AGNES STREET (FUTURE)

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING GENERAL RETAIL

EXISTING ZONING COMMERCIAL–1

PROPOSED STREET INTERSECTION

ROADWAY STUB

STATE HIGHWAY 304 (120' ROW)

100' LCRA ELECTRIC TRANSMISSION EASEMENT VOL. C, PAGE 417 BASTROP COUNTY COURT MINUTES

COLORADO STREET (50' ROW)

BLACK BUFFALO ROAD (50' ROW)

BUFFALO ROAD (50' ROW)

FRESHWATER DRIVE (50' ROW)

BLACKTAIL DRIVE (50' ROW)

SMALLMOUTH ROAD (50' ROW)

MINNOW LANE (50' ROW)

SUNFISH LANE (50' ROW)

LARGEMOUTH LANE (50' ROW)

BASS DRIVE (50' ROW)

BLUEGILL LANE (50' ROW)

BULLHEAD ROAD (50' ROW)

FLATHEAD STREET (50' ROW)

RED SHINER ROAD (50' ROW)

CATFISH LANE (50' ROW)

HUNTERS POINT DRIVE (60' ROW)

30' PAVEMENT WIDTH

40' PAVEMENT WIDTH

24' PAVEMENT WIDTH

20' ALLEY WIDTH (TYP.)

10' PUBLIC UTILITY EASEMENT (TYP.)

GREEN SPACE/FUTURE PARK

TOWER FALL-ZONE AREA (TYP.)

EXISTING LCRA TRANSMISSION TOWER (TYP.)

DRAINAGE EASEMENT TO BE DEDICATED BY THE PROPERTY OWNER TO THE POA BY SEPARATE INSTRUMENT

DEDICATED R.O.W.

ROADWAY STUB

CITY OF BASTROP ETJ

CITY OF BASTROP ETJ

BLUEBONNET ELECTRIC COOPERATIVE VOLUME 1790, PAGE 606, O.P.R.B.C.T.

25' PUBLIC UTILITY EASEMENT VOLUME 649, PAGE 649, O.P.R.B.C.T.

25' TEMPORARY CONSTRUCTION EASEMENT VOLUME 1961, PAGE 649, O.P.R.B.C.T.

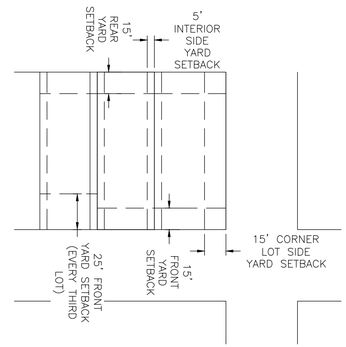
BLUEBONNET ELECTRIC COOPERATIVE VOLUME 1790, PAGE 632, O.P.R.B.C.T.

BLUEBONNET ELECTRIC COOPERATIVE VOLUME 1790, PAGE 612, O.P.R.B.C.T.

N

0 50' 100' 200'

SCALE: 1" = 100'



TYPICAL YARD SETBACK EXHIBIT
(1:50 SCALE)

LEGEND

- SINGLE–FAMILY RESIDENTIAL
- ALLEYWAY
- OPEN SPACE
- LOCAL STREET CENTERLINE
- COLLECTOR STREET CENTERLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT

LOT COUNT

35' LOTS: 48
40' LOTS: 282
TOTAL: 330

FOR REVIEW PURPOSES ONLY

CONCEPTUAL PLAN

BASTROP GROVE

BGE, Inc.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

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