

ORDINANCE 2023-35

**ZONING CONCEPT SCHEME CHANGE
REED RANCH**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE ZONING CHANGE FOR 24.462 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, BASTROP COUNTY, TEXAS, MORE COMMONLY KNOWN AS REED RANCH FROM P2 RURAL TO PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (City) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on or about July 26, 2023, Charley Dorsaneo submitted a request for zoning modifications for certain properties located at the northeast corner of State Highway 71 and Settlement Drive, within the city limits of Bastrop, Texas described as being 24.462 +/- acres of land out of the Nancy Blakey Survey Abstract 98 more commonly known as Reed Ranch (“Property”); and

WHEREAS, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property; and

WHEREAS, City Council has reviewed the request for zoning modifications, and finds the request to be reasonable and proper under the circumstances; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on October 5, 2023; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City Council regarding the requested zoning modification; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for good government, peace, or order of the City and are necessary or proper for

carrying out a power granted by law to the City; and

WHEREAS, after consideration of public input received at the hearing, the information provided by the Applicants, and all other information presented, City Council finds that it is necessary and proper to enact this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:

Section 1: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2: The Property, a 24.462 +/- acres tract of land out of the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas, more commonly known as Reed Ranch, more particularly shown and described in Attachment A which is attached and incorporated herein, is hereby rezoned from P2 Rural to Planned Development District with a base district of P4 Mix. The City Manager is hereby authorized to promptly note the zoning change on the official Zoning Map of the City of Bastrop, Texas.

Section 3: All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 5: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Section 6: This Ordinance shall be effective immediately upon passage and publication.

[Signatures on following page]

READ & ACKNOWLEDGED on First Reading on this the 10th day of October
2023. **READ & ADOPTED** on Second Reading on this the 7th day of
November 2023.

APPROVED:

Lyle Nelson, Mayor

ATTEST:

Ann Franklin, City Secretary

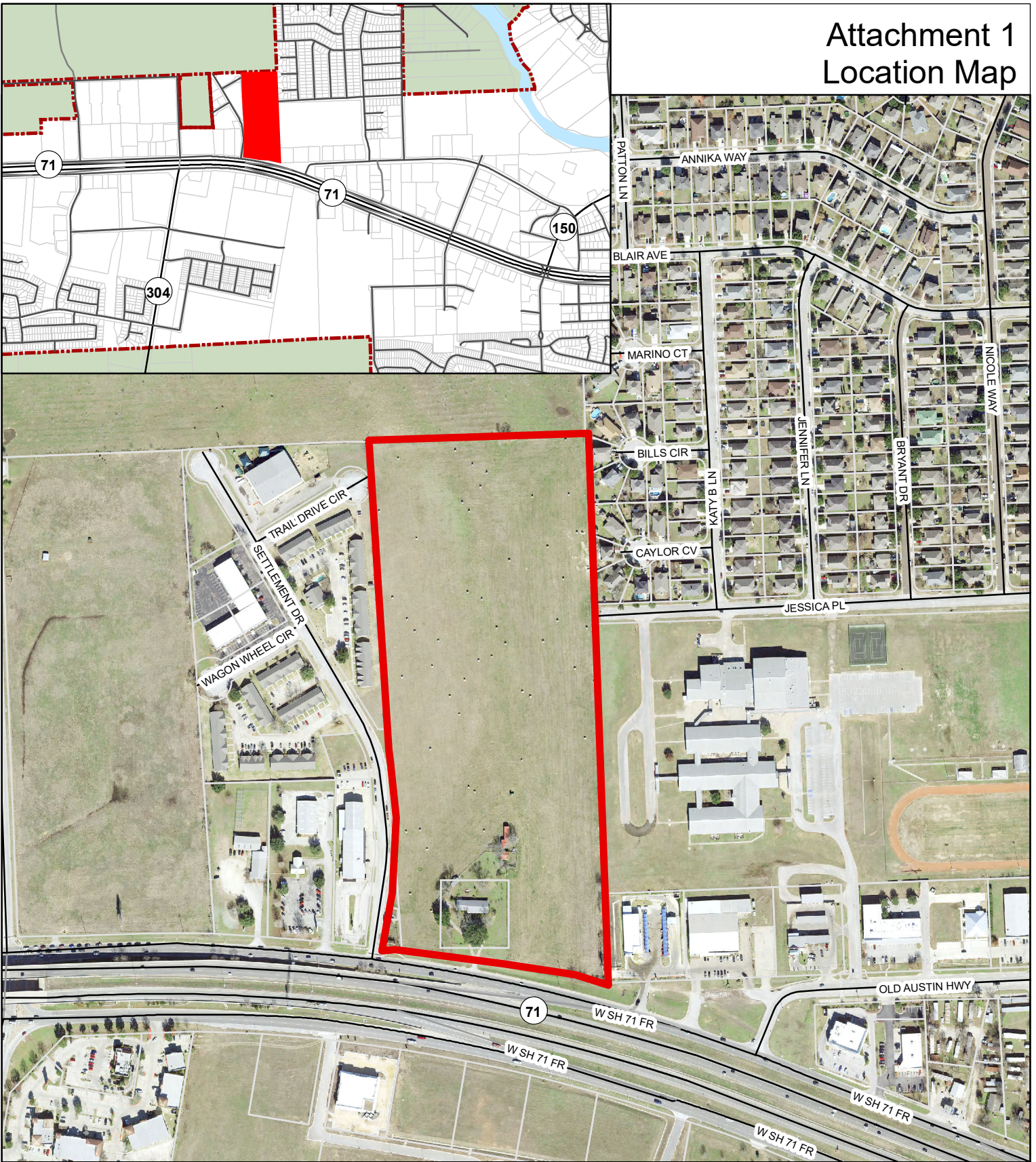
APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

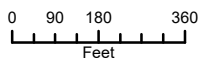
ATTACHMENT A

Property Description

Attachment 1 Location Map



Reed Ranch Property Location Map



1 inch = 400 feet



Date: 10/4/2023

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.

ATTACHMENT B

Reed Ranch PDD

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 24.462 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 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. To move forward with our project, we are making an application for a Planned Development District (PDD) zoning designation, which is a 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 in **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 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. The project is a

REED RANCH

PLANNED DEVELOPMENT DISTRICT

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, 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. However, all building types shall be allowed 3 stories in height, except for (a) buildings in Phase 2, Blocks 2 and 4 (as generally shown on **Exhibit B**), which shall be limited to a maximum of 2 stories, and (b) buildings generally on the western half of the Property, which shall be limited to a maximum of 4 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. Per the City’s request, this PDD does not provide the extension of Jessica Place through the Property as identified in the City’s Thoroughfare Master Plan. By the approval of this PDD, the City acknowledges that no such public thoroughfare or connection is required. 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. Additional street dedication and maintenance standards are described in **Exhibit C**, 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 plat or site plan review phases. Modifications from any such exhibit are permitted so long as the project complies with the minimum requirements included in the text of this planned development.

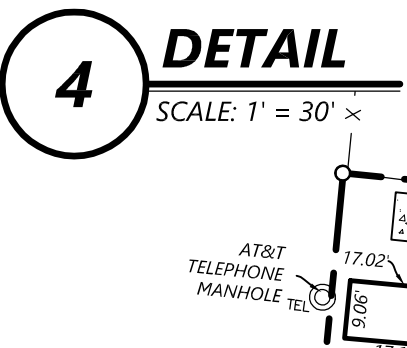
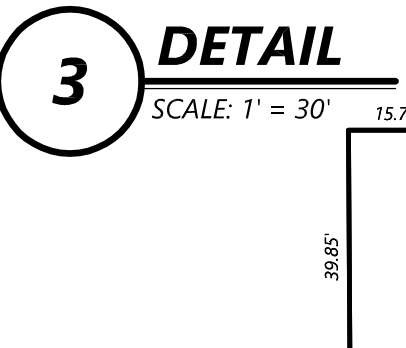
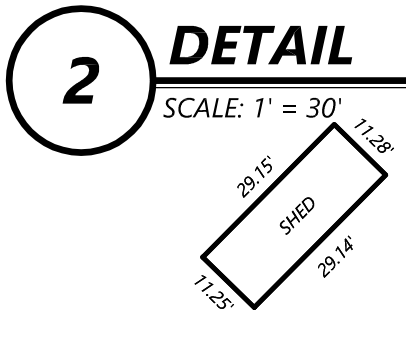
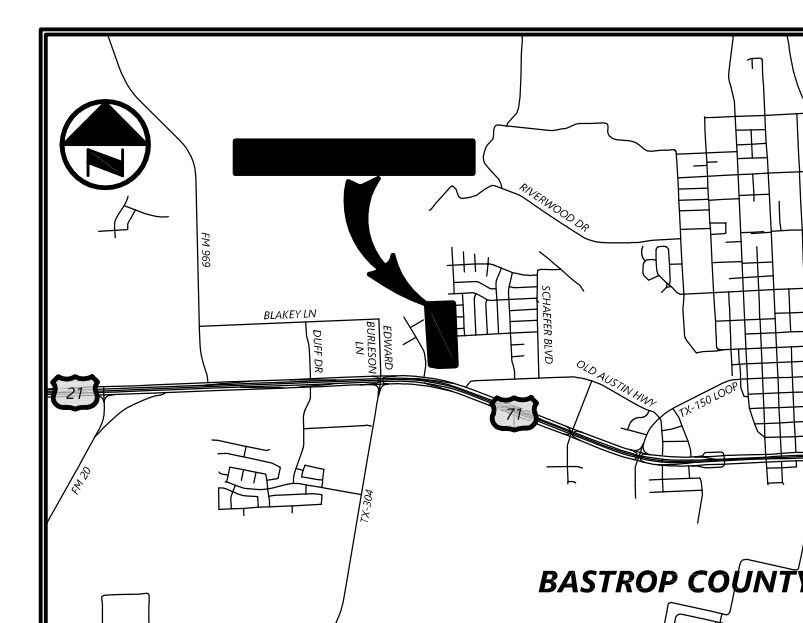
- Exhibit A – Property Survey
- Exhibit B – PD Master Plan
- Exhibit C – Development Standards Variances, Deviations, Waivers, and Warrants List
- Exhibit D – Street Standards

REED RANCH

PLANNED DEVELOPMENT DISTRICT

Exhibit A

Property Survey



NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS (GF. NO. 4712023439-A)
(Not survey related)

- Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
- Intentionally deleted.
- All leases, grants, exceptions 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 259B, Plat Record of Bastrop County, Texas: (a) 15 foot wide public utility easement, as shown on survey prepared by Westwood Professional Services, Inc., Michael Jack Needham, RPLS No. 5183, Job No. 0043796.00, dated May 2, 2023, last revised _____, 2023 (the "Survey"); b. Area 1A to be reserved for the owners of Lot 1 for sign purposes. (As shown hereon. Affects the property surveyed, located along the east line of Tract 1.)
- Essements for the purposes of the purpose(s) shown below and rights incidental thereto, as granted in a document, as shown on the Survey: Granted to: _____ Authority Purpose: _____ electric lines and systems Recording Date: September 23, 1991 Recording No.: Volume 155, Page 252, Deed Records of Bastrop County, Texas. (As shown hereon. Affects the property surveyed, located along the northwest corner of Tract 1.)
- Essements for the purpose(s) shown below and rights incidental thereto, as granted in a document, as shown on the Survey: Granted to: Aqua Water Supply Corp. Purpose: water pipe lines 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.)
- Essements for the purpose(s) shown below and rights incidental thereto, as granted in a document, as shown on the Survey: Granted to: Blount Electric Cooperative, Inc. Purpose: electric distribution line or system and appurtenances Recording Date: August 19, 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 256, Official Records of Bastrop County, Texas. (As shown hereon. Affects the property surveyed, located along the south line of Tract 1.)
- Essements for the purpose(s) shown below and rights incidental thereto, as granted in a document, as shown on the Survey: Granted to: City of Bastrop Purpose: 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. Affects: Tract 1 (As shown hereon. Affects the property surveyed, located in the area near the southwest corner of Tract 1.)
- Intentionally deleted.
- Any rights, assessments, interests or claims which may exist by reason of or reflected by overhead utility lines along and across Tracts 1, 2 and 3 as shown on the Survey. (As shown on the Survey.)
- Any rights, assessments, interests or claims which may exist by reason of or reflected by gas and fiber optic lines across the south line of Tracts 1 & 3. (As shown on the Survey.)
- Any rights, assessments, 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 AUS26504AF. (As shown on the Survey.)
- Section 14 of the Conditions of this policy is hereby deleted.
- Any rights, assessments, interests or claims which may exist by reason of or reflected by TxDOT Billboard (License 6508, Owner Lamar Advantage Outdoor Company) as shown on the Survey.
- Rights, claims, or interests, if any, of the State of Texas and/or Texas Department of Transportation, (as to Tract 3)

TABLE A - ITEMS:

- Addresses of the surveyed property disclosed in documents provided or obtained by the surveyor, or observed while conducting the fieldwork. - **As shown hereon (Tract 1), no address provided (Tract 2).**
- Flood zone classification depicted by scaled map location and graphic plotting only. - **As shown hereon.**
- Gross land area (and other areas) as specified by the client. - **As shown hereon.**
- (a) 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 pool, 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 earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. - **Area reserved for signs.**

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 1.00003.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Bastrop County, Texas and Incorporated Areas. Map No. 48021C0355E, Community-Panel No. 481193 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 flood zones is based on said maps; it is approximate and is not located on the ground. Relevant zones are defined on said map 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 and with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- This survey is based on deeds, essements 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 obstruct 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 July 30, 2023, issued August 24, 2023.
- All underground utility information depicted on the survey is based on available recorded 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 excavation, the exact location of underground utilities cannot be accurately, completely and reliably detected. 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 (DigTex) and depicted hereon the visible and apparent markings on the ground as a result of location #23583845.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, bulltines, 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 any intended use, purpose or development.
- Square footage totals shown hereon or referenced hereon are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificates" as shown 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: essements, 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.
- Intusions 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 unknown conditions.

SURVEYOR'S CERTIFICATE

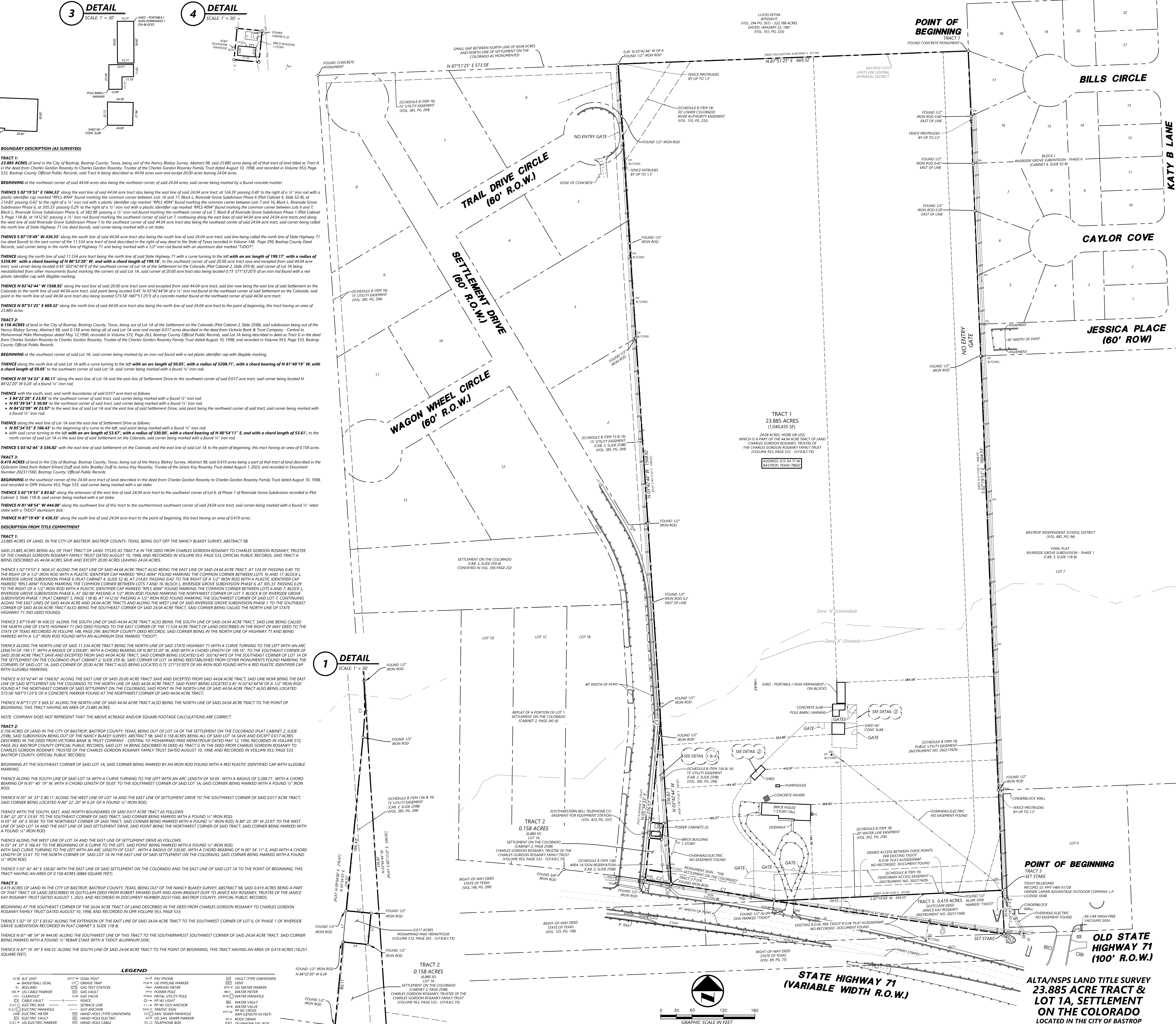
To: HLC Communities LLC, Texas limited liability company; Charles Gordon Rosanky, Trustee of the Charles Gordon Rosanky Family Trust; Chicago Title Insurance Company; Havenford and Wick Phillips Gould & Martin, LLP
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Title 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 thereof. The field work was completed on May 1, 2023.
Date of Plot or Map: August 31, 2023.

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

LEGEND
ACR: AC UNIT; B: BENCHMARK; CAS: CANTONMENT; CD: CLEARANCE; E: ELECTRIC; H: HAND; IR: IRON ROD; L: LAND; M: METAL; P: PINE; R: ROSS; S: SIGN; T: TELEPHONE; U: UTILITY; V: VALVE; W: WATER; X: CROSSING
ACR: AC UNIT; B: BENCHMARK; CAS: CANTONMENT; CD: CLEARANCE; E: ELECTRIC; H: HAND; IR: IRON ROD; L: LAND; M: METAL; P: PINE; R: ROSS; S: SIGN; T: TELEPHONE; U: UTILITY; V: VALVE; W: WATER; X: CROSSING

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Date of Plot or Map: August 31, 2023.

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



TRACT 1
23.885 ACRES
(1.062455 50)

TRACT 2
0.158 ACRES
(0.0000 00)

CURVE TABLE

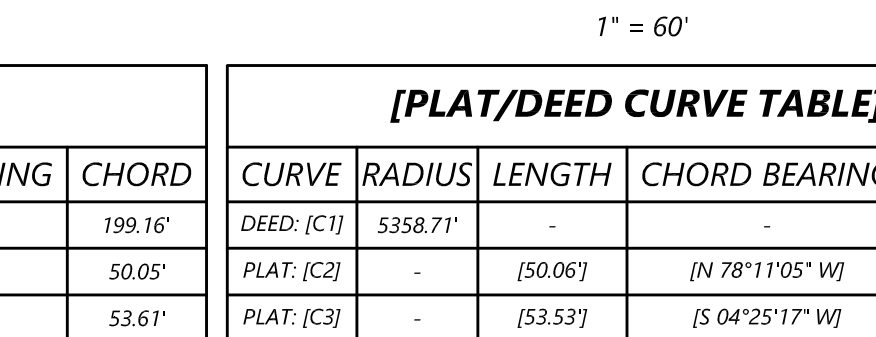
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	209.84°	538.87'	199.17'	98.09'	N 80°17'29" W	199.17'
C2	313.01°	538.71'	50.01'	25.01'	N 81°40'11" W	50.01'
C3	91.994°	330.02'	53.67'	26.89'	N 0°54'11" E	53.67'

[PLAT/DEED CURVE TABLE]

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	5107.3427 E	30.06'		
L2	5.849209 E	30.06'		
L3	5.02133 W	30.06'		
L4	N 84°22'20" W	23.93'		

LINE TABLE

LINE	BEARING	LENGTH
11	S 70°53'27" E	30.06'
12	S 84°02'09" E	30.06'
13	S 69°13'31" W	30.06'
14	N 84°22'20" W	23.93'



STATE HIGHWAY 71
(VARIABLE WIDTH 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

Westwood

Phone: (817) 485-0811
7870 N. Moses Eway, Suite 220
Austin, TX 78758
www.westwood.com

GF. NO. 4712023439-A

NO.	DATE	REVISION
1	8/17/2023	ADDED V4 TITLE COMMITMENT INFORMATION
2	8/17/2023	ADDED V4 TITLE COMMITMENT INFORMATION
3	8/17/2023	ADDED OUTLAIN DEED INFORMATION

DRAWN BY: LHR/RC CHECKED BY: ETB SCALE: 1"=60' DATE: 8/31/2023 JOB NUMBER: 0043796.00

PROJECT NAME: HOLT LUNSFORD BASTROP MULTI-FAMILY

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
NOT FOR CONSTRUCTION
THIS DOCUMENT IS FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION AND SEAL OF ARCHITECT, P.E. TEXAS
REGISTRATION NO. 150646.
DATE: xx/xx/xxxx

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO.
1

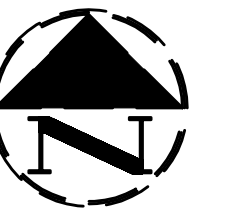
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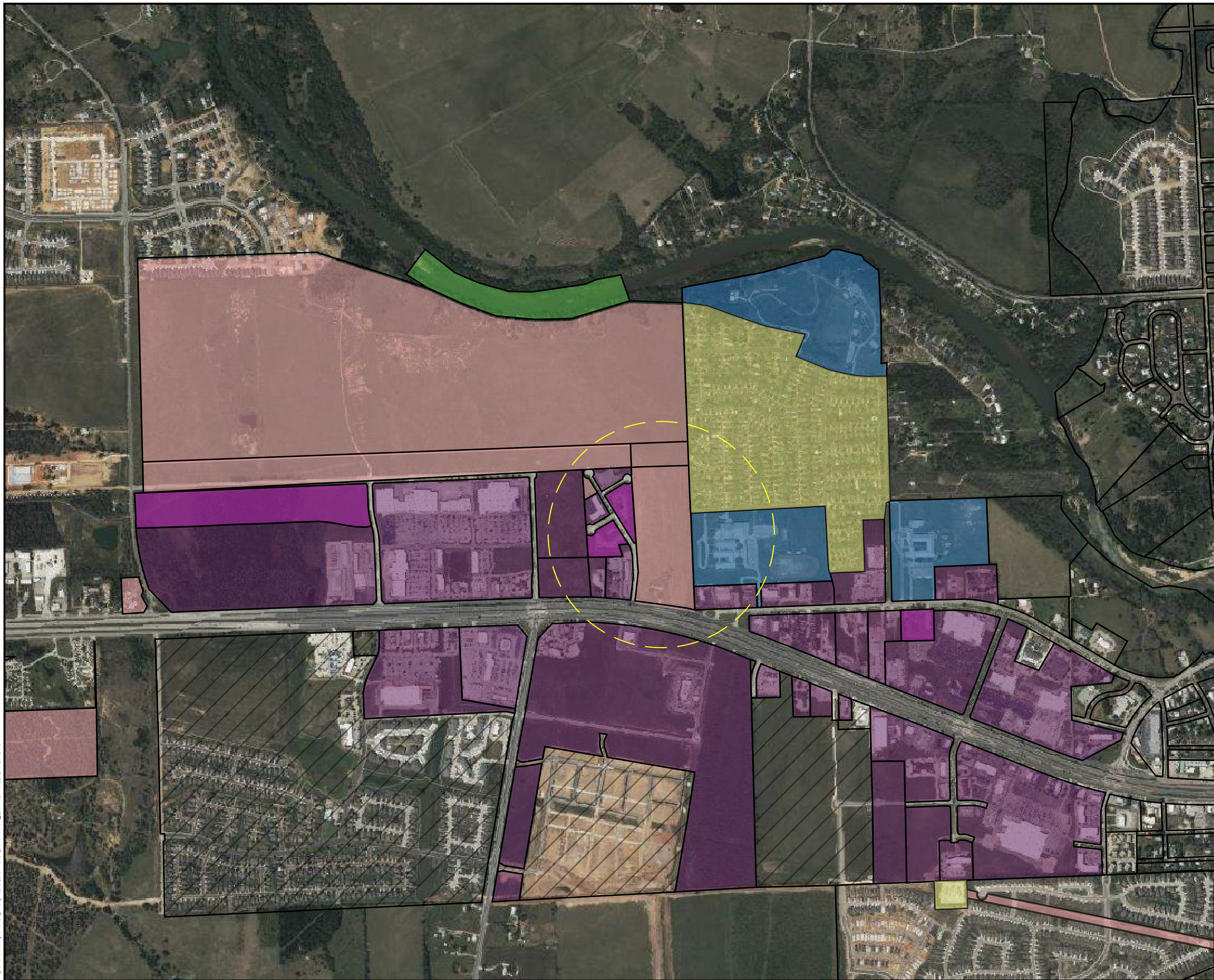
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301






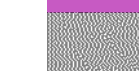

Westwood
 Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
 Toll Free (888) 937-5150 Austin, TX 78759
 westwoodps.com
 Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-469
 TBPLS FIRM REGISTRATION NO. LS-100800-00



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%

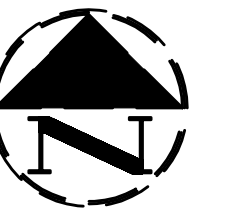
-  PLANNED DEVELOPMENT
-  NATURE
-  CIVIC SPACE
-  RURAL
-  NEIGHBORHOOD
-  MIX
-  CORE

Westwood Phone (512) 485-0831
 Toll Free (888) 937-5150
 8701 N. Mopac Expy, Suite 320
 Austin, TX 78759 westwoodps.com
TYPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. LS-10074301

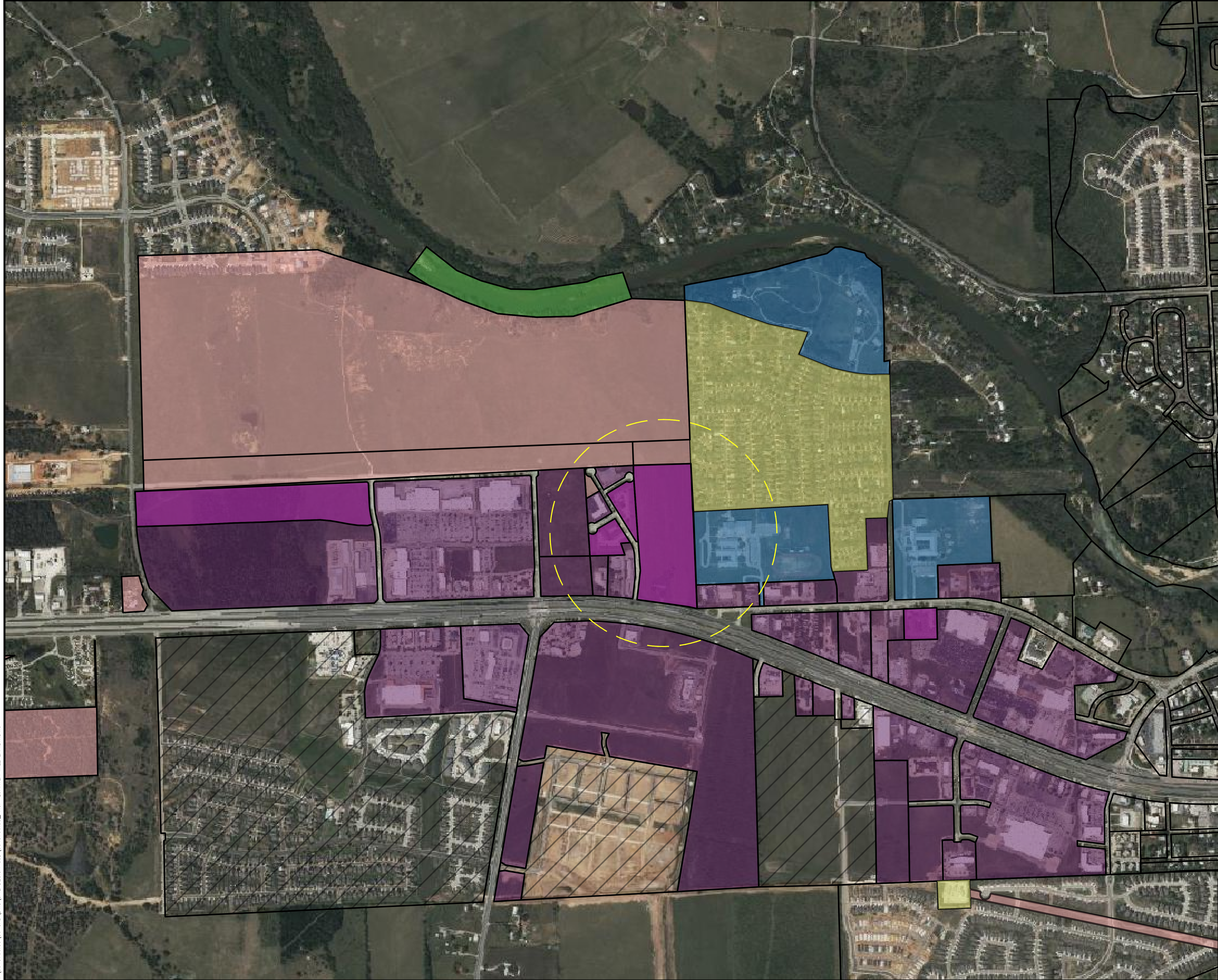
EXISTING PEDESTRIAN SHED (1/4 MILE)

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

JWHITTER
 8/29/2023 9:36 AM
 N:\0043796\06 CAD\DWG\SITE DESIGN_C3D\0043796_00_QUARTER MILE_EXHIB.DWG



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%

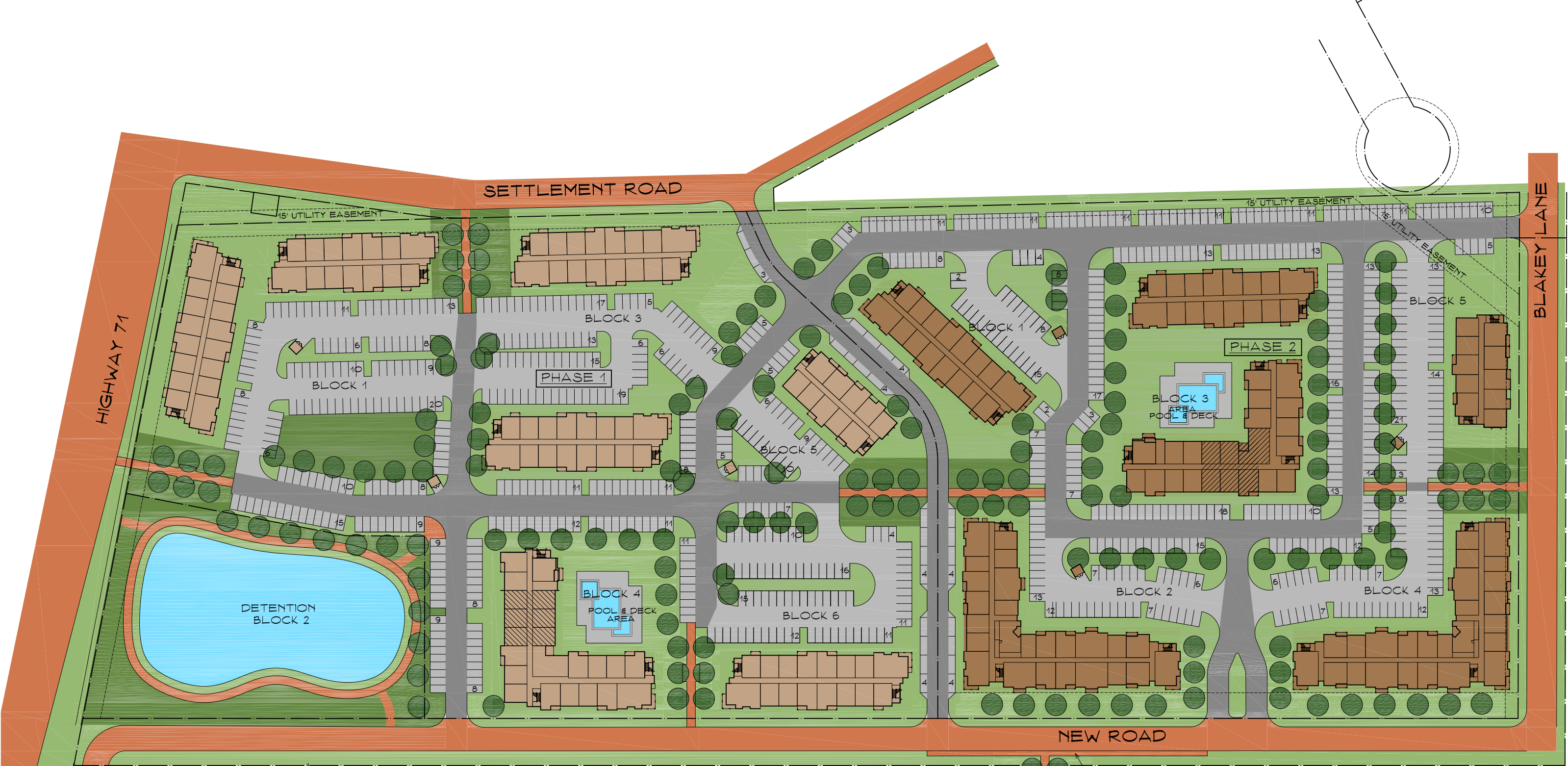
- PLANNED DEVELOPMENT
- NATURE
- CIVIC SPACE
- RURAL
- NEIGHBORHOOD
- MIX
- CORE

Westwood Phone (512) 485-0831
 Toll Free (888) 937-5150
 8701 N. Mopac Expy, Suite 320
 Austin, TX 78759 westwoodps.com
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

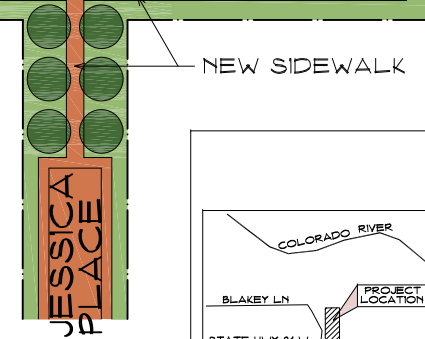
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TO OLD AUSTIN ROAD
 OWNER:
 BASTROP CAR WASH SERVICES LLC
 CALLED 1.55 ACRES
 PH-1

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

OVERALL SITE GROSS = 24.5 ACRES



ARCHITECT:
 GARY G. WOOD #12202
 PRELIMINARY - NOT TO BE USED FOR
 REGULATORY APPROVAL, PERMITTING,
 OR CONSTRUCTION
 DATE: 27 SEP 23

COLORED CONCEPT PD SITE PLAN

PROJECT NAME:	REED RANCH	 SCALE: 1" = 60'-0"
ACERAGE:	24.5 A.	
DATE:	27 SEP 23	

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



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

■ PUBLIC STREET
 ■ PRIVATE STREET



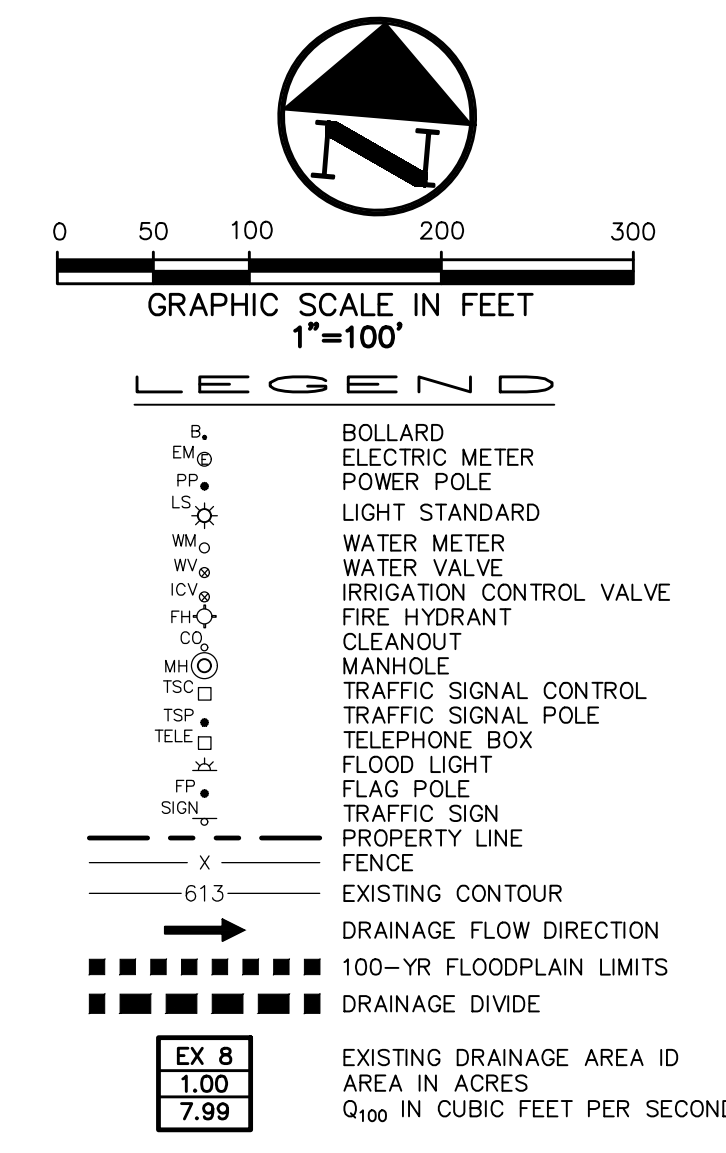
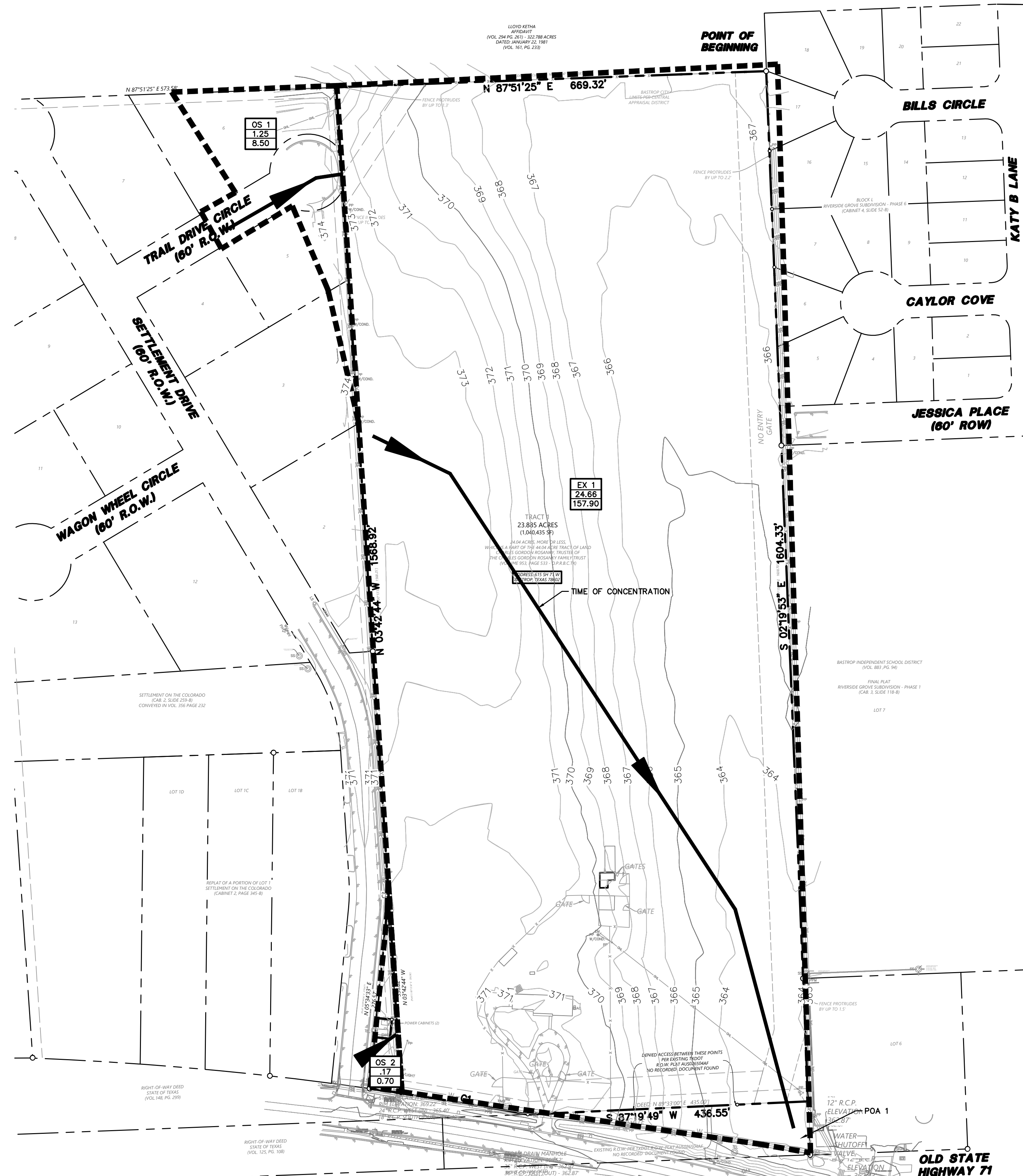
LOT/BLOCK PLAN

PROJECT NAME: REED RANCH
 ACERAGE: 24.3 A.
 DATE: 10 JUL 23

0 10 30 60 120
 SCALE: 1" = 60'-0"

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

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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
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	6.10	8.50	6.10	8.50	6.10	8.50
OS 1	1.25	61	19.33	0.00%	0.10	0.40	0.50	0.70	0.50	0.70	0.50	0.70
EX 1	24.66	61	5.15	1.32%	27.40	86.20	103.80	157.90	27.40	86.20	103.80	157.90
POA 1					27.40	86.20	103.80	157.90	27.40	86.20	103.80	157.90

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 TBPLS FIRM REGISTRATION NO. LS-10080-00

NO.	DATE	BY	DESCRIPTION

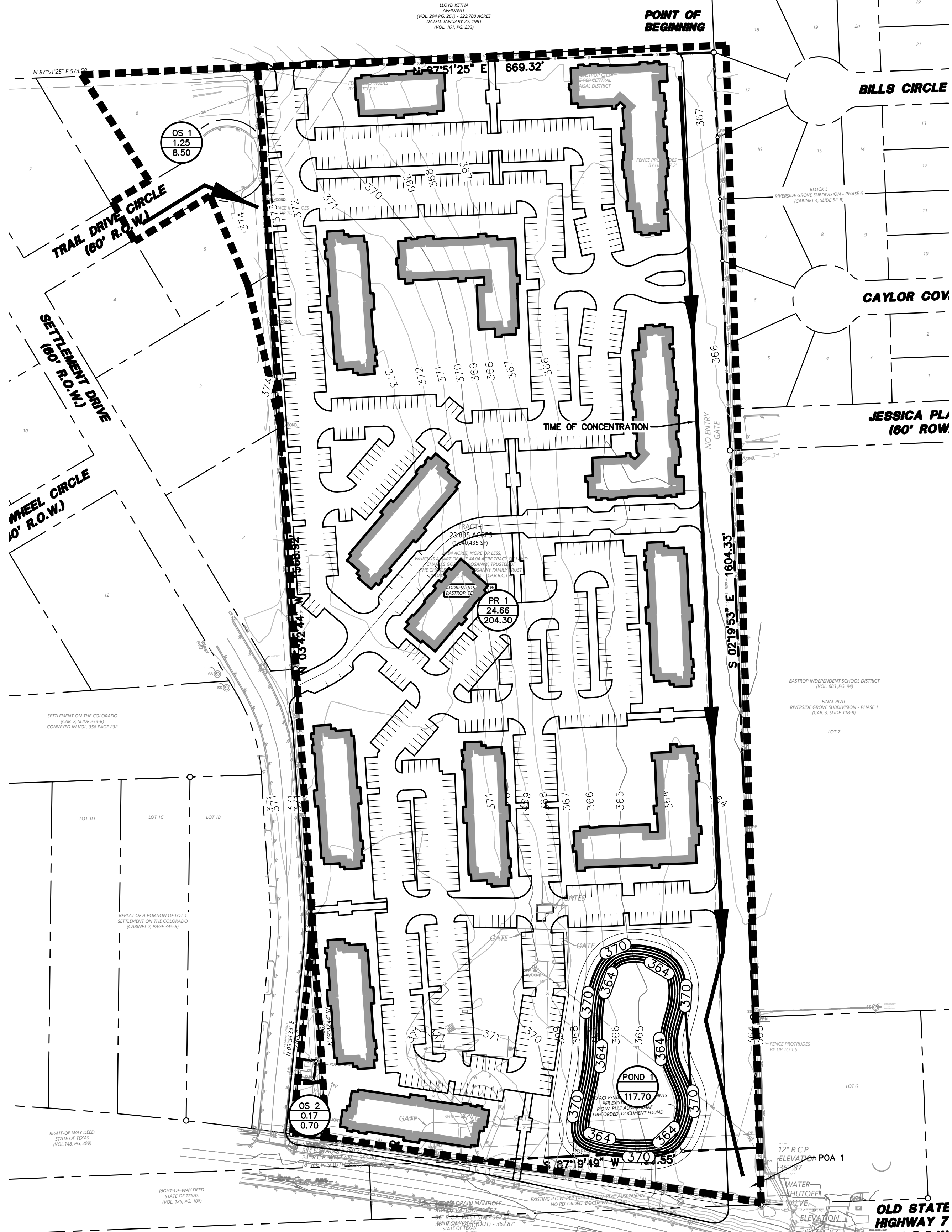
REED RANCH
615 SH 71 W
BASTROP TX, 78602
EXISTING DRAINAGE AREA MAP

PRELIMINARY
 NOT FOR CONSTRUCTION
 THIS DOCUMENT IS FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
 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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 8/23/2023 9:37 AM
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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

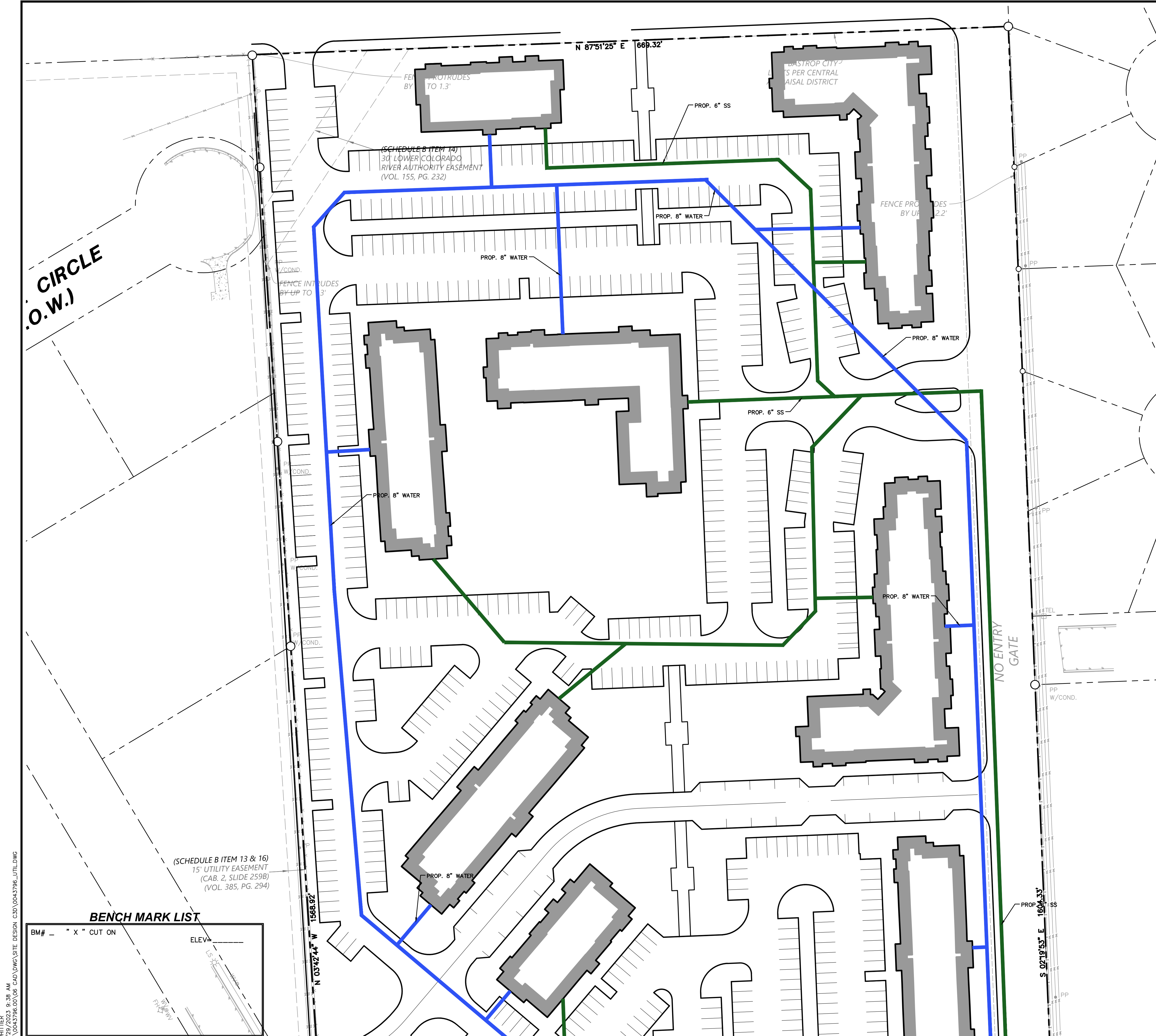
Westwood
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 TBPES FIRM REGISTRATION NO. P-469
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REVISIONS	
NO.	DESCRIPTION

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

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 PLANS PREPARED UNDER THE DIRECT
 SUPERVISION AND SIGNATURE OF A
 REGISTERED PROFESSIONAL ENGINEER, P.E. TEXAS
 REGISTRATION NO. 13580-06.
 DATE: 08/23/2023

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023
SHEET NO.		
7		



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

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	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
TS	TRAFFIC SIGNAL POLE
TE	TELEPHONE BOX
FL	FLOOD LIGHT
TR	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
W/P	W/ "PACHCO KOCH" CAP SET
IRS	CONTROLLING MONUMENT
(C.M.)	PROPERTY LINE
X	FENCE
DHL	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
- - -	UNDERGROUND TELEPHONE LINE
- - -	UNDERGROUND CABLE LINE
- - -	UNDERGROUND WATER LINE
- - -	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**
- ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
 - 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.

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

BENCH MARK LIST

BM#	" X " CUT ON	ELEV.
1568.82	N 03°42'44" W	1568.82
1604.33	S 02°19'53" E	1604.33

Westwood

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TBPB FIRM REGISTRATION NO. LS-100080-00

NO.	DATE	DESCRIPTION

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

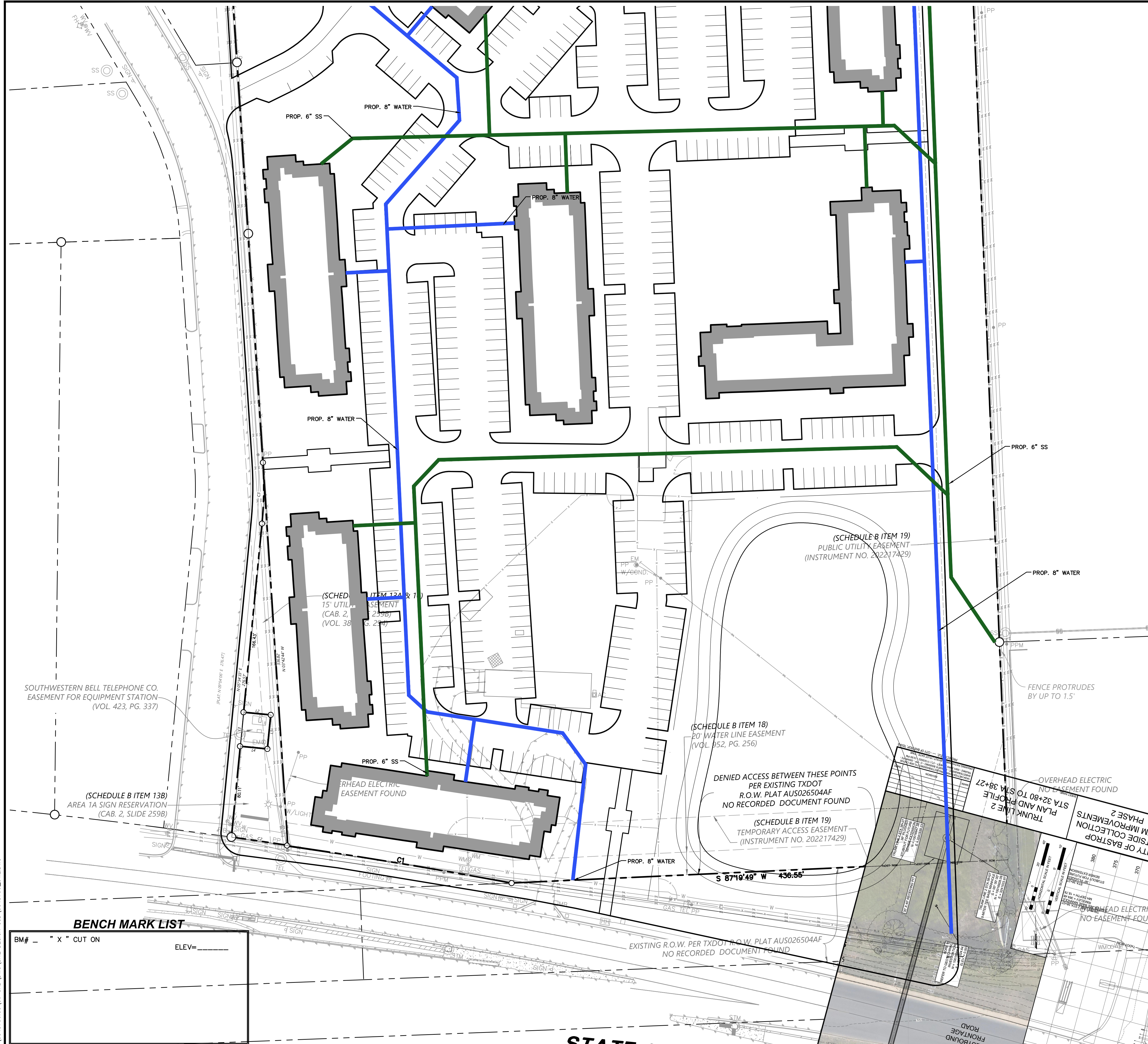
UTILITY PLAN 1 OF 2

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023

SHEET NO. **8**

8 OF 9

PK-0043796_UTIL.DWG



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

LEGEND

EM	BOLLARD
PP	ELECTRIC METER
LS	POWER POLE
WV	LIGHT STANDARD
WM	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
TR	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
IRS	W/"PACHCO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
X	FENCE
OH	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
-T-	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	UNDERGROUND WATER LINE
6"W	UNDERGROUND SANITARY SEWER LINE
6"SS	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

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 TBPE FIRM REGISTRATION NO. F-469
 TBPLS 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

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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

Street Maintenance

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.

Right of Way Dedication:

Owner agrees to dedicate the right-of-way in varying widths (but no more than fifty-five and one half feet (55.5')) at the eastern portion of the Property as generally depicted in Exhibit B, attached hereto and made a part, to allow the City to create a north/south connection to Blakey Lane. The City acknowledges that Owner is not responsible for the construction of this roadway connection. The City shall also be responsible for utilities within Blakey Lane and sidewalk(s) for Blakey Lane.

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 10 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.

Landscaping

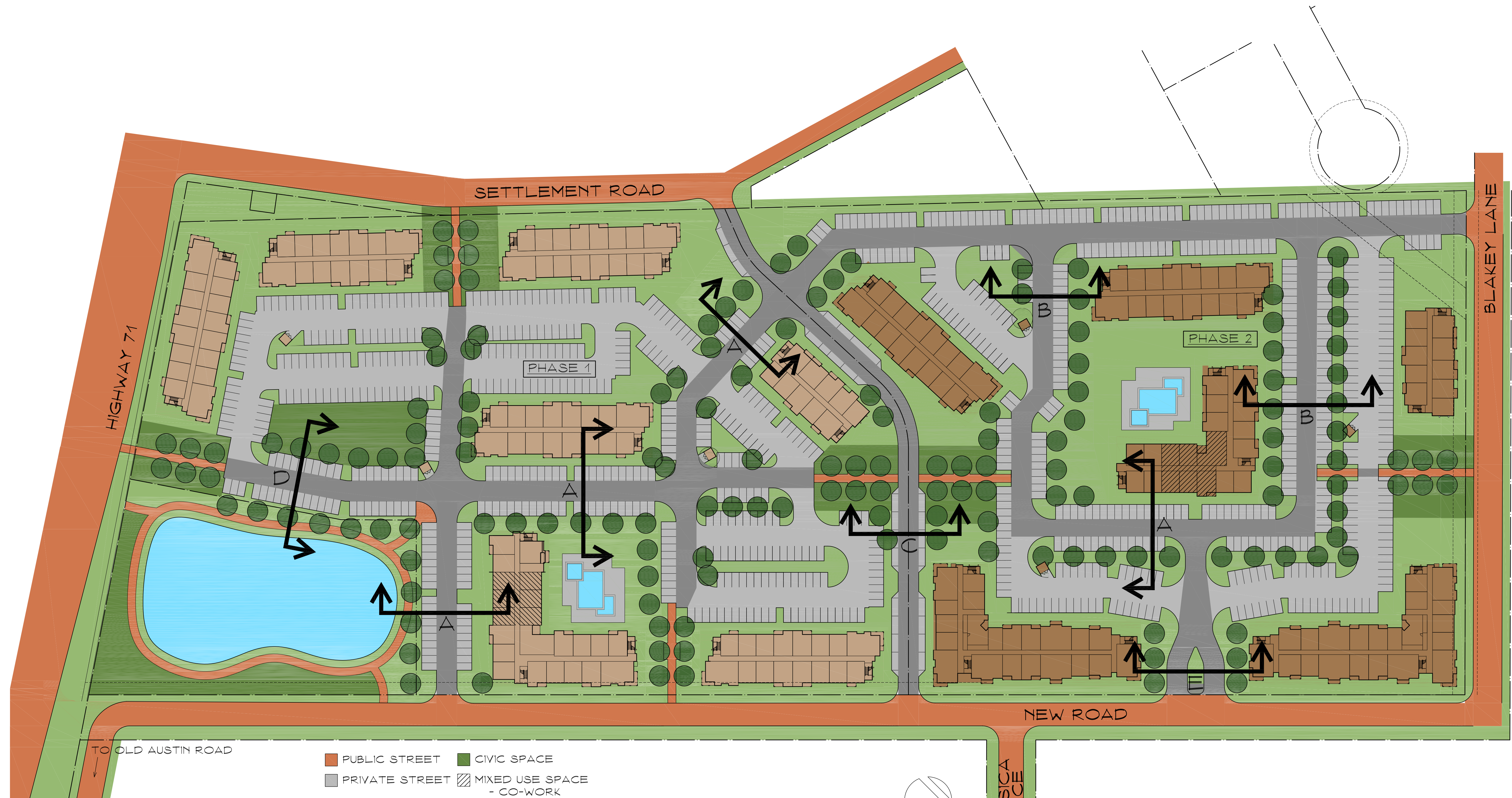
In the setback required for Blocks 2 and 4 in Phase 2, Owner agrees to provide and maintain additional landscaping, including tree plantings that provide privacy protection to the neighboring homes, as generally shown in Exhibit B.

REED RANCH

PLANNED DEVELOPMENT DISTRICT

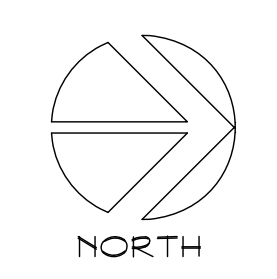
Exhibit D

Street Standards



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

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



STREET TYPES

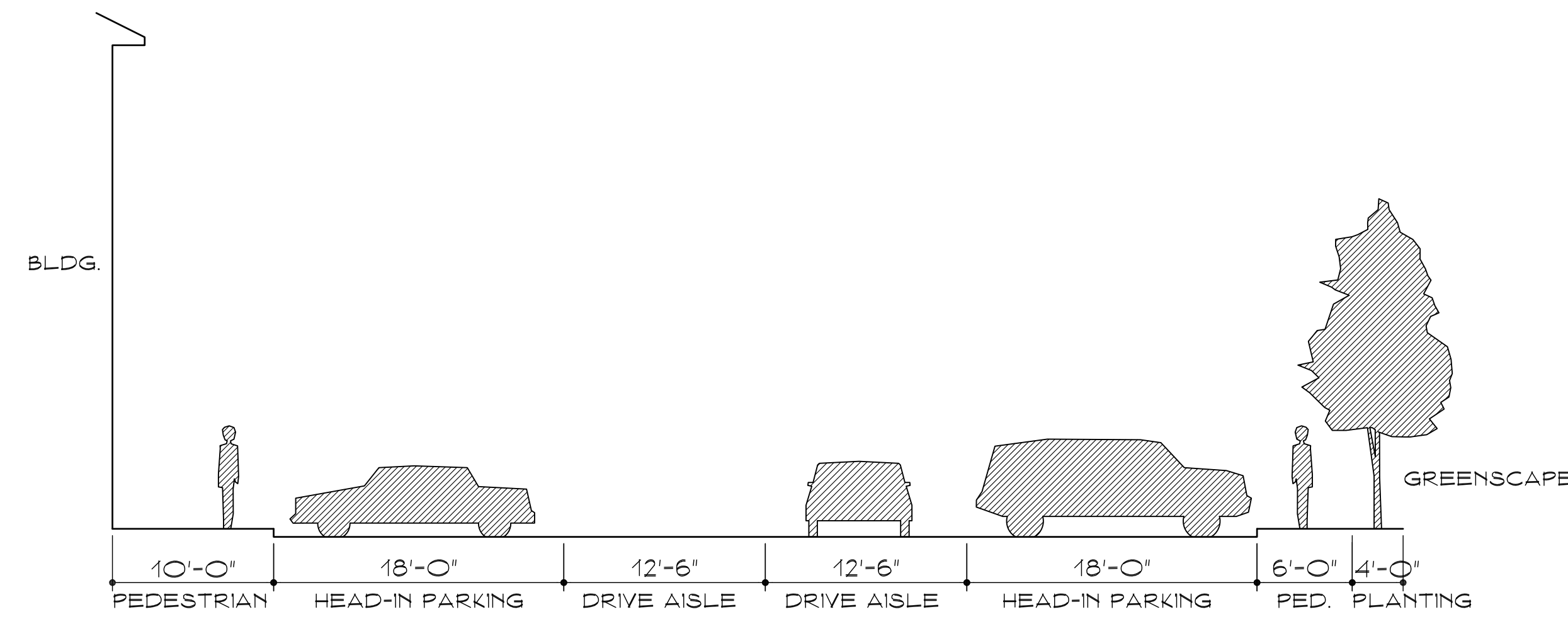
PROJECT NAME: REED RANCH

ACERAGE: 24.3 A.

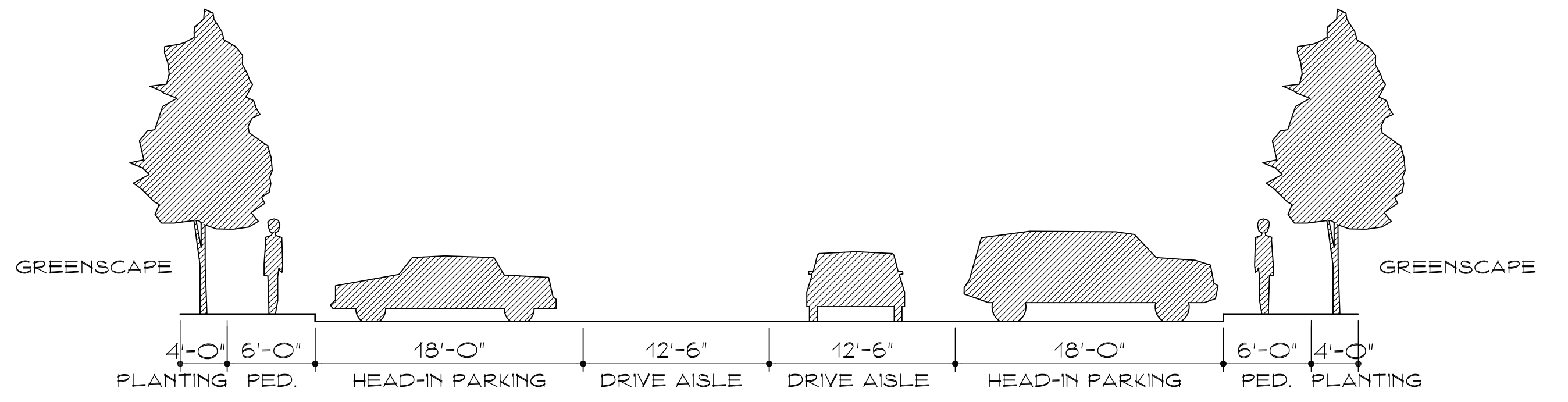
DATE: 10 JUL 23

SCALE: 1" = 60'-0"

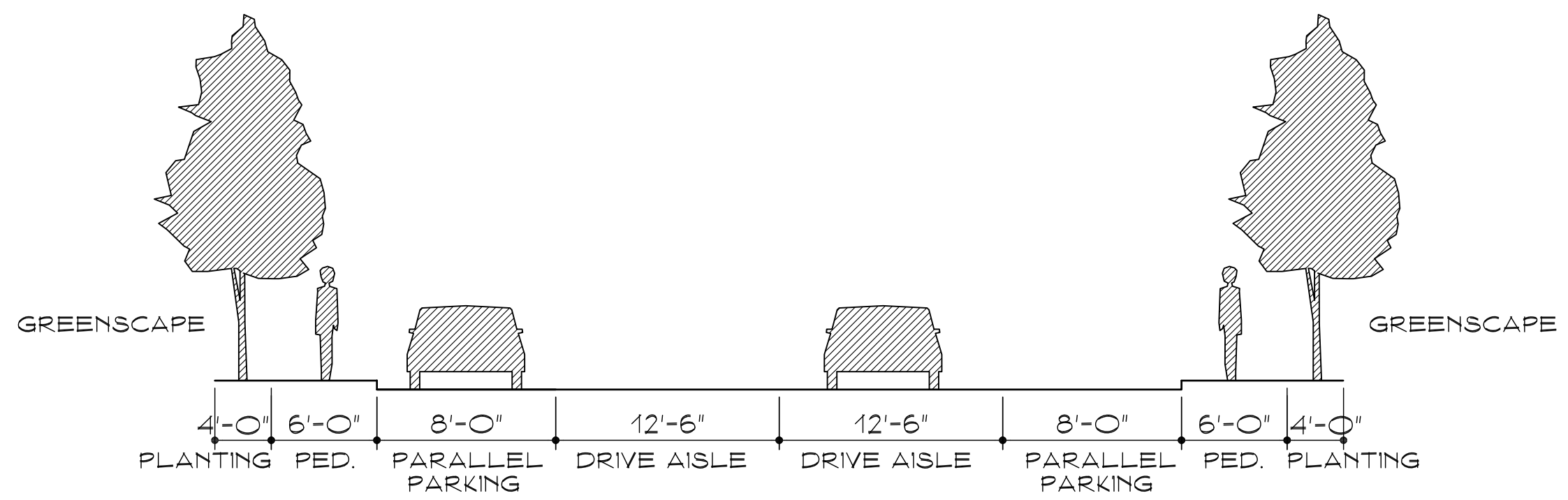
ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051 214/526-0731



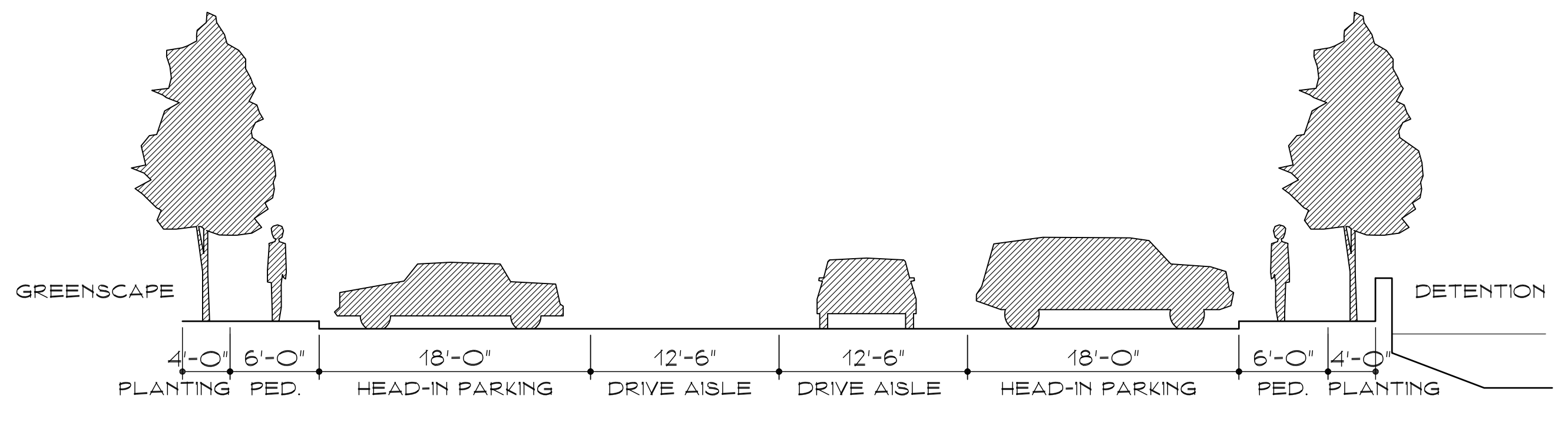
STREET TYPE 'A'
RIGHT-OF-WAY : 81'-0"



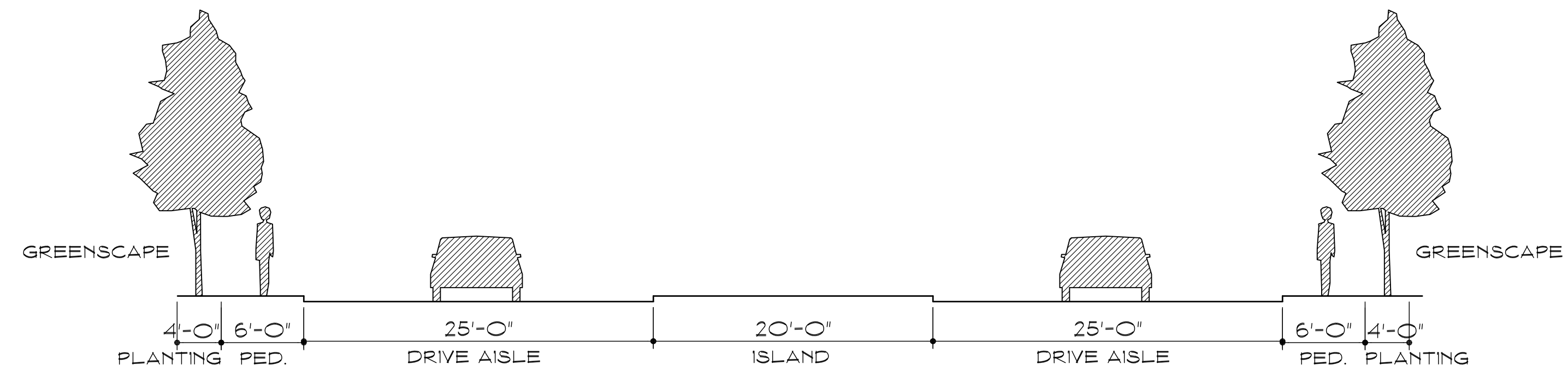
STREET TYPE 'B'
RIGHT-OF-WAY : 81'-0"



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
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DATE: 10 JUL 23

STREET TYPES

PROJECT NAME: REED RANCH
ACERAGE: 24.3 A.
DATE: 10 JUL 23

SCALE : 1" = 60'-0"

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ARCHITECTS / PLANNERS
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