THE 11.534 ACRE TRACT OF LAND DESCRIBED IN THE RIGHT OF WAY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 148, PAGE 299, BASTROP COUNTY DEED RECORDS, SAID CORNER BEING IN THE NORTH LINE OF HIGHWAY 71 AND BEING MARKED WITH A 1/2" IRON ROD FOUND WITH AN ALUMINUM DISK MARKED "TXDOT".

THENCE ALONG THE NORTH LINE OF SAID 11.534 ACRE TRACT BEING THE NORTH LINE OF SAID STATE HIGHWAY 71 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 199.17', WITH A RADIUS OF 538.89', WITH A CHORD BEARING OF N 80°33'20" W, AND WITH A CHORD LENGTH OF 199.16', TO THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT SAVE AND EXCEPTED FROM SAID 44.04 ACRE TRACT, SAID CORNER BEING LOCATED 0.45' S 03°42'44"E OF THE SOUTHWEST CORNER OF LOT 1A OF THE SETTLEMENT ON THE COLORADO (PLAT CABINET 2, SLIDE 259-8), SAID CORNER OF LOT 1A BEING REESTABLISHED FROM OTHER MONUMENTS FOUND MARKING THE CORNERS OF SAID LOT 1A, SAID CORNER OF 20.00 ACRE TRACT ALSO BEING LOCATED 0.73' S 71°33'20"E OF AN IRON ROD FOUND WITH A RED PLASTIC IDENTIFIER CAP WITH ILLEGIBLE MARKING.

THENCE N 03°42'44" W 1568.92' ALONG THE EAST LINE OF SAID 20.00 ACRE TRACT SAVE AND EXCEPTED FROM SAID 44.04 ACRE TRACT, SAID LINE NOW BEING THE EAST LINE OF SAID SETTLEMENT ON THE COLORADO TO THE NORTH LINE OF SAID 44.04 ACRE TRACT, SAID POINT BEING LOCATED 0.45' N 03°42'44"W OF A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SETTLEMENT ON THE COLORADO, SAID POINT IN THE NORTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING LOCATED 573.58' N 87°51'25" E OF A CONCRETE MARKER FOUND AT THE NORTHWEST CORNER OF SAID 44.04 ACRE TRACT.

THENCE N 87°51'25" E 669.32' ALONG THE NORTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE NORTH LINE OF SAID 24.04 ACRE TRACT TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 23.885 ACRES.

BOUNDARY DESCRIPTION (AS SURVEYED)

TRACT 2:
0.158 ACRES OF LAND IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, BEING OUT OF LOT 1A OF THE SETTLEMENT ON THE COLORADO (PLAT CABINET 2, SLIDE 2598), SAID SUBDIVISION BEING OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, SAID 0.158 ACRES BEING ALL OF SAID LOT 1A SAVE AND EXCEPT 0.017 ACRES DESCRIBED IN THE DEED FROM VICTORIA BANK & TRUST COMPANY - CENTRAL TO MOHAMMAD MIKE HEMALPOUR DATED MAY 12, 1990, RECORDED IN VOLUME 572, PAGE 953, BASTROP COUNTY OFFICIAL PUBLIC RECORDS, SAID LOT 1A BEING DESCRIBED IN THE DEED FROM CHARLES GORDON ROSANKY TO CHARLES GORDON ROSANKY FAMILY TRUST DATED AUGUST 10, 1998, AND RECORDED IN VOLUME 353, PAGE 533, BASTROP COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING at the southeast corner of said Lot 1A, said corner being marked by an iron rod found with a red plastic identifier cap with illegible marking.

THENCE along the south line of said Lot 1A with a curve turning to the left with an arc length of 50.05', with a radius of 5208.71', with a chord bearing of N 81°40'19" W, with a chord length of 50.05' to the southwest corner of said Lot 1A, said corner being marked with a found 1/2" iron rod.

THENCE N 05°34'33" E 80.11' along the west line of Lot 1A and the east line of Settlement Drive to the southwest corner of said 0.017 acre tract, said corner being located N 84°22'02" W 0.24' of a found 1/2" iron rod.

THENCE with the south, east, and north boundaries of said 0.017 acre tract as follows:
 • S 84°22'02" E 23.83' to the southeast corner of said tract, said corner being marked with a found 1/2" iron rod.
 • N 05°34'33" E 30.04' to the northeast corner of said tract, said corner being marked with a found 1/2" iron rod.
 • N 84°22'02" W 23.87' to the west line of said Lot 1A and the east line of said Settlement Drive, said point being the northwest corner of said tract, said corner being marked with a found 1/2" iron rod.

THENCE along the west line of Lot 1A and the east line of Settlement Drive as follows:
 • N 05°34'33" E 166.43' to the beginning of a curve to the left, said point being marked with a found 1/2" iron rod,
 • with said curve turning to the left with an arc length of 53.87', with a radius of 338.00', with a chord bearing of N 00°54'11" E, and with a chord length of 53.81', to the north corner of said Lot 1A and the east line of said Settlement on the Colorado, said corner being marked with a found 1/2" iron rod.

THENCE S 03°42'44" E 336.82' with the east line of said Settlement on the Colorado and the east line of said Lot 1A to the point of beginning, this tract having an area of 0.158 acres (6884 square feet), as shown on the accompanying plat. Bearings are relative to State Plane Coordinates, NAD 83(2011), Texas Central Zone. Distances and areas reflect the application of a combined scale factor of 1.00003 and thus represent surface measurements. Set stakes are 1/2" rebar with Westwood plastic identifier caps.

DESCRIPTION FROM TITLE COMMITMENT

TRACT 1:
23.885 ACRES OF LAND, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, BEING OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98.

SAID 23.885 ACRES BEING ALL OF THAT TRACT OF LAND TITLED AS TRACT A IN THE DEED FROM CHARLES GORDON ROSANKY TO CHARLES GORDON ROSANKY, TRUSTEE OF THE CHARLES GORDON ROSANKY FAMILY TRUST DATED AUGUST 10, 1998, AND RECORDED IN VOLUME 353, PAGE 533, OFFICIAL PUBLIC RECORDS, SAID TRACT A BEING DESCRIBED AS 44.04 ACRES SAVE AND EXCEPT 20.00 ACRES LEAVING 24.04 ACRES.

THENCE S 02°19'53" E 1604.33' ALONG THE EAST LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE EAST LINE OF SAID 24.04 ACRE TRACT, AT 124.39' PASSING 0.40' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 16 AND 17, BLOCK L, RIVERSIDE GROVE SUBDIVISION PHASE 6 (PLAT CABINET 4, SLIDE 2-B), AT 2148.3' PASSING 0.42' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 7 AND 16, BLOCK L, RIVERSIDE GROVE SUBDIVISION PHASE 6, AT 305.33' PASSING 0.29' TO THE RIGHT OF A 1/2" IRON ROD WITH A PLASTIC IDENTIFIER CAP MARKED "RPLS 4094" FOUND MARKING THE COMMON CORNER BETWEEN LOTS 6 AND 7, BLOCK L, RIVERSIDE GROVE SUBDIVISION PHASE 6, AT 582.99' PASSING A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 7, BLOCK B OF RIVERSIDE GROVE SUBDIVISION PHASE 1 (PLAT CABINET 2, SLIDE 259-8), AT 1412.92' PASSING A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 7, CONTINUING ALONG THE EAST LINES OF SAID 44.04 ACRE TRACT AND SAID 24.04 ACRE TRACTS AND ALONG THE WEST LINE OF SAID RIVERSIDE GROVE SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF SAID 44.04 ACRE TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID 24.04 ACRE TRACT, SAID CORNER BEING CALLED THE NORTH LINE OF STATE HIGHWAY 71 (NO DEED FOUND).

THENCE S 07°19'49" W 4365.51' ALONG THE SOUTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE SOUTH LINE OF SAID 24.04 ACRE TRACT, SAID LINE BEING CALLED THE NORTH LINE OF STATE HIGHWAY 71 (NO DEED FOUND) TO THE EAST CORNER OF THE 11.534 ACRE TRACT OF LAND DESCRIBED IN THE RIGHT OF WAY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 148, PAGE 299, BASTROP COUNTY DEED RECORDS, SAID CORNER BEING IN THE NORTH LINE OF HIGHWAY 71 AND BEING MARKED WITH A 1/2" IRON ROD FOUND WITH AN ALUMINUM DISK MARKED "TXDOT".

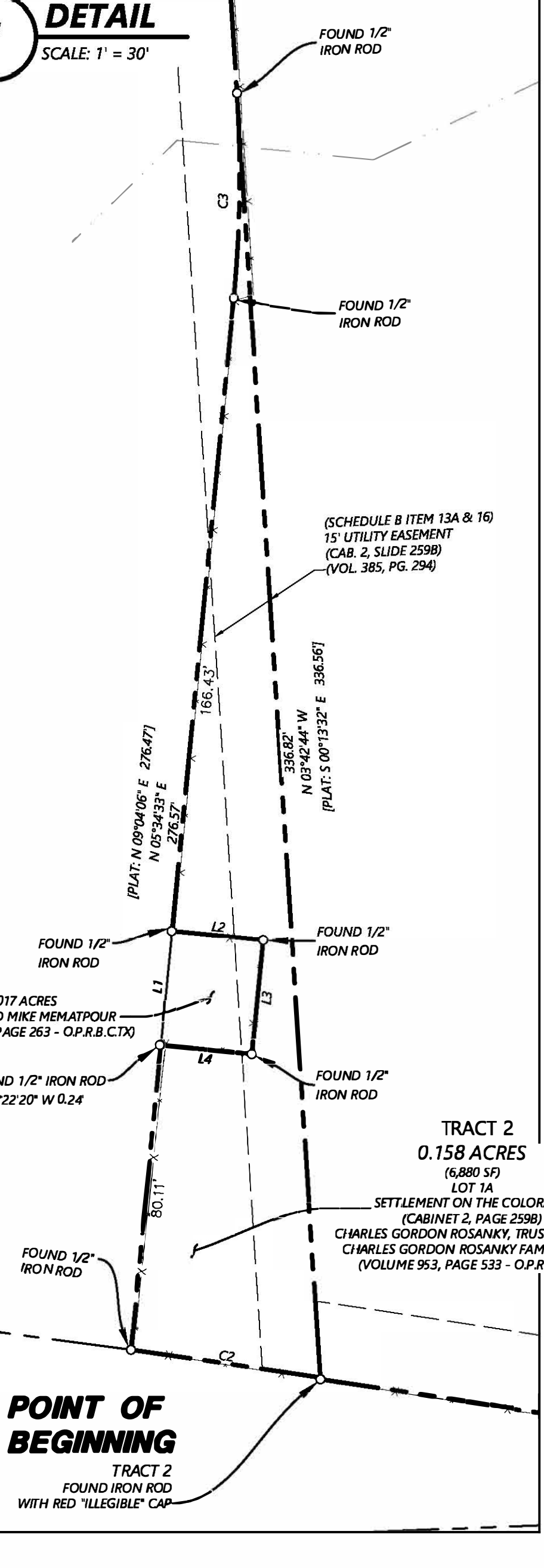
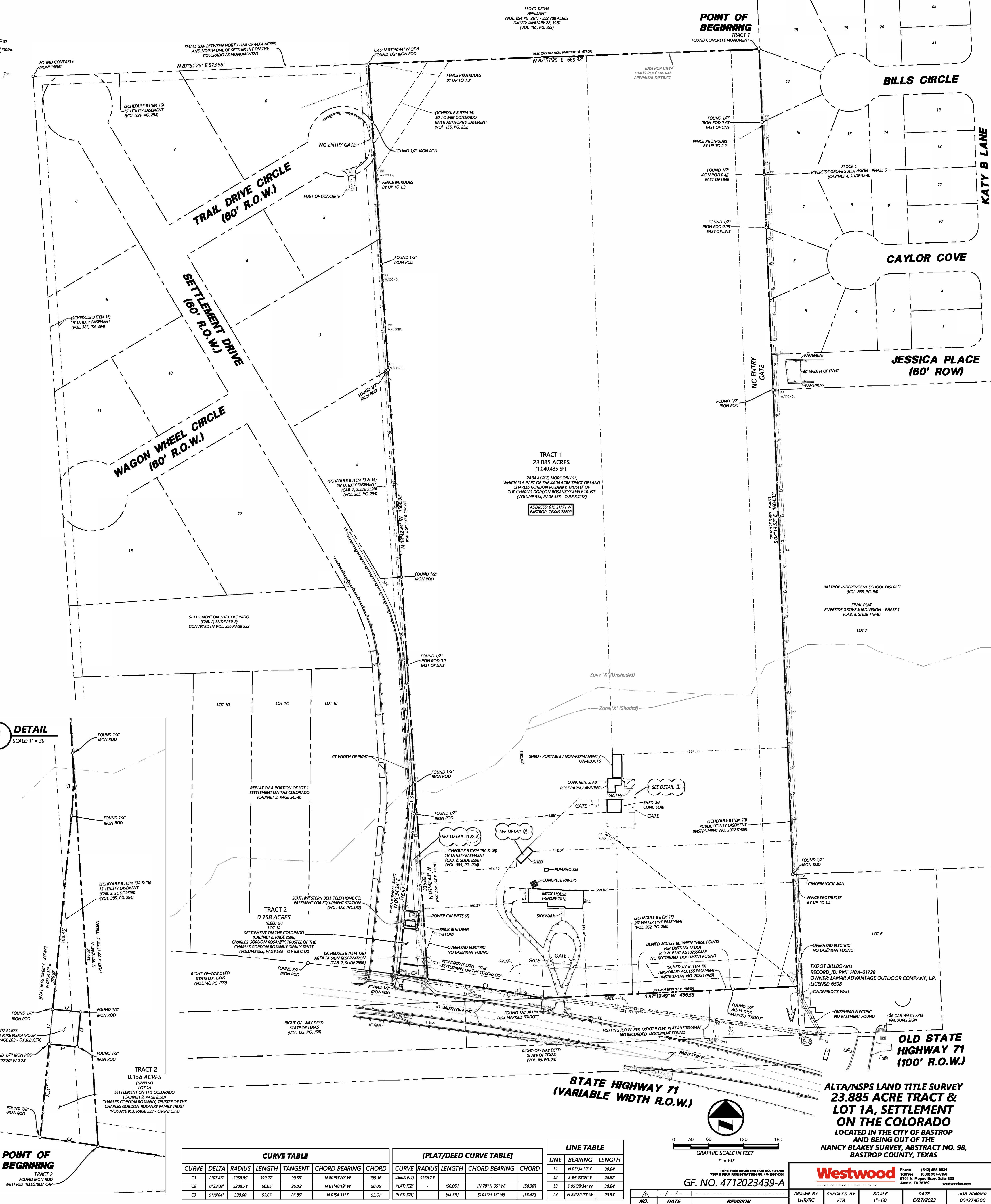
THENCE ALONG THE NORTH LINE OF SAID 11.534 ACRE TRACT BEING THE NORTH LINE OF SAID STATE HIGHWAY 71 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 199.17', WITH A RADIUS OF 538.89', WITH A CHORD BEARING OF N 80°33'20" W, AND WITH A CHORD LENGTH OF 199.16', TO THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT SAVE AND EXCEPTED FROM SAID 44.04 ACRE TRACT, SAID CORNER BEING LOCATED 0.45' S 03°42'44"E OF THE SOUTHWEST CORNER OF LOT 1A OF THE SETTLEMENT ON THE COLORADO (PLAT CABINET 2, SLIDE 259-8), SAID CORNER OF LOT 1A BEING REESTABLISHED FROM OTHER MONUMENTS FOUND MARKING THE CORNERS OF SAID LOT 1A, SAID CORNER OF 20.00 ACRE TRACT ALSO BEING LOCATED 0.73' S 71°33'20"E OF AN IRON ROD FOUND WITH A RED PLASTIC IDENTIFIER CAP WITH ILLEGIBLE MARKING.

THENCE N 03°42'44" W 1568.92' ALONG THE EAST LINE OF SAID 20.00 ACRE TRACT SAVE AND EXCEPTED FROM SAID 44.04 ACRE TRACT, SAID LINE NOW BEING THE EAST LINE OF SAID SETTLEMENT ON THE COLORADO TO THE NORTH LINE OF SAID 44.04 ACRE TRACT, SAID POINT BEING LOCATED 0.45' N 03°42'44"W OF A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SETTLEMENT ON THE COLORADO, SAID POINT IN THE NORTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING LOCATED 573.58' N 87°51'25" E OF A CONCRETE MARKER FOUND AT THE NORTHWEST CORNER OF SAID 44.04 ACRE TRACT.

THENCE N 87°51'25" E 669.32' ALONG THE NORTH LINE OF SAID 44.04 ACRE TRACT ALSO BEING THE NORTH LINE OF SAID 24.04 ACRE TRACT TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 23.885 ACRES.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 2:
LOT 1A, SETTLEMENT ON THE COLORADO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 2, PAGE 2598, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAVE AND EXCEPT 0.017 ACRE PARCEL DESCRIBED IN VOLUME 572, PAGE 953, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS IN EXHIBIT A-3 ATTACHED THERETO.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	270°48'	538.89'	199.17'	99.59'	N 80°33'20" W	199.16'
C2	0°32'02"	308.71'	50.05'	25.03'	N 87°51'25" W	50.05'
C3	97°04'	330.00'	53.87'	28.89'	N 05°34'11" E	53.81'

[PLAT/DEED CURVE BEARING]

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
DEED C1	538.89'	199.17'	(N 80°33'20" W)	199.16'
PLAT C2	308.71'	50.05'	(N 87°51'25" W)	50.05'
PLAT C3	330.00'	53.87'	(S 04°22'11" W)	53.47'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 05°34'33" E	304.4'
L2	S 84°22'02" E	23.87'
L3	S 05°34'33" W	80.11'
L4	N 84°22'02" W	23.87'

STATE HIGHWAY 71 (100' R.O.W.)

ALTA/NSPS LAND TITLE SURVEY
23.885 ACRE TRACT & LOT 1A, SETTLEMENT ON THE COLORADO
LOCATED IN THE CITY OF BASTROP AND BEING OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS

GF. NO. 4712023439-A

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Austin, TX 78758
www.westwood.com

DATE: 6/27/2023
JOB NUMBER: 0043796.00

PROJECT NAME: HOLT LUNSFORD BASTROP MULTIFAMILY

REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit B
PD Master Plan

ZONING CONCEPT PLANS FOR REED RANCH 615 SH 71 W BASTROP TX, 78602

OWNER

ROSANKY, CHARLES G
FAMILY TRUST
615 HWY 71 W
BASTROP, TX 78602

DEVELOPER

HOLT LUNSFORD HOLDINGS
5950 BERKSHIRE LANE, SUITE 900
DALLAS, TX 75225

ARCHITECT

ARCHON CORPORATION
210 N. PARK BLVD, SUITE 100
GRAPEVINE, TX 76051

ENGINEER

HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PHONE: (512) 485-0831

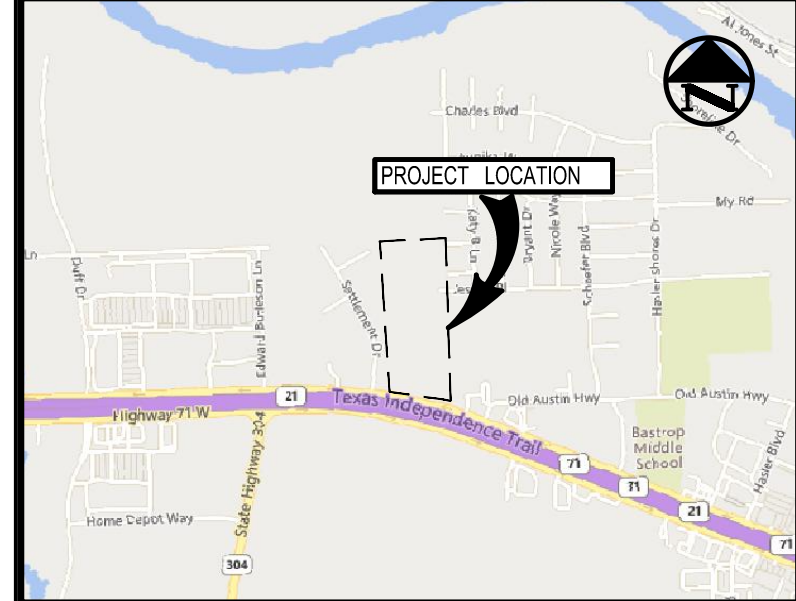
SURVEYOR

MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PHONE: (512) 485-0831



LEGAL DESCRIPTION:

A98 BLAKEY, NANCY, ACRES 23.0400



VICINITY MAP
(1"=2000')

PROJECT ZONING: P-2

PROJECT ADDRESS: 615 SH 71 W

SUBMITTAL DATE: JULY 10, 2032

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING PEDESTRIAN SHED
3	PROPOSED PEDESTRIAN SHED
4	PD SITE PLAN
5	LOT AND BLOCK LAYOUT
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	UTILITY PLAN 1 OF 2
9	UTILITY PLAN 2 OF 2

REVISIONS		BY
NO.	DATE	DESCRIPTION

**REED RANCH
615 SH 71 W
BASTROP TX, 78602
COVER**

PRELIMINARY
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THIS DOCUMENT IS FOR THE
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PLANS PREPARED UNDER THE DIRECT
SUPERVISION AND SEAL OF ARCHITECT, P.E. TEXAS
REGISTRATION NO. 158046.
DATE: xx/xx/xxxx

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO.
1

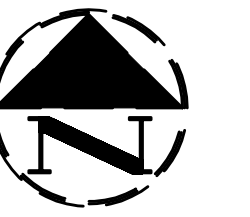
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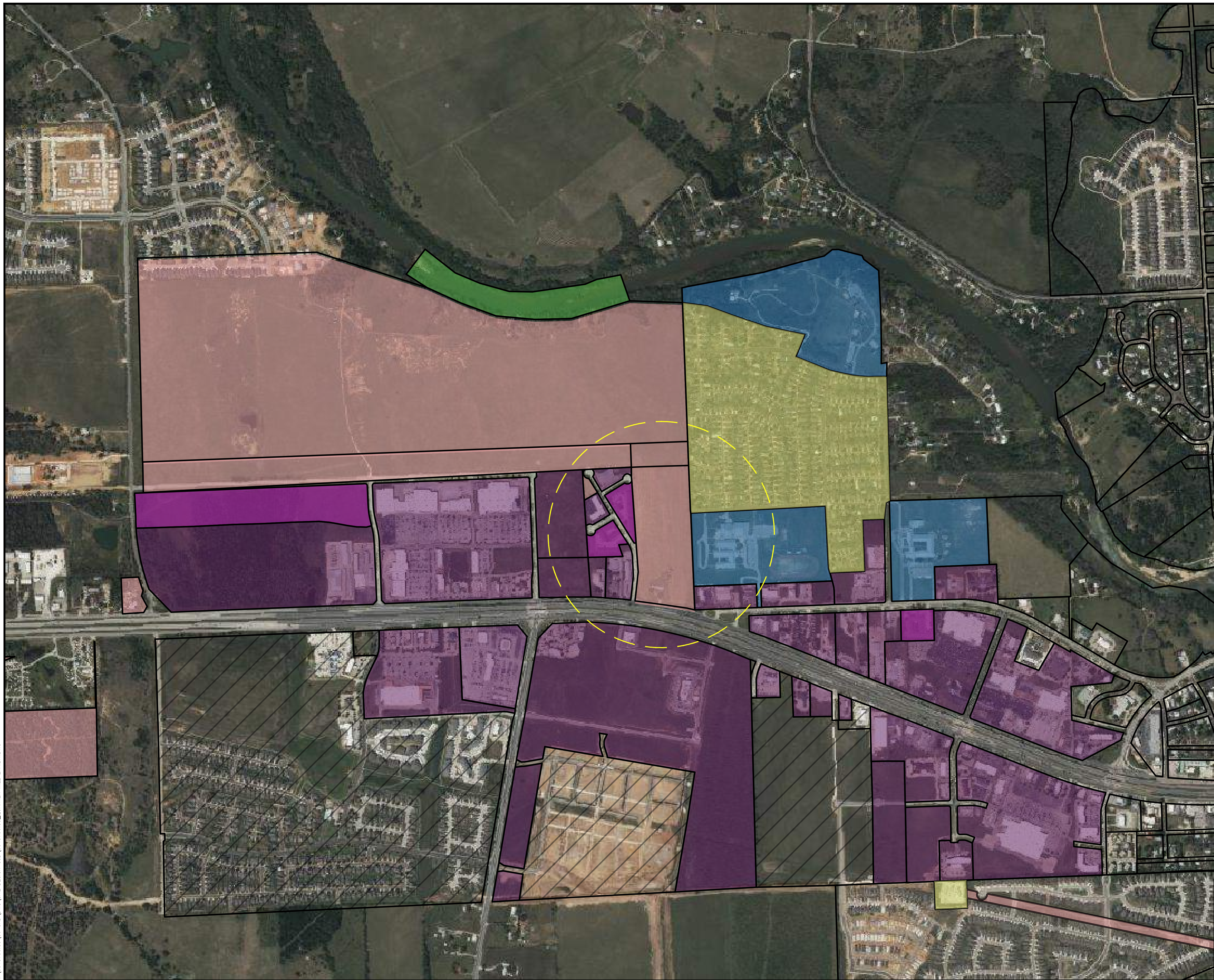
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Toll Free (888) 937-5150 Austin, TX 78759
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TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301






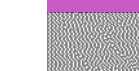

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0 250 500 1000 1500
GRAPHIC SCALE IN FEET



P2	P3	P4	CIVIC	P5	TOTAL
30.40%	12.35%	4.90%	14.68%	24.58%	86.91%

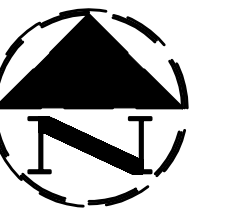
-  PLANNED DEVELOPMENT
-  NATURE
-  CIVIC SPACE
-  RURAL
-  NEIGHBORHOOD
-  MIX
-  CORE

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 TBPLS FIRM REGISTRATION NO. LS-10074301

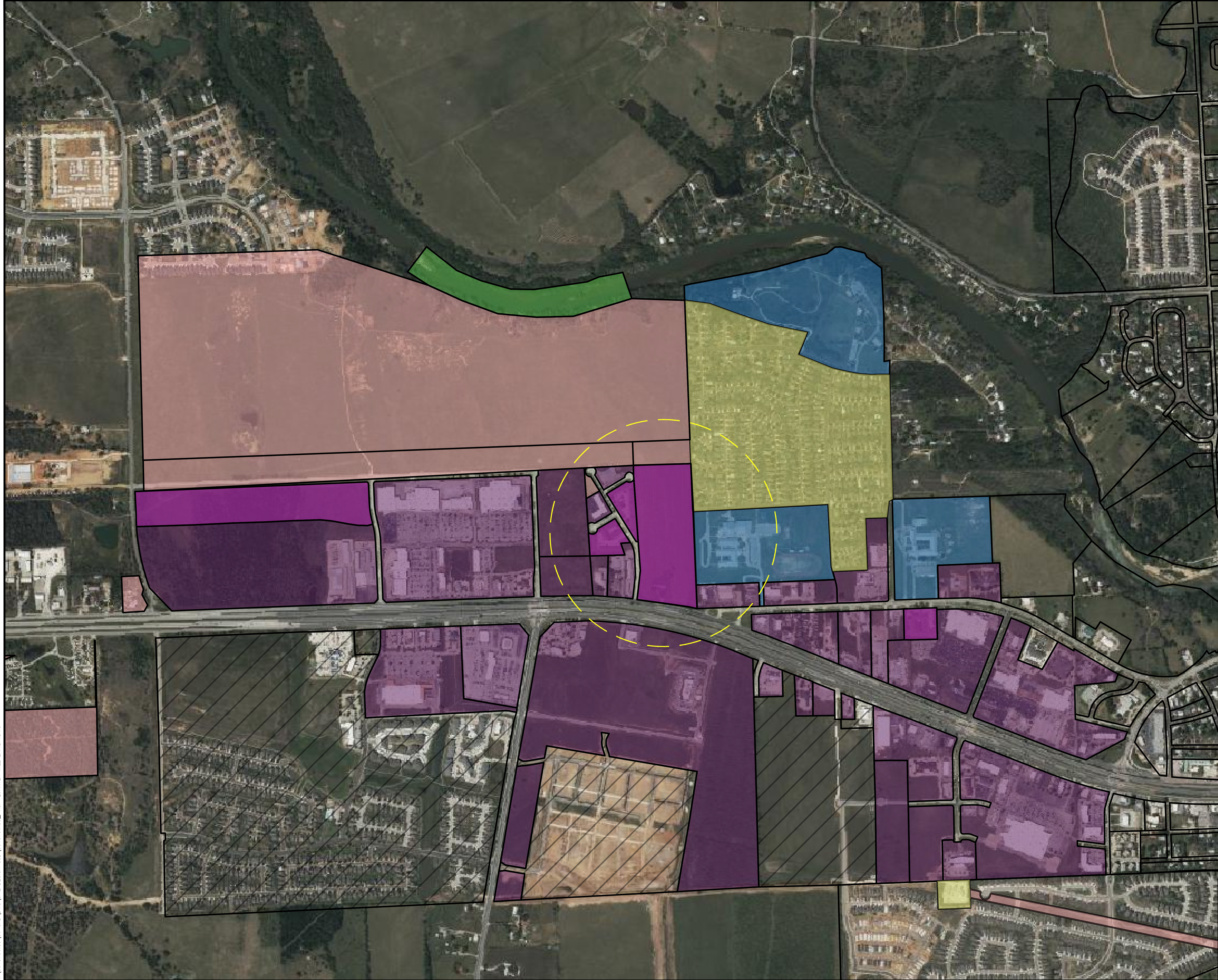
EXISTING PEDESTRIAN SHED (1/4 MILE)

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NEP	NEP	5/31/2023	1"=500'			EXHB

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0 250 500 1000 1500
GRAPHIC SCALE IN FEET



P2	P3	P4	CIVIC	P5	TOTAL
10.11%	12.35%	24.53%	14.68%	24.58%	86.91%

- PLANNED DEVELOPMENT
- NATURE
- CIVIC SPACE
- RURAL
- NEIGHBORHOOD
- MIX
- CORE

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TYPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. LS-10074301

PROPOSED PEDESTRIAN SHED (1/4 MILE)

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
NEP	NEP	5/31/2023	1"=500'			EXHB

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TO OLD AUSTIN ROAD
 OWNER:
 BASTROP CAR WASH SERVICES LLC
 CALLED 1.55 ACRES
 PH-1

- PUBLIC STREET
- CIVIC SPACE
- PRIVATE STREET
- MIXED USE SPACE
 - CO-WORK
 - FITNESS
 - POOL

OVERALL SITE GROSS = 24.3 ACRES



ARCHITECT:
 GARY G. WOOD #12202
 PRELIMINARY - NOT TO BE USED FOR
 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 7 SEP 23

**COLORED CONCEPT PD
SITE PLAN**

PROJECT NAME: REED RANCH

ACERAGE: 24.3 A.

DATE: 7 SEP 23

ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051 214/526-0731



ARCHITECT:
 GARY G. WOOD #12202
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 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 10 JUL 23

PUBLIC STREET
 PRIVATE STREET



LOT/BLOCK PLAN

PROJECT NAME: REED RANCH

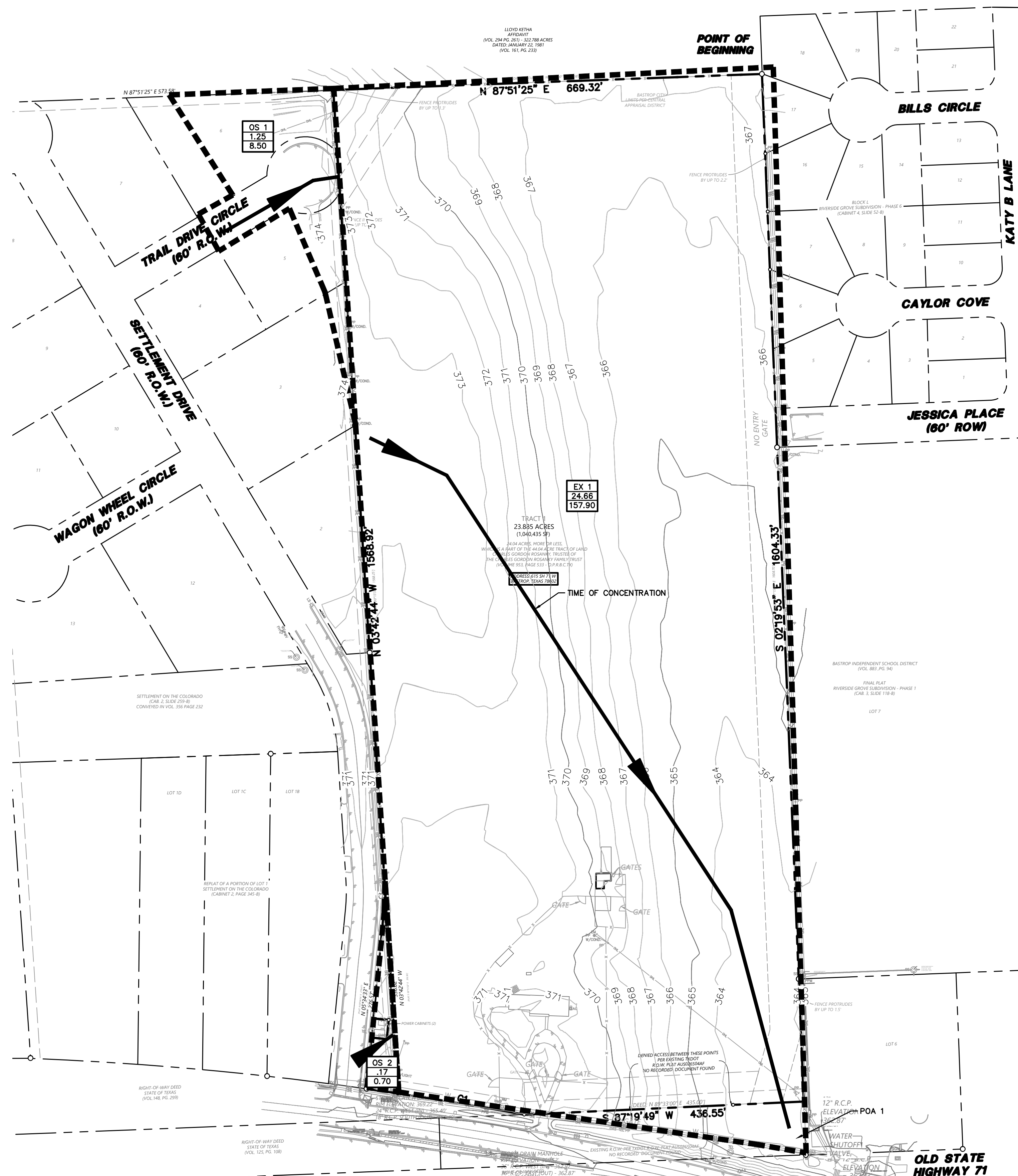
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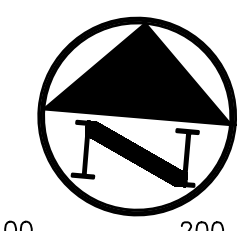
DATE: 10 JUL 23

SCALE: 1" = 60'-0"

ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051 214/526-0731

JWHITTER
 8/23/2023 9:37 AM
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0 50 100 200 300
GRAPHIC SCALE IN FEET
1"=100'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CL	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TR	TRAFFIC SIGN
---	PROPERTY LINE
X	FENCE
G13	EXISTING CONTOUR
→	DRAINAGE FLOW DIRECTION
---	100-YR FLOODPLAIN LIMITS
---	DRAINAGE DIVIDE

EX B	EXISTING DRAINAGE AREA ID
1.00	AREA IN ACRES
7.99	Q ₁₀₀ IN CUBIC FEET PER SECOND

SHEET FLOW										SHALLOW CONCENTRATED FLOW					CHANNEL FLOW						
DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T _{sheet} (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	T _{shallow} (min)	Length (ft)	Slope (ft/ft)	Type	K (ft)	Velocity (ft/s)	T _{channel} (min)	T _c (min)
OS 1	OS 1	1.25	50.00	0.01	SHORT GRASS PRAIRIE	0.07	0.15	11.88	150.00	0.01	UNPAVED	1.61	16.13	1.55	0.00	0.01	36" RCP	94.36	9.44	0.00	13.43
OS 2	OS 2	0.17	50.00	0.01	SHORT GRASS PRAIRIE	0.03	0.15	32.22	0.00	0.01	UNPAVED	1.61	16.13	0.00	0.00	0.01	36" RCP	94.36	9.44	0.00	32.22
EX 1	EX 1	24.66	50.00	0.01	SHORT GRASS PRAIRIE	0.31	0.15	2.67	990.00	0.03	UNPAVED	2.79	16.13	5.90	0.00	0.01	36" RCP	94.36	9.44	0.00	8.58

HEC-HMS SUMMARY: EXISTING CONDITIONS

Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
					Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
OS 1	1.25	61	8.06	34.64%	2.50	5.50	5.50	6.10	6.10	8.50	8.50	
OS 1	1.25	61	19.33	0.00%	0.10	0.40	0.40	0.50	0.50	0.70	0.70	
EX 1	24.66	61	5.15	1.32%	27.40	86.20	86.20	103.80	103.80	157.90	157.90	
POA 1					27.40	86.20	86.20	103.80	103.80	157.90	157.90	

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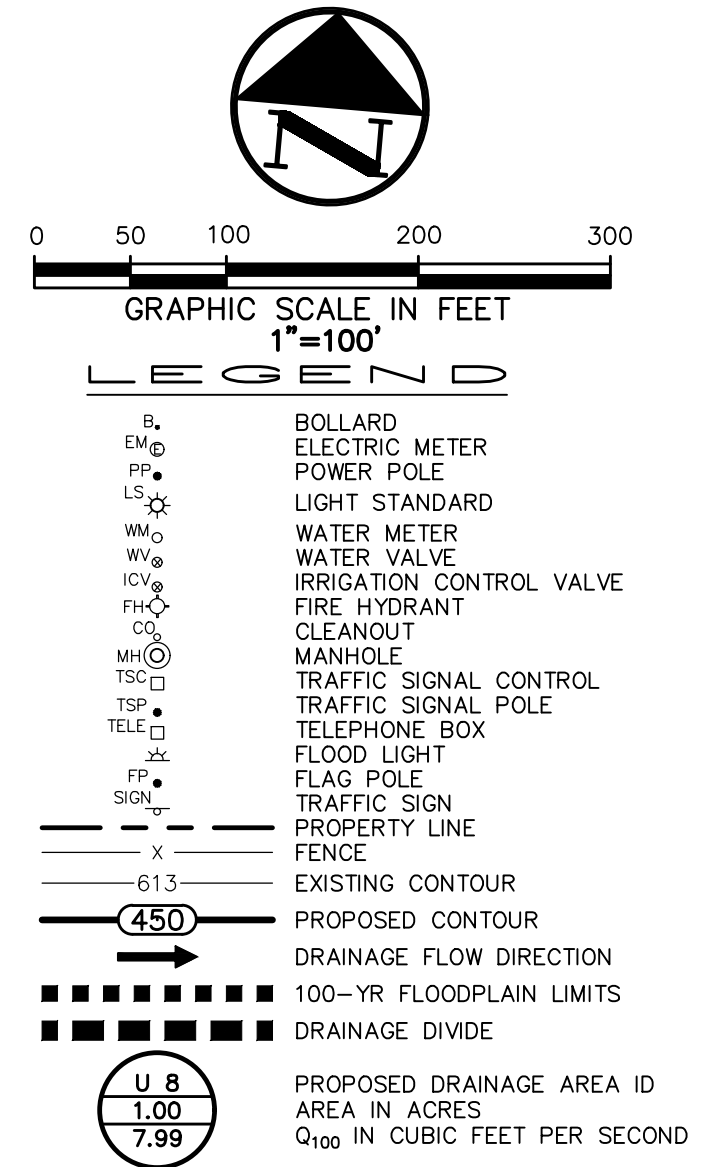
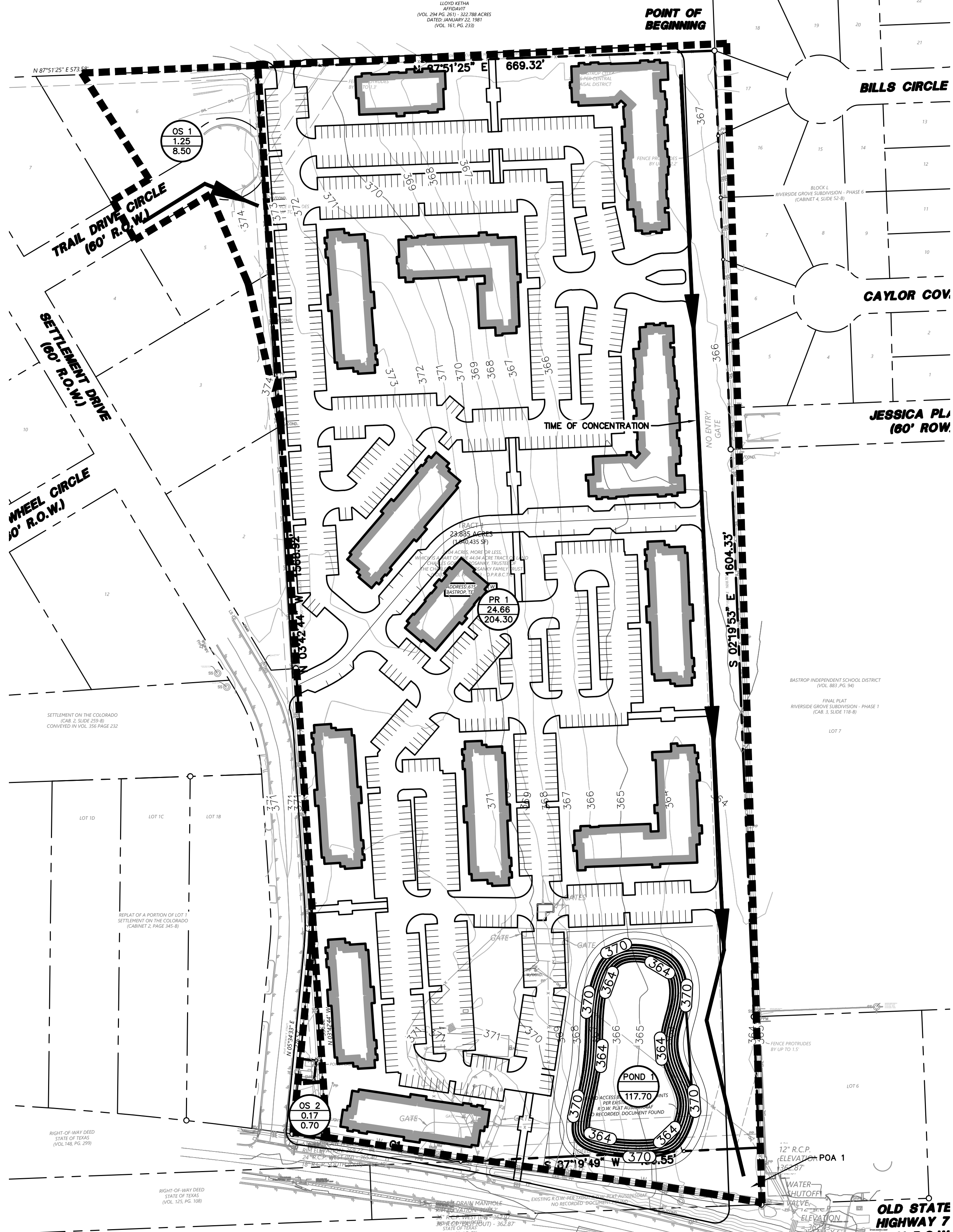
NO.	DATE	BY	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
EXISTING DRAINAGE AREA MAP

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 PLANS PREPARED UNDER THE DIRECT REGISTRATION AND SUPERVISION OF THE REGISTERED PROFESSIONAL ENGINEER. DATE: 08/23/2023

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023
SHEET NO. 6 OF 9		

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DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW								
			Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T _{sheet} (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	T _{shallow} (min)	Length (ft)	Slope (ft/ft)	Type	K (ft)	Velocity (ft/s)	T _{channel} (min)	T _c (min)
OS 1	OS 1	1.25	50.00	0.01	SHORT GRASS PRAIRIE	0.07	0.15	11.88	150.00	0.01	UNPAVED	1.61	16.13	1.55	0.00	0.01	36" RCP	94.36	9.44	0.00	13.43
OS 2	OS 2	0.17	50.00	0.01	SHORT GRASS PRAIRIE	0.03	0.15	32.22	0.00	0.01	UNPAVED	1.61	16.13	0.00	0.00	0.01	36" RCP	94.36	9.44	0.00	32.22
PR 1	PR 1	24.66	50.00	0.01	ASPHALT	1.87	0.02	0.45	990.00	0.03	PAVED	3.52	20.33	4.69	0.00	0.01	36" RCP	94.36	9.44	0.00	5.13

HEC-HMS SUMMARY: DEVELOPED CONDITONS													
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
						Runoff Per Drainage Area (cfs)	Routed Cumulative (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative (cfs)
OS 1	1.25	61	8.06	1.25	34.64%	2.50	2.50	5.50	5.50	6.10	6.10	8.50	8.50
OS 2	0.17	61	19.33	0.17	0.00%	0.10	0.10	0.40	0.40	0.50	0.50	0.70	0.70
PR 1	24.66	61	3.08	24.66	62.90%	78.00	78.00	149.00	82.50	155.70	91.00	204.30	117.70
POND 1						27.20	27.20	82.50	82.50	91.00	91.00	117.70	117.70
POA 1						27.20	27.20	82.50	82.50	91.00	91.00	117.70	117.70

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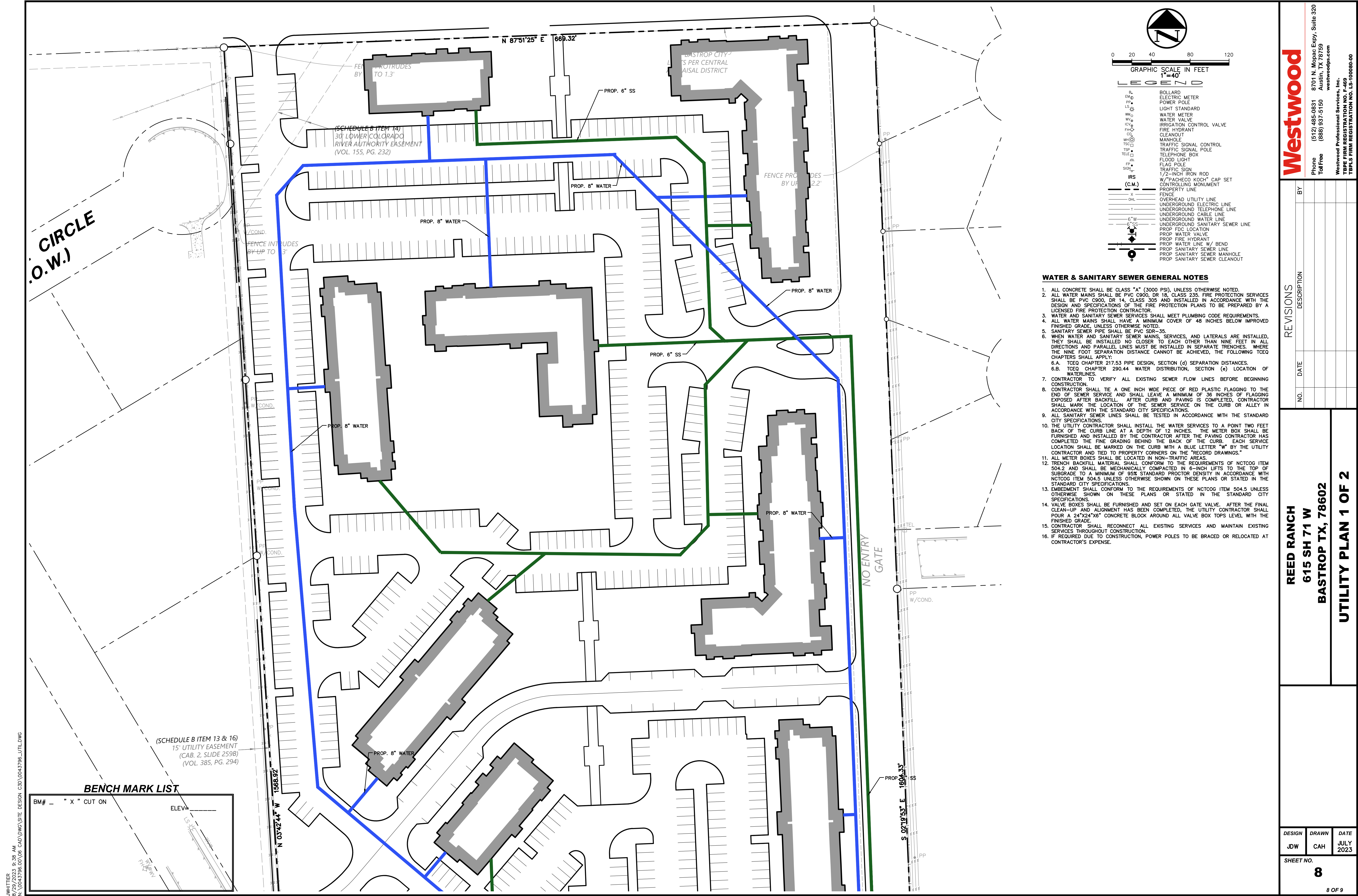
NO.	DATE	DESCRIPTION	BY

REED RANCH
615 SH 71 W
BASTROP TX, 78602
PROPOSED DRAINAGE AREA MAP

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 REGISTERED PROFESSIONAL ENGINEER, P.E. TEXAS
 REGISTRATION NO. 13580-06.
 DATE: 08/29/2023

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **7**



0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

EM	BOLLARD
PP	ELECTRIC METER
LS	POWER POLE
LS*	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
TR	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
X	CONTROLLING MONUMENT
DHL	PROPERTY LINE
- - -	FENCE
- - -	OVERHEAD UTILITY LINE
- - -	UNDERGROUND ELECTRIC LINE
- - -	UNDERGROUND TELEPHONE LINE
- - -	UNDERGROUND CABLE LINE
- - -	UNDERGROUND WATER LINE
- - -	UNDERGROUND SANITARY SEWER LINE
6" W	PROP. 6" WATER
6" SS	PROP. 6" SANITARY SEWER
+	PROP. FDC LOCATION
+	PROP. WATER VALVE
+	PROP. FIRE HYDRANT
+	PROP. WATER LINE W/ BEND
+	PROP. SANITARY SEWER LINE
+	PROP. SANITARY SEWER MANHOLE
+	PROP. SANITARY SEWER CLEANOUT

- WATER & SANITARY SEWER GENERAL NOTES**
- ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
 - ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 215, FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
 - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER PIPE SHALL BE PVC SDR-35.
 - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
 - TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
 - TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
 - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
 - ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 - TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
 - CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
 - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

CIRCLE
(O.W.)

(SCHEDULE B ITEM 13 & 16)
15' UTILITY EASEMENT
(CAB. 2, SLIDE 259B)
(VOL. 385, PG. 294)

BENCH MARK LIST

BM#	" X " CUT ON	ELEV.

Westwood

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westwoodpa.com
Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. P-469
TBPB FIRM REGISTRATION NO. LS-100080-00

NO.	DATE	DESCRIPTION	BY

**REED RANCH
615 SH 71 W
BASTROP TX, 78602
UTILITY PLAN 1 OF 2**

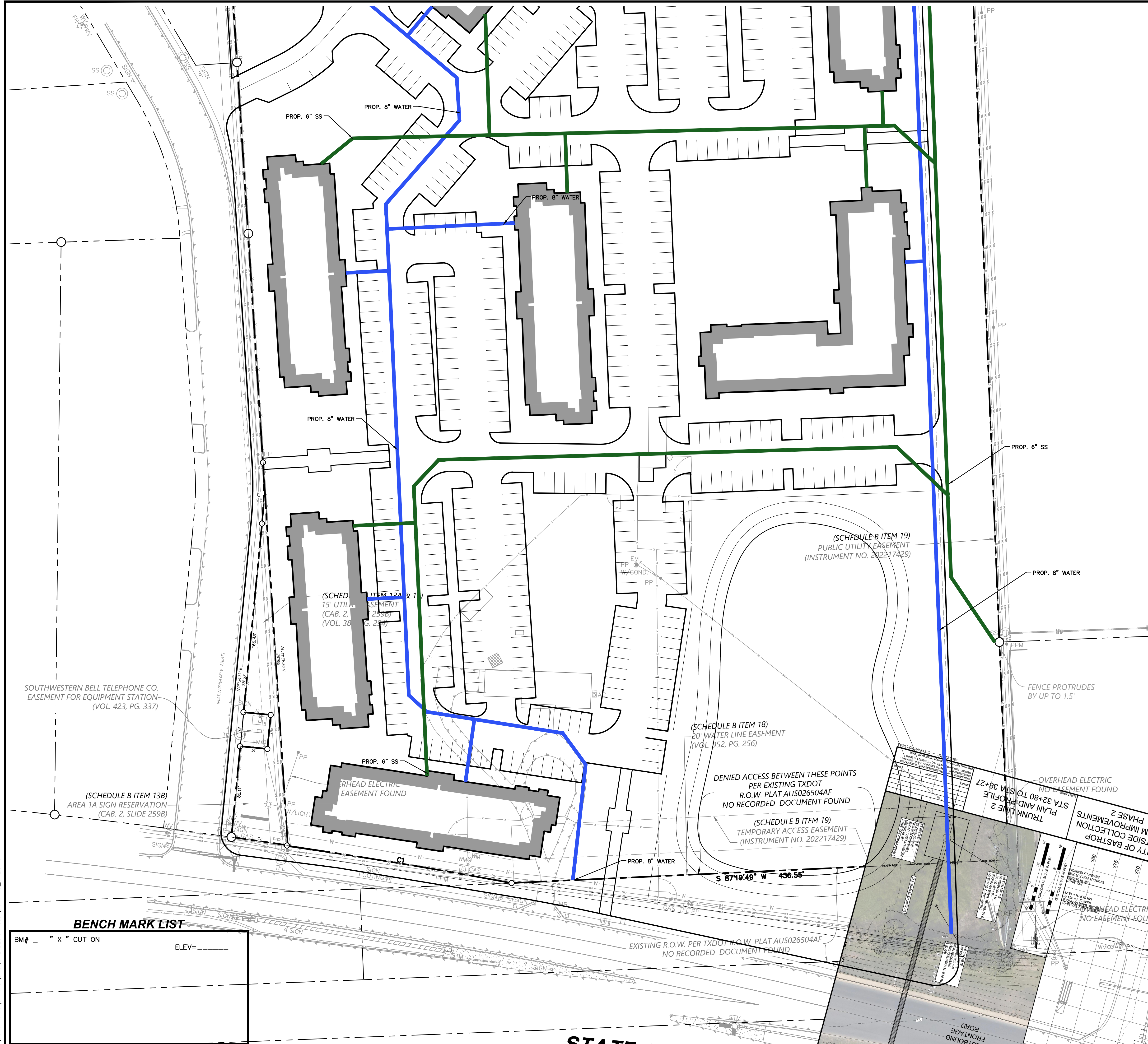
DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **8**

8 OF 9

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 8/23/2023 9:38 AM
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0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

EM	BOLLARD
PP	ELECTRIC METER
LS	POWER POLE
WV	LIGHT STANDARD
WV	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FW	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TR	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHCO KOCH" CAP SET
X	CONTROLLING MONUMENT
DHL	PROPERTY LINE
---	FENCE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	UNDERGROUND WATER LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
PP	PROP. FDC LOCATION
PP	PROP. WATER VALVE
PP	PROP. FIRE HYDRANT
PP	PROP. WATER LINE W/ BEND
PP	PROP. SANITARY SEWER LINE
PP	PROP. SANITARY SEWER MANHOLE
PP	PROP. SANITARY SEWER CLEANOUT

- WATER & SANITARY SEWER GENERAL NOTES**
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 - ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235, FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
 - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER PIPE SHALL BE PVC SDR-35.
 - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
 - TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
 - TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
 - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
 - ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 - TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
 - CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
 - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

Westwood
 Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
 Toll Free (866) 937-5150 Austin, TX 78759
 westwoodpa.com
 Westwood Professional Services, Inc.
 TBPES FIRM REGISTRATION NO. F-469
 TBPES FIRM REGISTRATION NO. LS-100080-00

NO.	DATE	DESCRIPTION

REED RANCH
615 SH 71 W
BASTROP TX, 78602
UTILITY PLAN 2 OF 2

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **9**
 9 OF 9

JWH/ITER 8/23/2023 9:38 AM N:\0043796\00\06 CAD\DWG\SITE DESIGN C3D\0043796 UTIL.DWG

REED RANCH

PLANNED DEVELOPMENT DISTRICT

Exhibit C

Variances, Deviations, Waivers, and Warrants

B3 Code Section	Description	Development Issue	Proposed Alternative & Reasoning
7.1.002(k)	To prevent future conflicts regarding Street maintenance, private Streets are prohibited, except where justified by special considerations.	Dedication requirement does not permit developer to manage and maintain streets.	Allowing for streets to be privately owned, managed, and maintained is fiscally sustainable.
7.2.003	Street right-of-way . . . must be dedicated		
7.3.004	Traffic Lanes: Two lanes at 10 feet each Parking Lanes: Both sides parallel at 8 feet, marked	Complying with health/safety codes requires lanes to be wider. Only permitting parallel parking does not allow for a financially feasible amount of parking spaces.	Permitting 12.5' lanes such that the street can meet fire lane requirements meets the intent of the code and is fiscally sustainable. Allowing for head-in parking to be 18' is fiscally sustainable. Project to comply with street standards as generally shown in Exhibit D.
7.5.002(d)	Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the 10% Civic Place Type allocations requirement by warrant.	Drainage requires a large portion of the project to be a pond. Not allocating this space toward the Civic Space requirement makes project fiscally infeasible.	An amenitized wet pond with a trail as generally shown in Exhibit B meets the intent of code, is fiscally sustainable, and authentically Bastrop.
7.1.002(h)	Dead-end Streets must be avoided.	Proposed design does not show dead-end streets. Rather, internal drives culminate into left and right parking aisles for buildings or walkway plazas in line with 5.2.002(d).	For avoidance of doubt, internal drives culminating into 20' walkway easement placed as generally shown in Exhibit B meets the intent of code.
5.2.002	Preferred block size is 330' by 330' and max block perimeter of 1,320'	Drainage block is large due to odd shape of site and need for a large pond. Treating private streets/driveways as block	Allowing for a single larger block complies with intent of code. Permitting private drives as thoroughfares for block boundaries, as generally shown

		boundaries for this measurement results in an urban fabric of slow streets, with the plazas acting as traffic calming devices.	on Exhibit B is fiscally sustainable and meets the intent of code.
5.2.002(f)	In the P4 Mix, a minimum Residential mix of three Building Types (not less than 20%) shall be required.	Proposed design elects only apartment buildings with amenity and civic spaces. A variety of building types is not fiscally sustainable.	As the project is unlikely to move forward if a variety of building types are required, allowing for a warrant is fiscally sustainable.
6.5.003	-70 percent max lot coverage; -60% minimum buildout at build-to-line; -Build-to-line is 5-15 ft	Project may not meet all build-to-line, façade buildout, or lot coverage requirements. The 60% buildout line is feasible along publicly dedicated streets but not interior privately owned and maintained streets.	Permitting lot occupation as generally shown in Exhibit B is fiscally sustainable.
7.5.002	Plazas not permitted in P4 and require a minimum size of ½ acres.	Walkway easements/plazas as shown on Exhibit B allow for improved site design/walkability.	Allowing such walkway easements/plazas meets the intent of code in that it improves walkability.
6.3.006(5)	On-site surface parking must be located in the Second Layer or Third Layer of each Lot.	With plan for private streets, project desires to allow for Frontage to be on such private streets such that layers can be measured from private streets, as generally shown on Exhibit B.	Allowing for streets to be privately owned, managed, and maintained, as well as allowing for corresponding parking placement, is fiscally sustainable.

Alternative Methods of Compliance

Private Streets are allowed but shall generally conform to Exhibit D, and to the following:

To the extent the City requests public access for Street C, as generally shown on Exhibit C, such street

1. Shall be on a separate private lot;

2. Shall be fully covered by a public access and utility easement;
3. Shall not be closed to the public and must be built to the standards found in the City of Bastrop Construction Standards Manual;
4. Shall have a street tree every 30 feet;
5. Shall have Pedestrian lighting every 60 feet;
6. Shall provide streetlights at all intersections, dead ends, and dangerous curves. In no instance shall the street lighting exceed 165 feet from the nearest streetlight;
7. Shall require lots with more than 80 feet of street frontage to provide driveway spacing of 300 feet (except for the closest driveways on Street C to Settlement Road);
8. Shall require pavement width as generally shown on Exhibit C.

The project shall comply with the below maintenance plan for the private streets as generally shown on Exhibit C:

- a. Crack Seal: Years 1-5
- b. Seal Coat: Years 6-10
- c. Resurface and Rehabilitation: 11-25.

Site Development Standards:

1. Establish the below minimum lot sizes and setbacks:
 - a. Minimum lot area of 12,000 square feet
 - b. Minimum lot width of 100 feet
 - c. Minimum lot depth of 125 feet
 - d. Minimum front yard of 5-15 feet, except that Blocks 2 and 4 in Phase 2 shall have a building setback of at least 30 feet from the proposed new road, as generally shown in Exhibit B.
 - e. Minimum interior side yard of 15 feet
 - f. Minimum exterior side yard of 15 feet
 - g. Minimum rear yard of 35 feet
2. Setbacks or other site development standards can be changed by administrative approval of the City Manager or her designee notwithstanding that the forgoing does not violate the International Building Code.

REED RANCH

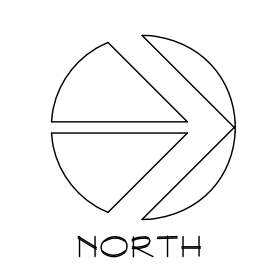
PLANNED DEVELOPMENT DISTRICT

Exhibit D

Street Standards



- PUBLIC STREET
- CIVIC SPACE
- PRIVATE STREET
- MIXED USE SPACE
 - CO-WORK
 - FITNESS
 - POOL



ARCHITECT:
 GARY G. WOOD #12202
 PRELIMINARY - NOT TO BE USED FOR
 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 10 JUL 23

STREET TYPES

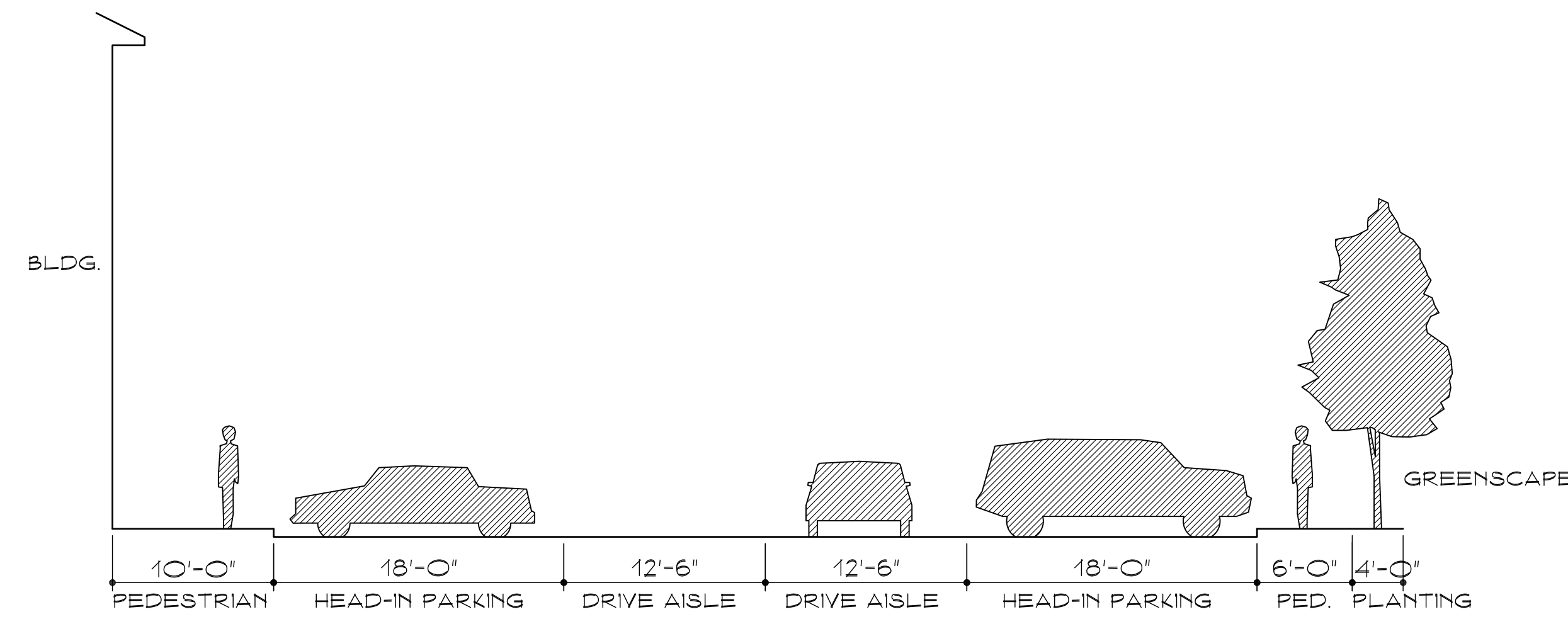
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ACERAGE: 24.3 A.

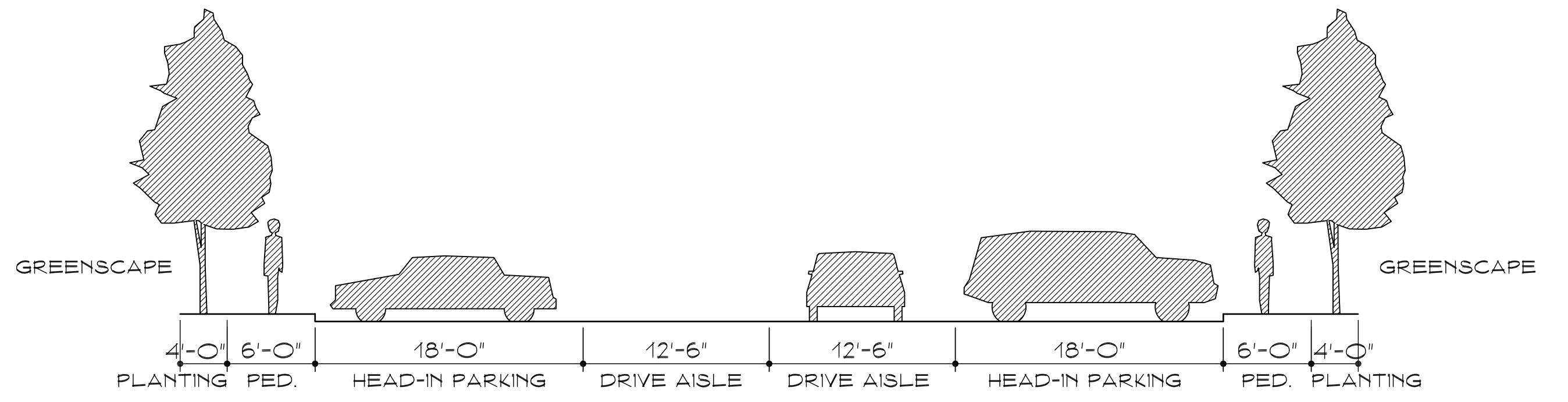
DATE: 10 JUL 23

SCALE: 1" = 60'-0"

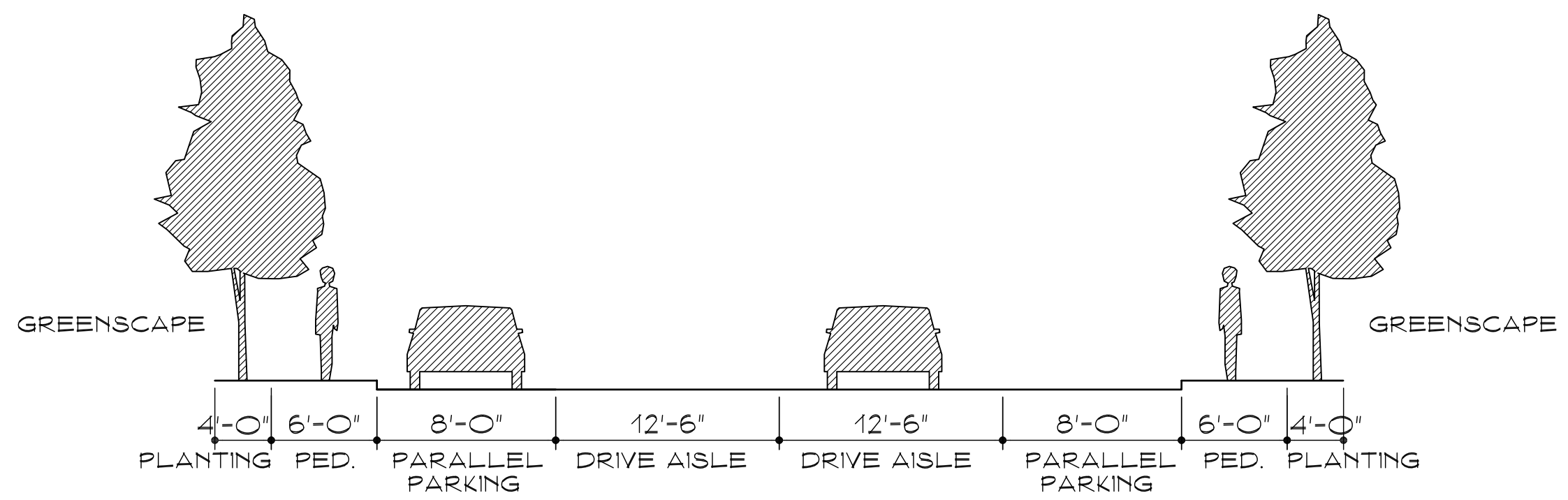
ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051 214/526-0731



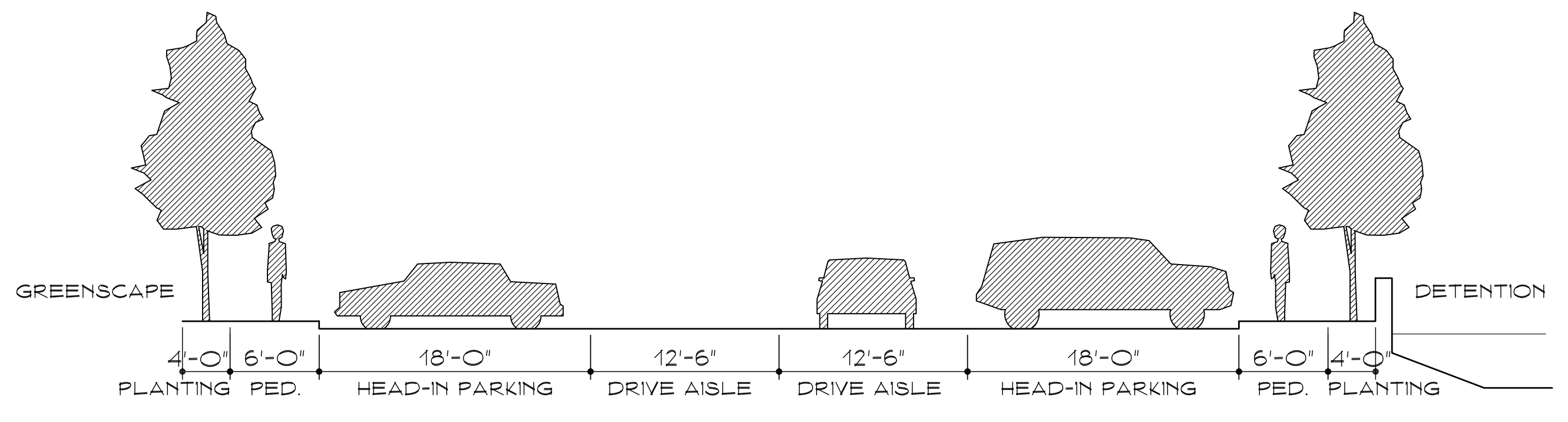
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RIGHT-OF-WAY : 81'-0"



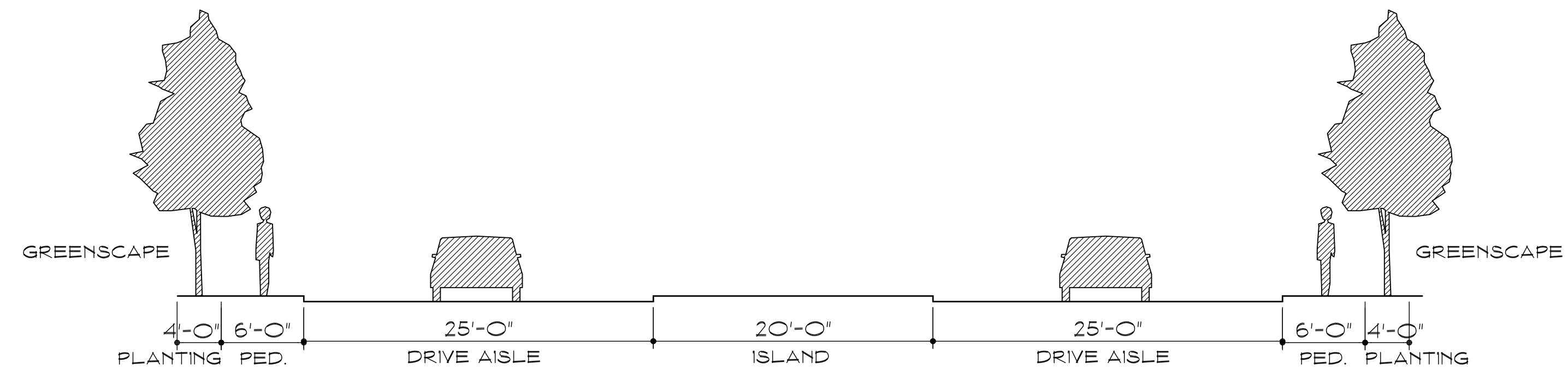
STREET TYPE 'B'
RIGHT-OF-WAY : 81'-0"



STREET TYPE 'C'
RIGHT-OF-WAY : 61'-0"



STREET TYPE 'D'
RIGHT-OF-WAY : 81'-0"



STREET TYPE 'E'
RIGHT-OF-WAY : 110'-0"

ARCHITECT:
GARY G. WOOD #12202
PRELIMINARY - NOT TO BE USED FOR
REGULATORY APPROVAL, PERMITTING,
OR CONSTRUCTION
DATE: 10 JUL 23

STREET TYPES	
	<p>PROJECT NAME: REED RANCH</p> <p>ACERAGE: 24.3 A.</p> <p>DATE: 10 JUL 23</p>
<p>SCALE : 1" = 60'-0"</p>	
<p>ARCHON CORPORATION ARCHITECTS / PLANNERS 210 NORTH PARK BLVD. SUITE 100 - GRAPEVINE, TX 76051 214/526-0731</p>	