

922 MAIN ST. BASTROP, TX 78602

DOWNTOWN DISTRICT
PROPERTY ID: 33918
GEO ID: R33918

LEGAL DESCRIPTION
BUILDING BLOCK 9 WW ST, ACRES 0.0730

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- 3- EXISTING ELEVATIONS
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- 6- SURVEY
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Function of Space	Occupant Load Factor	Area of Space (SF)	Occupant Load
Mercantile	60	gross 2192	37
Business areas: Concentrated	50	gross 1004	21

Total Occupancy Load: 58

REVISION TABLE

NUMBER DATE REVISED BY DESCRIPTION

Rhinestone Rattler, LLC
922 Main St.
Bastrop, TX 78602

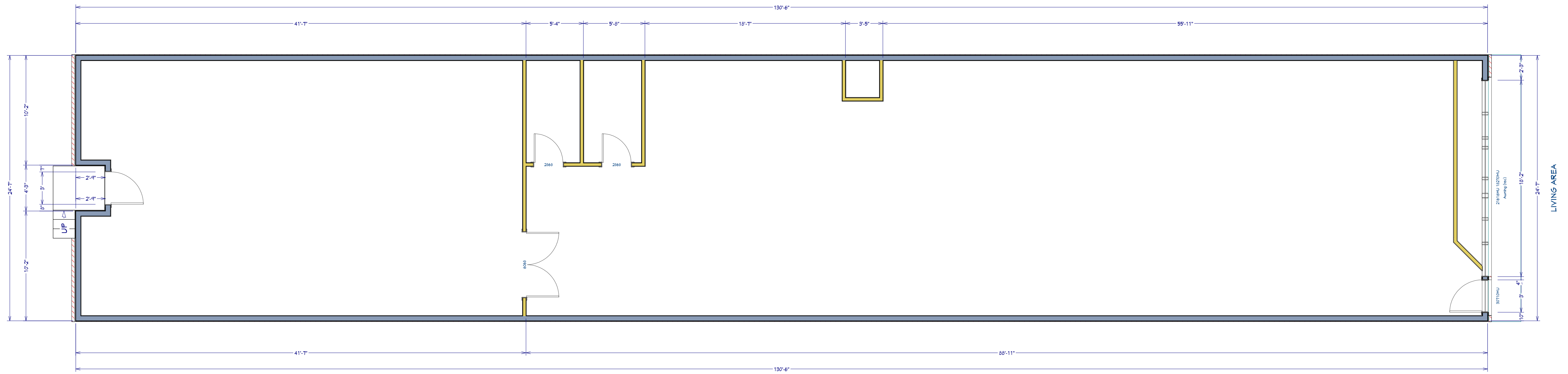
DATE:

8/16/2023

SCALE:

SHEET:

1



REVISION TABLE	
NUMBER	DATE

Existing Plan

Rhinestone Rattler, LLC
 422 Main St.
 Bastrop, TX 70602

DATE:

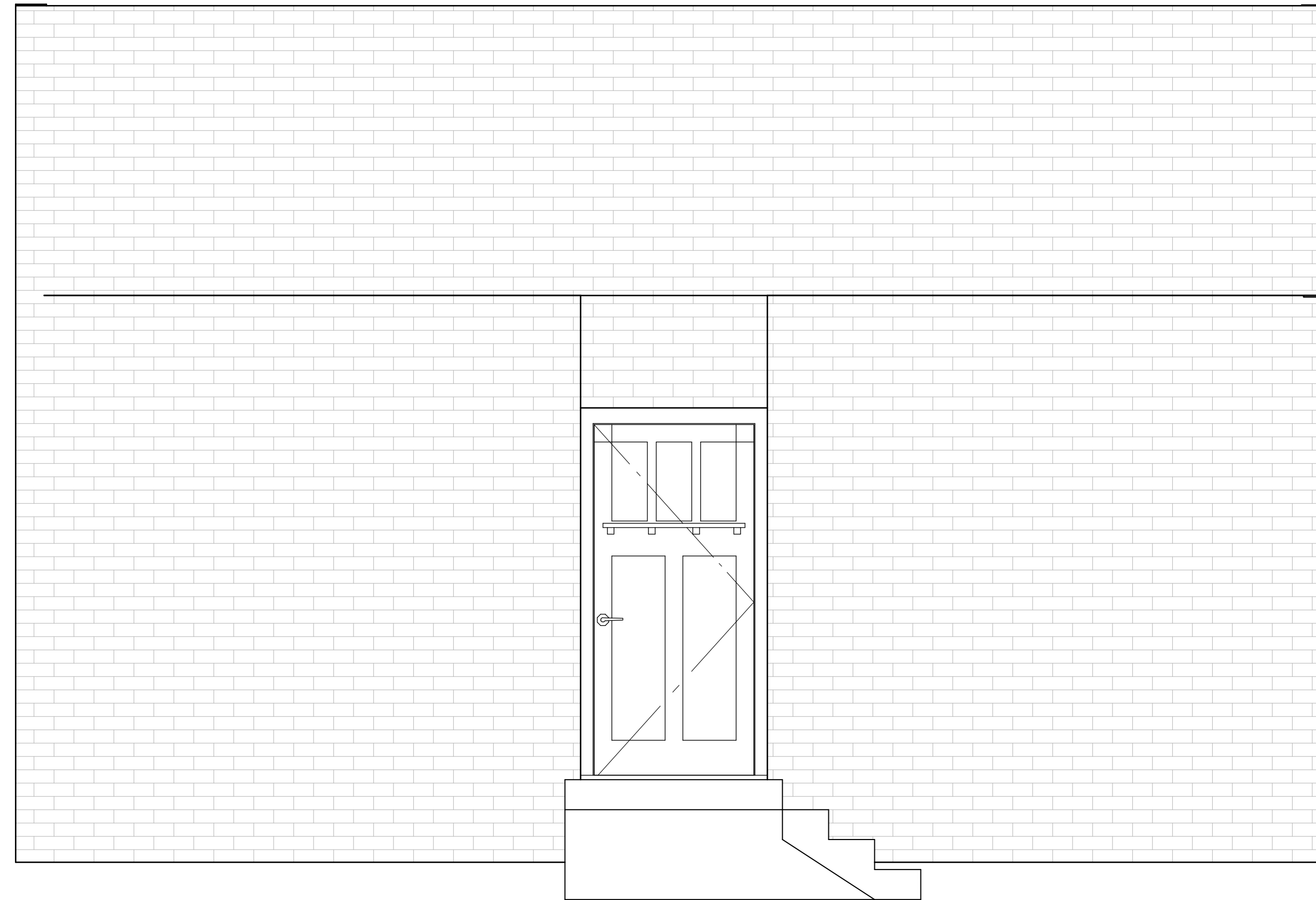
8/16/2023

SCALE:

3/16"=1'-0"

SHEET:

2



Existing Exterior Elevation Back

REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION

Existing Elevations

Rhinestone Rattier, LLC
422 Main St.
Bastrop, TX 70602

DATE:

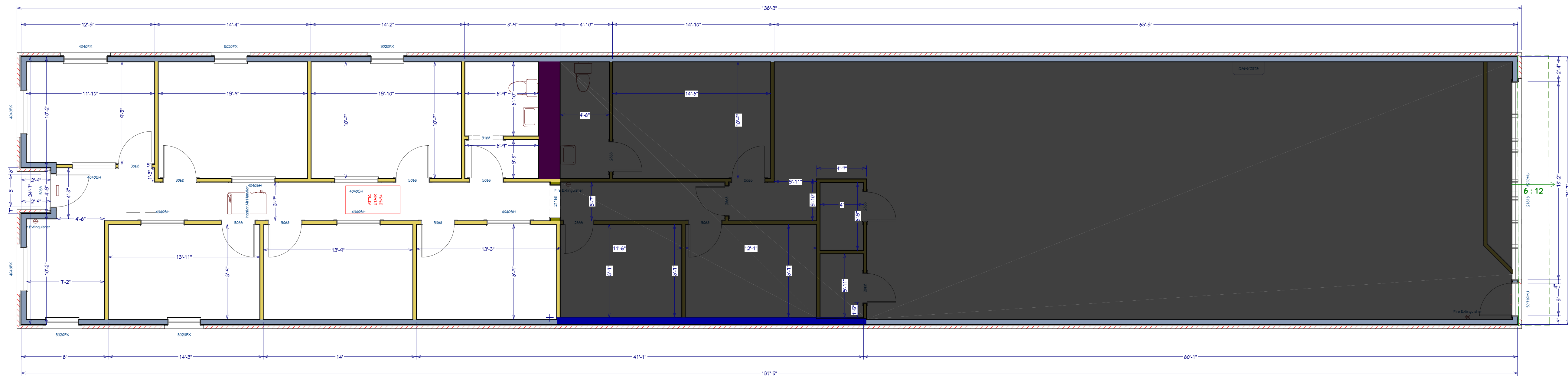
8/16/2023

SCALE:

1/2"=1'-0"

SHEET:

3



REVISION TABLE	
NUMBER	DATE

Proposed Plan

Rhinestone Rattler, LLC
 422 Main St.
 Bastrop, TX 70602

DATE:

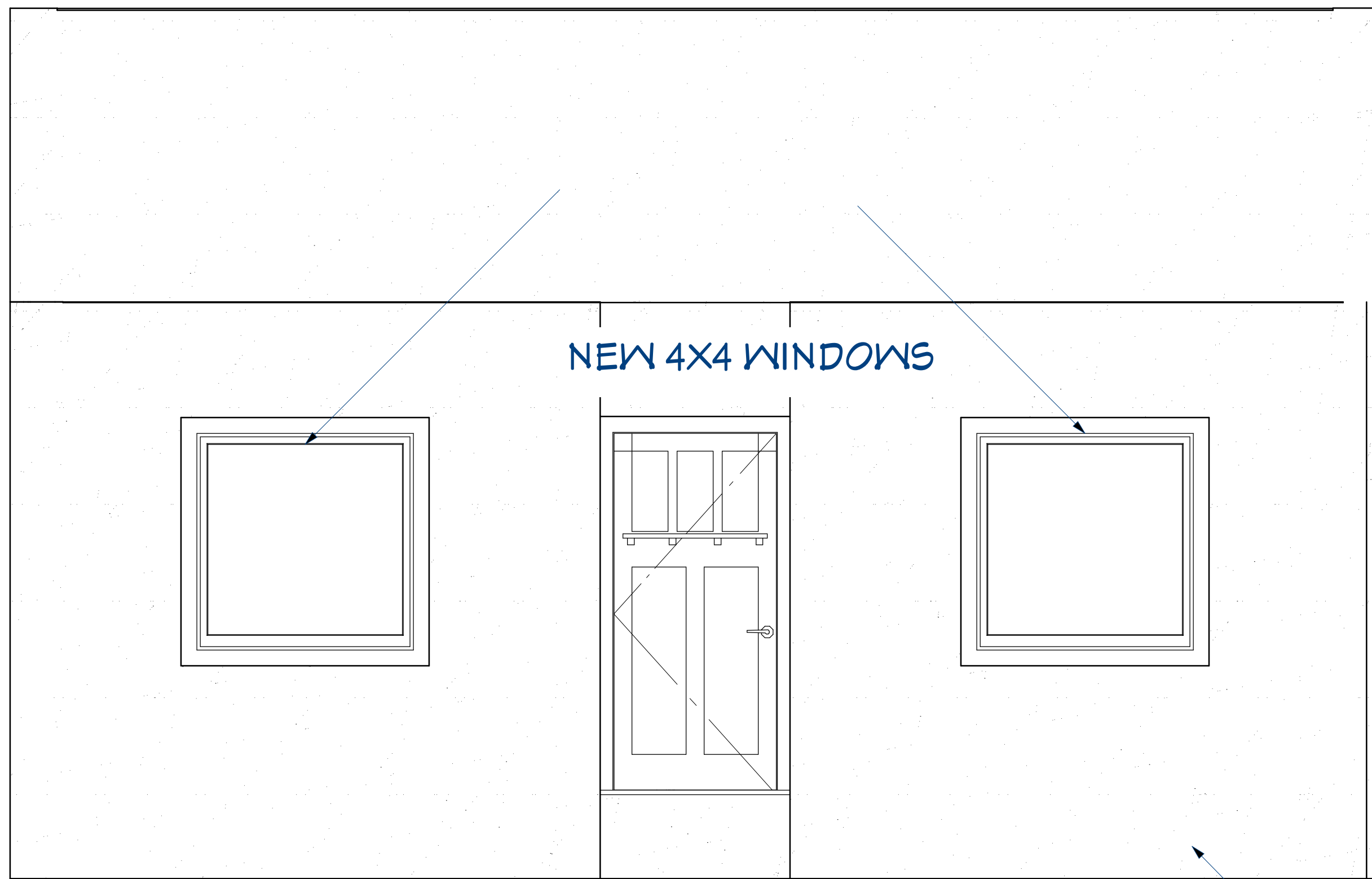
8/16/2023

SCALE:

3/16"=1'-0"

SHEET:

4



Exterior Elevation Back

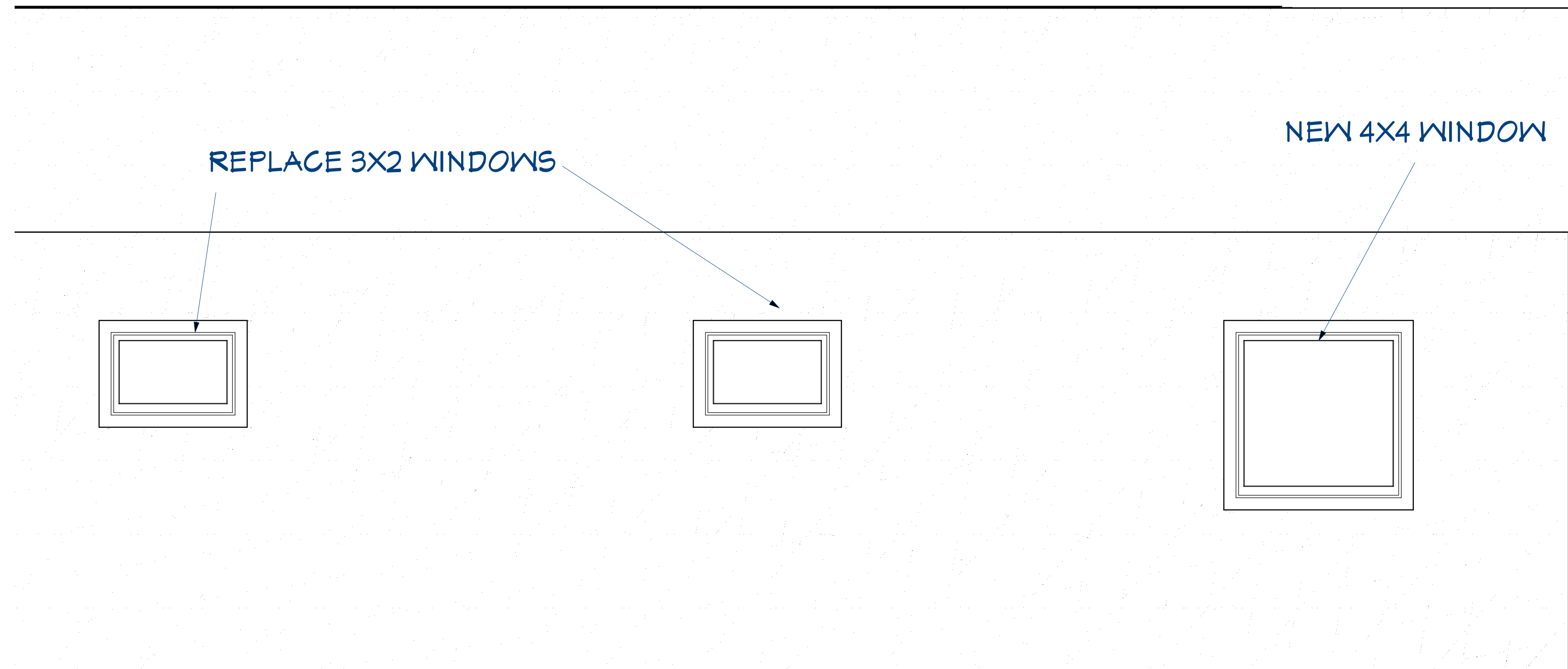


Exterior Elevation Left

EXISTING BRICK TO BE COVERED WITH STUCCO TO MATCH FRONT



RIGHT



Exterior Elevation Right

WINDOWS TO BE PELLA OR SIMILAR, BLACK VINYL, E-PANE GLASS



LEFT



STUCCO TO MATCH FRONT

REVISION TABLE	
NUMBER	DATE

Proposed Elevations

Rhinestone Rattler, LLC
 422 Main St.
 Bastrop, TX 76602

DATE:

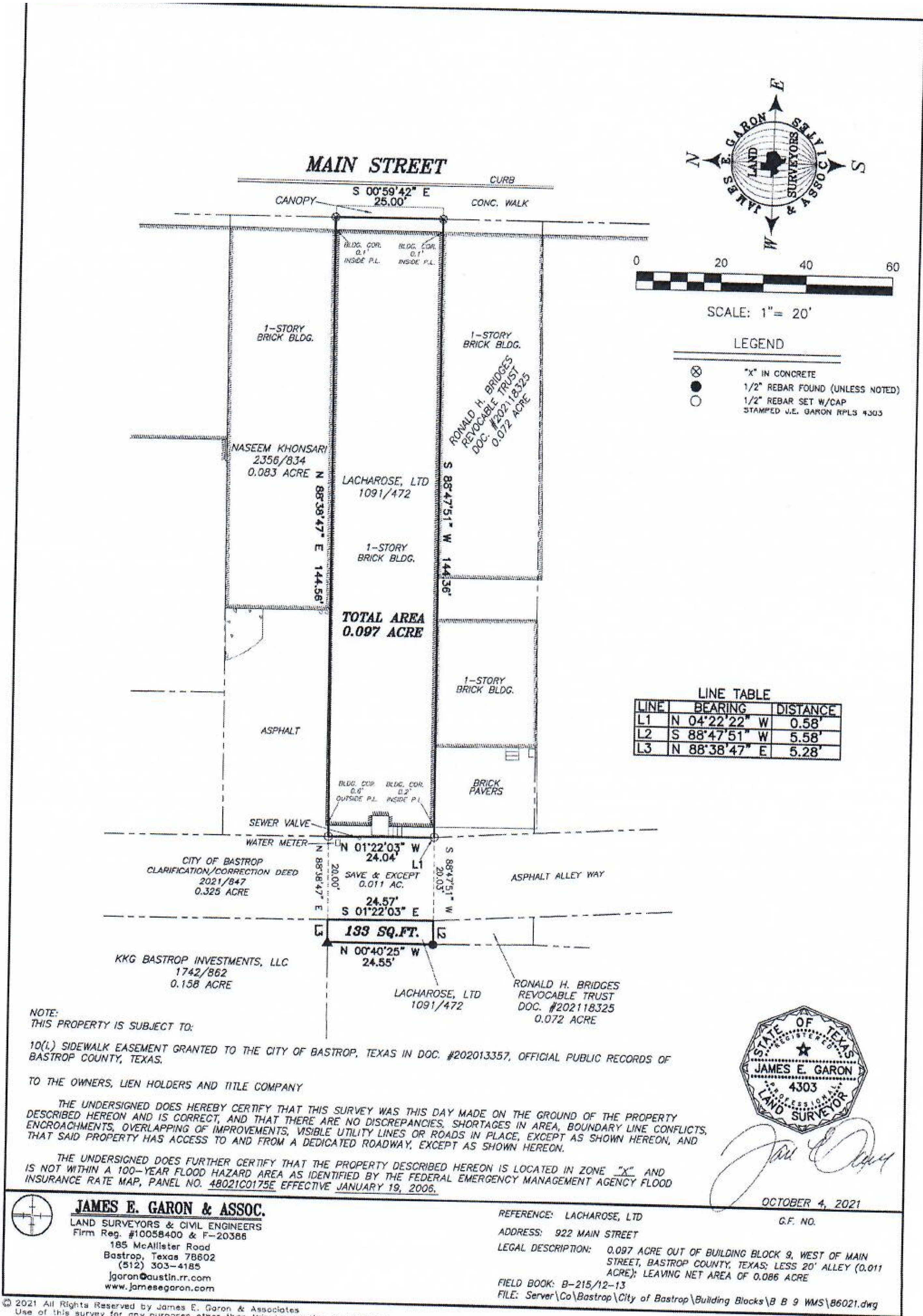
8/16/2023

SCALE:

1/2"=1'-0"

SHEET:

5



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°22'22" W	0.58'
L2	S 88°47'51" W	5.58'
L3	N 88°38'47" E	5.28'

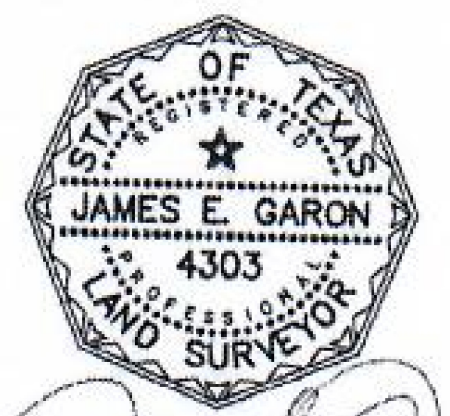
NOTE:
 THIS PROPERTY IS SUBJECT TO:
 10(L) SIDEWALK EASEMENT GRANTED TO THE CITY OF BASTROP, TEXAS IN DOC. #202013357, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

TO THE OWNERS, LIEN HOLDERS AND TITLE COMPANY
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0175E EFFECTIVE JANUARY 19, 2006.

JAMES E. GARON & ASSOC.
 LAND SURVEYORS & CIVIL ENGINEERS
 Firm Reg. #10058400 & F-20388
 185 McAllister Road
 Bastrop, Texas 78602
 (512) 303-4185
 jgaron@austin.rr.com
 www.jamesegarons.com

REFERENCE: LACHAROSE, LTD
 ADDRESS: 922 MAIN STREET
 LEGAL DESCRIPTION: 0.097 ACRE OUT OF BUILDING BLOCK 9, WEST OF MAIN STREET, BASTROP COUNTY, TEXAS; LESS 20' ALLEY (0.011 ACRE); LEAVING NET AREA OF 0.086 ACRE
 FIELD BOOK: B-215/12-13
 FILE: Server\Co\Bastrop\City of Bastrop\Building Blocks\B B 9 WMS\B6021.dwg



James E. Garon
 OCTOBER 4, 2021
 G.F. NO.

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REVISION TABLE	
NUMBER	DATE

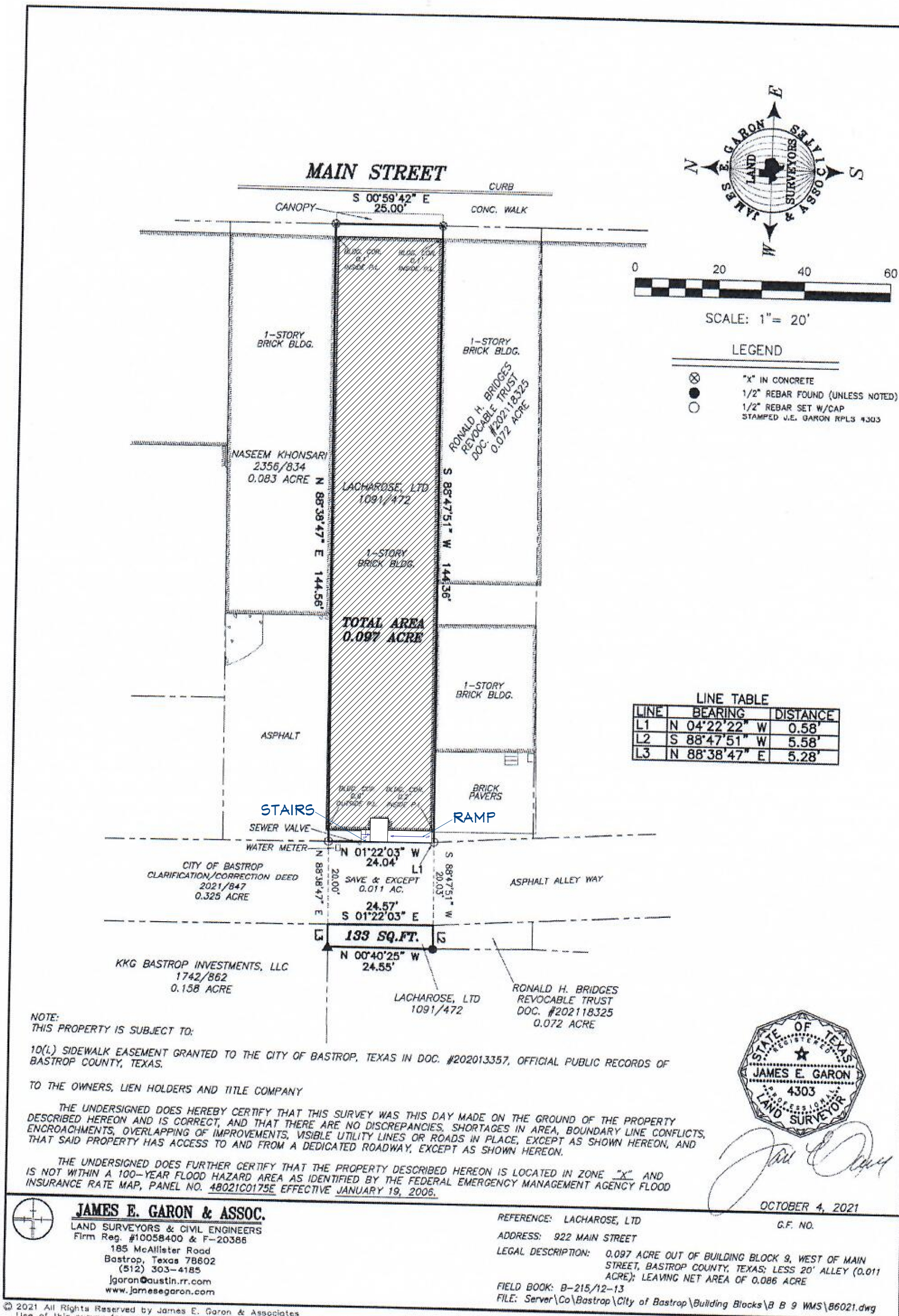
Survey

Rhinestone Rattler, LLC
 422 Main St.
 Bastrop, TX 78602

DATE:
 8/16/2023

SCALE:

SHEET:



Scale: 1 in = 20 ft

REVISION TABLE

NUMBER DATE REVISED BY DESCRIPTION

Site Plan

Rhinestone Rattler, LLC
422 Main St.
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DATE:

8/16/2023

SCALE:

SHEET:

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