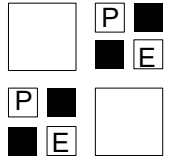


# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

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

July 1, 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 9,000sf 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. **The developer is requesting to be voluntarily annexed.**

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