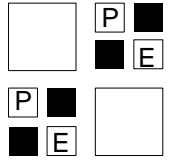


# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL TRANSPORTATION

2205 W PARMER LN., SUITE #201, AUSTIN, TEXAS 78727  
512.238.6422 [PSCE@PSCEINC.COM](mailto:PSCE@PSCEINC.COM) REGISTERED FIRM F-4951



## ENGINEER'S SUMMARY LETTER

September 25<sup>th</sup>, 2024

City of Bastrop  
Planning Department  
1311 Chestnut Street,  
Bastrop, TX 78602

Reference: FM 969 Retail Center  
FM969 & US 21  
City of Bastrop, Texas

The proposed project, known as FM 969 Retail Center, located at the intersection of FM969 and US 21 in the City of Bastrop, will occur on 10.60 acres. The area included within the limits of construction for this project will be 10.60 acres. The site is located in the Piney Creek-Colorado River Watershed. The property is in the City of Bastrop ETJ. The legal description associated with the site is ABS A98 Blakey, Nancy, Tract 1 FR, 10.559 recorded in document number 202107639, Official Public Records, Bastrop County, Texas.

The proposed development consists of a gas station with 12 fueling positions and a convenience store along with the associated parking and drive aisles. We volunteer to annex the property into the City of Bastrop. Upon annexation, the site would be zoned P-2 to then be appropriately rezoned to P-5 Core to support the development.

Access to the property would be provided from FM 969. The project lies outside of the Edwards Aquifer Recharge Zone. The water will be provided by Aqua Water. The wastewater will be provided by City of Bastrop. The electric provider will be Bluebonnet Electric Cooperative.

Please reach out if there are any questions concerning this submittal.

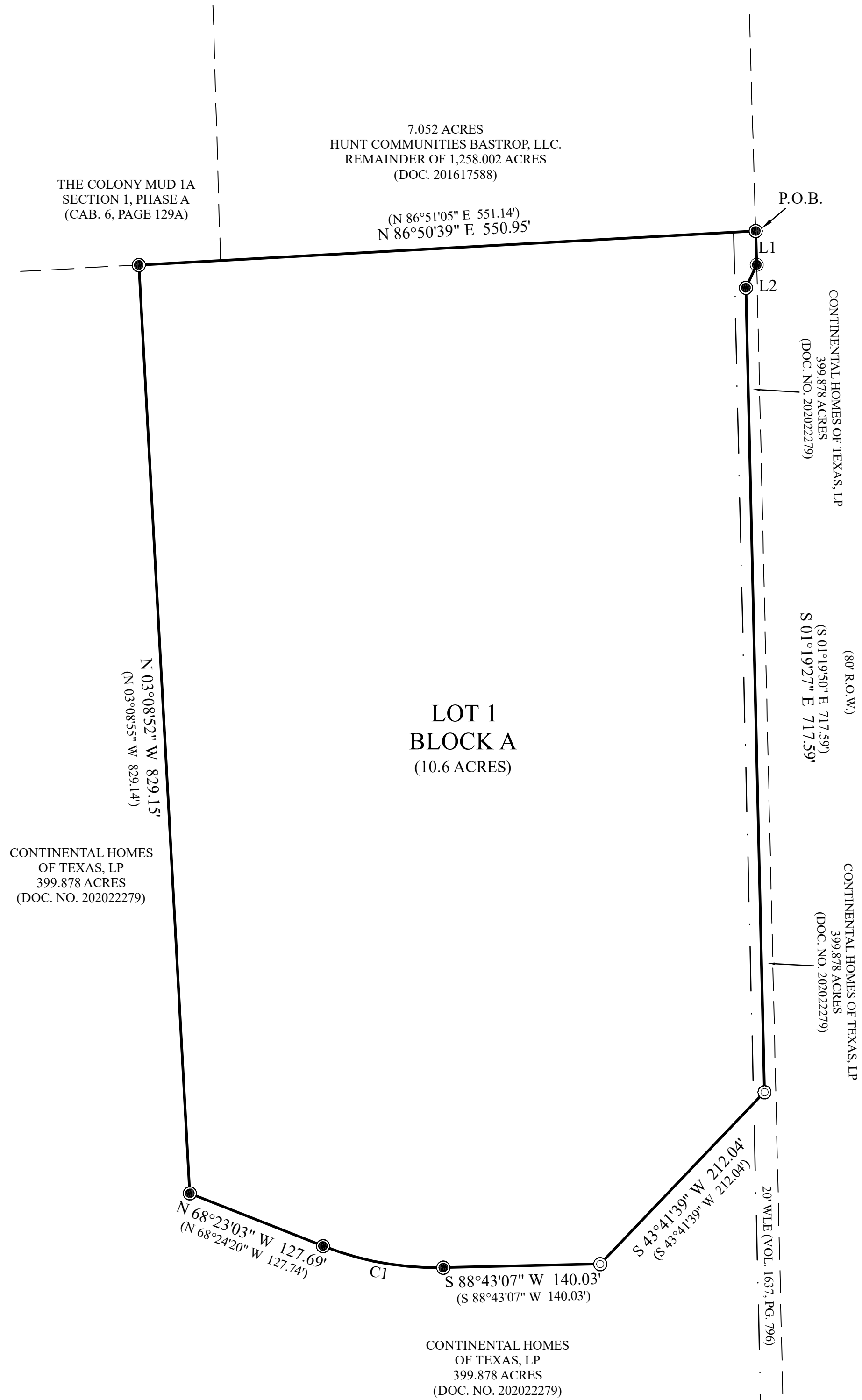
Sincerely,

PROFESSIONAL StruCIVIL ENGINEERS, INC.



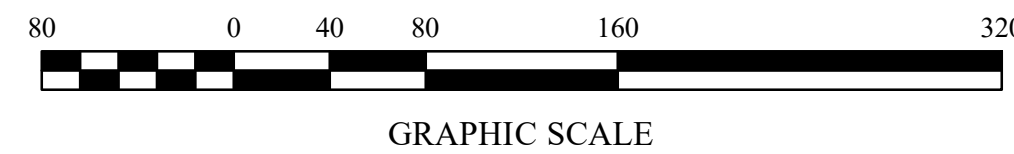
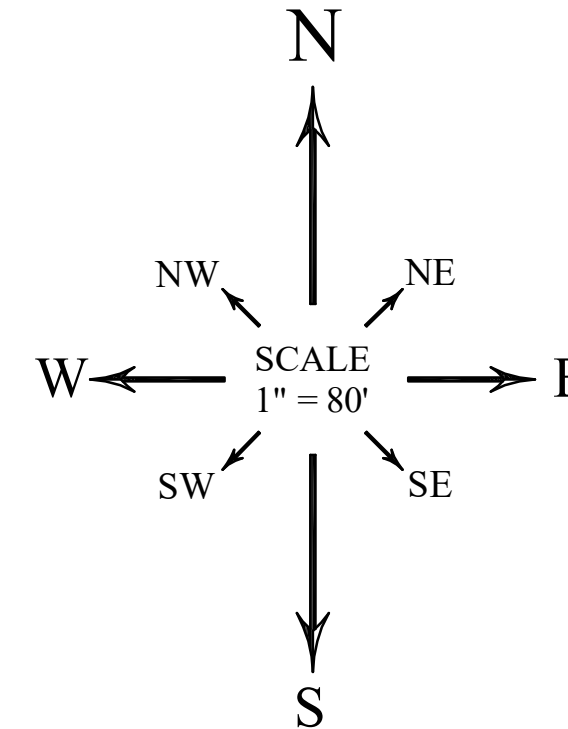
Mirza Tahir Baig, P.E.  
Principal

# SIS BASTROP LLC 10.60 ACRE PLAT



## LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- WLE WATER LINE ESMT
- ( ) RECORD INFORMATION



BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM  
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

**OWNER:** SIS BASTROP LLC, A TEXAS LIMITED LIABILITY COMPANY  
13600 N. FM 973  
MANOR, TEXAS 78653

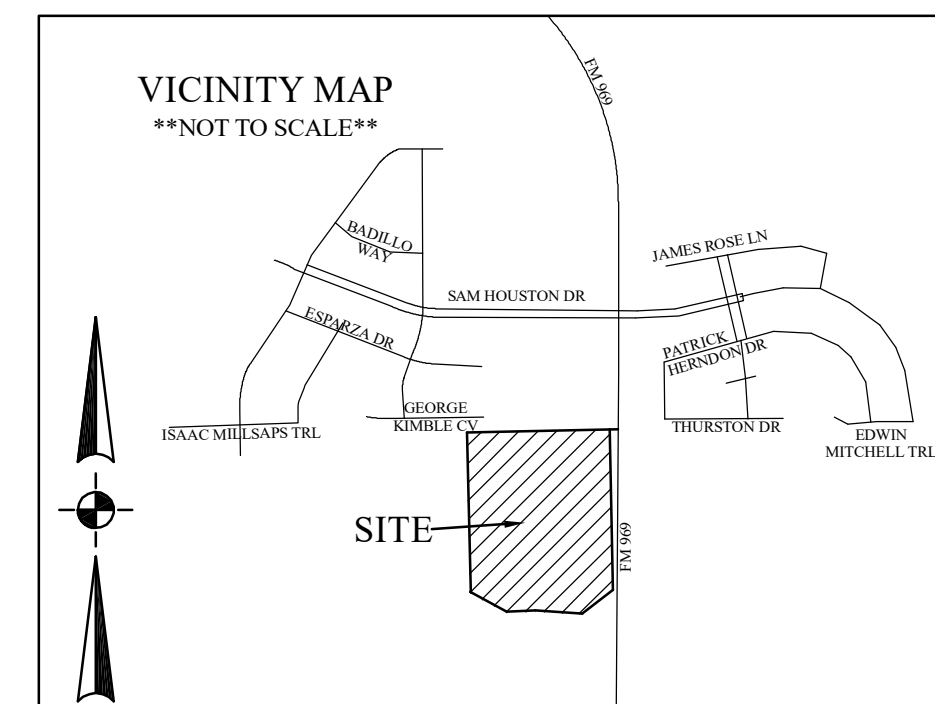
**ACREAGE:** 461,621.07 SQ. FT. - 10.60 ACRES  
**NUMBER OF BLOCKS:** 1  
**NUMBER OF LOTS:** 1

**SUBMITTAL DATE:** 10/06/2022  
**DATE OF REVISION:** 09/28/2022

**SURVEYOR:** ALL STAR LAND SURVEYING - FIRM: 10135000  
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729  
(512) 249-8149 REF# A0404821

**ENGINEER:** PROFESSIONAL STRUCIVIL ENGINEERS, INC. - FIRM F-4951  
2205 W. PARMER LN., STE. 201, AUSTIN, TX 78727  
512-238-6422

**PROJECT DATUM:** NORTH AMERICAN DATUM 1983 (NAD 83)  
PROJECTION: TEXAS STATE PLANE -  
CENTRAL ZONE (4203)  
UNITS: US SURVEY FEET



**ALLSTAR** Land Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPELS FIRM NO. 10135000

SCALE:	1" = 80'
BEGIN DATE:	10/06/2022
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0909622
REVISED DATE:	-

**SIS BASTROP LLC 10.60 ACRE PLAT**  
BEING ALL OF THAT CERTAIN 10.60 ACRE TRACT IN THE NANCY BLAKELY SURVEY,  
ABSTRACT NO. 38, BASTROP COUNTY, TEXAS  
BEING THE SAME 10.599 ACRE TRACT CONVEYED TO SIS BASTROP, LLC  
RECORDED IN DOCUMENT NO. 202107639,  
OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION  
THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO.: 48201C0355E  
PANEL: 0355E  
DATED: 01/19/2006  
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET  
**1**  
OF 2