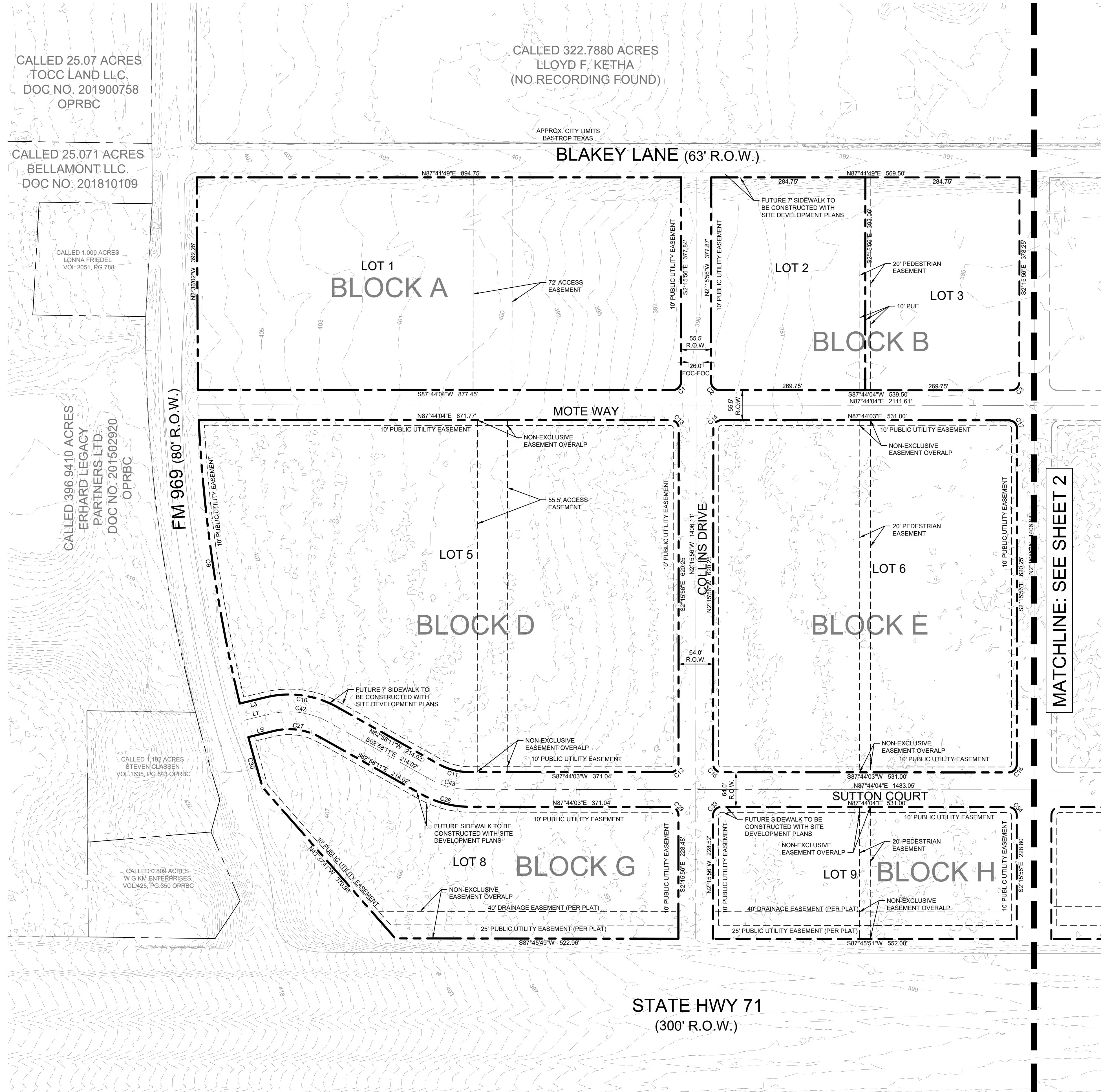


Plotted By: Ashby, Samantha. Date: December 05, 2022. 03:49:39pm. File Path: K:\SAU\Civil\069300300 Peopl. River. Co. - Bastrop. 750x. Cadd\Preliminary\PlanSheets - PUBLIC.C - Final Plat.dwg  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CALLED 25.07 ACRES  
 TOCC LAND LLC.  
 DOC NO. 201900758  
 OPRBC

CALLED 25.071 ACRES  
 BELLAMONT LLC.  
 DOC NO. 201810109

CALLED 1.000 ACRES  
 LONNA FRIEDEL  
 VOL. 2051, PG. 789

CALLED 396.9410 ACRES  
 ERHARD LEGACY  
 PARTNERS LTD.  
 DOC NO. 201502920  
 OPRBC

CALLED 1.192 ACRES  
 STEVEN CLASSEN  
 VOL. 1636, PG. 643 OPRBC

CALLED 0.869 ACRES  
 W G KM ENTERPRISES  
 VOL. 425, PG. 550 OPRBC

CALLLED 322.7880 ACRES  
 LLOYD F. KETHA  
 (NO RECORDING FOUND)

APPROX. CITY LIMITS  
 BASTROP, TEXAS

BLAKEY LANE (63' R.O.W.)

MOTE WAY

COLLINS DRIVE

SUTTON COURT

STATE HWY 71  
 (300' R.O.W.)

FM 969 (80' R.O.W.)

LOT 1  
 BLOCK A

LOT 2

LOT 3

BLOCK B

LOT 5

BLOCK D

LOT 6

BLOCK E

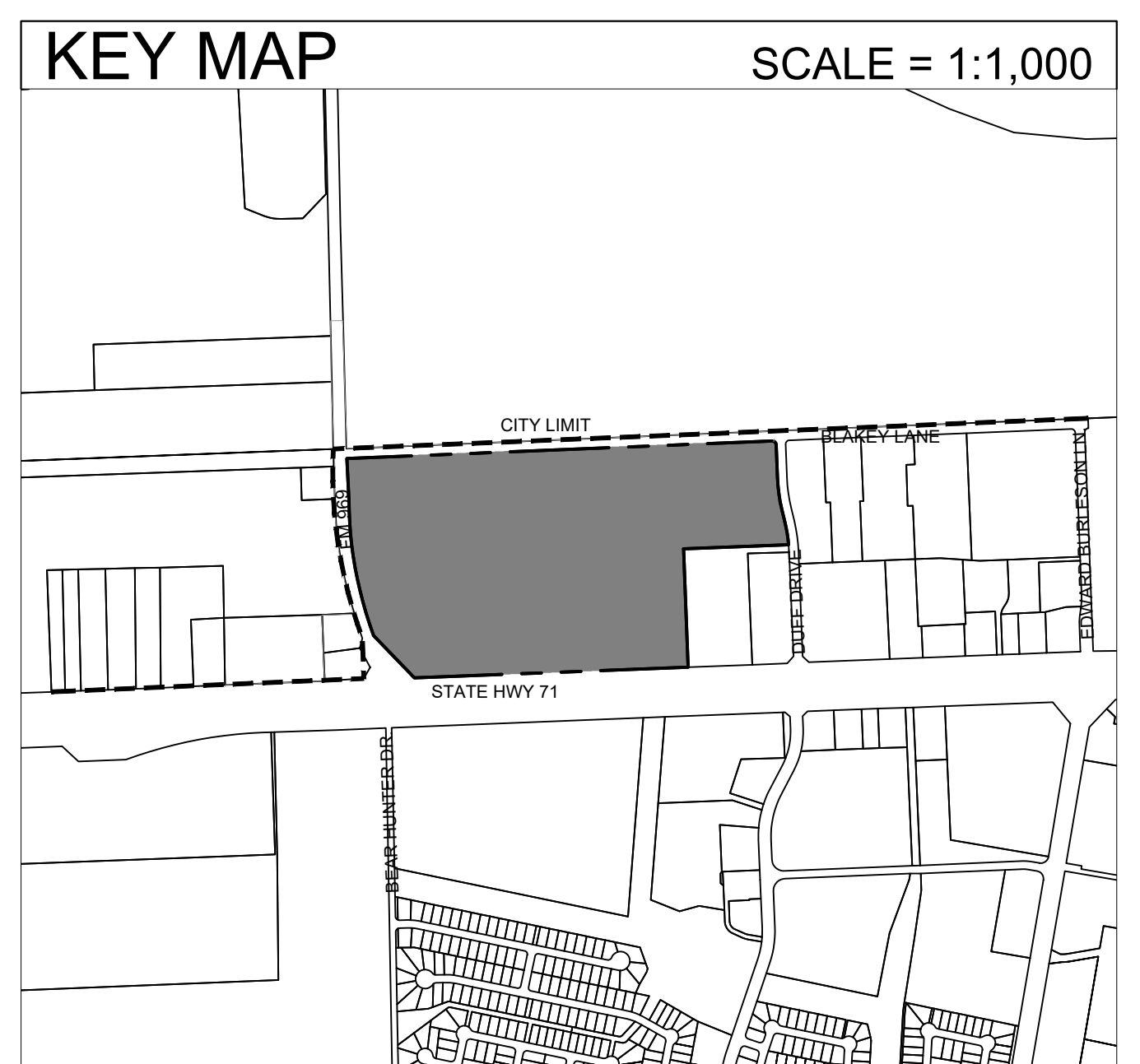
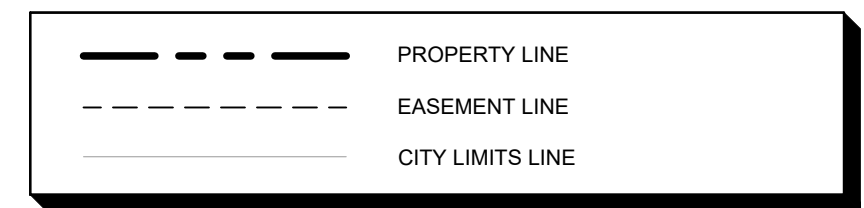
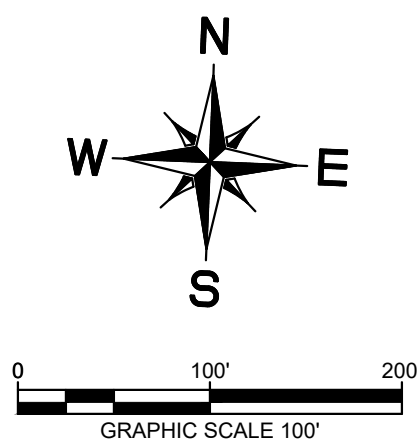
LOT 8

BLOCK G

LOT 9

BLOCK H

MATCHLINE: SEE SHEET 2



- NOTES:
- DRIVEWAY LOCATIONS WILL BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION.
  - DRAINAGE POND TO BE PRIVATELY MAINTAINED. MAINTENANCE AGREEMENT TO BE SUBMITTED PRIOR TO FINAL PLAT

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
 AUSTIN, TEXAS 78746  
 PHONE: 512-465-2227  
 FAX: 512-465-2228  
 WWW.KIMLEY-HORN.COM  
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 TPE Firm No. 928

FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Registered Professional Engineer  
 No. 132180 Date: 10/29/2022

KHA PROJECT	069300300
DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY	ABG
DRAWN BY	ARP
CHECKED BY	ABG

PRELIM PLAT  
 (SHEET 1 OF 3)

REPLAT OF LONE  
 STAR STORAGE  
 SUBDIVISION  
 CITY OF BASTROP  
 BASTROP COUNTY, TEXAS







GENERAL PLAT NOTES:

- 1. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON INSERT APPROVAL DATE.
2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
6. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
9. ALL NEW UTILITIES WILL BE UNDERGROUND.
10. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
11. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
12. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS, AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
14. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
16. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
17. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
18. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
19. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
20. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
21. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
22. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
23. WASTEWATER SERVICE IS PROVIDED BY CITY OF BASTROP.
24. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.

APPROVED THIS DAY OF 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
APPROVED: ATTEST:
PLANNING & ZONING COMMISSION CITY SECRETARY CHAIRPERSON

THE STATE OF TEXAS
COUNTY OF BASTROP
KNOW ALL MEN BY THESE PRESENTS
THAT WE, SPENCER HARKNESS, BEING THE OWNERS OF 74.974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 201502919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:
PEARL RIVER BASTROP SUBDIVISION
SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.
WITNESS MY HAND THIS DAY OF 2022, A.D.
SPENCER HARKNESS
2727 ALLEN PKWY, SUITE 1600, HOUSTON, TX 77019

THE STATE OF TEXAS
COUNTY OF BASTROP
KNOW ALL MEN BY THESE PRESENTS
THAT I, GREG MOSIER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.
PRELIMINARY
SIGNATURE AND SEAL OF REGISTERED PUBLIC SURVEYOR DATE

THE STATE OF TEXAS
COUNTY OF BASTROP
KNOW ALL MEN BY THESE PRESENTS
THAT I, BENJAMIN L. GREEN, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.
PRELIMINARY
SIGNATURE AND SEAL OF REGISTERED ENGINEER DATE

Table with 3 columns: LINE, LENGTH, BEARING. Rows L1 to L7.

Table with 3 columns: LOT NO., ACRES, SQ. FT. Rows 1 to 11 and R.O.W.

Table with 8 columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Rows C1 to C30.

Table with 8 columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Rows C33 to C43.

Vertical sidebar containing project metadata, Kimley-Horn logo, and project title 'PRELIM PLAT STAR STORAGE SUBDIVISION (SHEET 3 OF 3)'. Includes fields for PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY.

Plotted By: Ashby, Samantha... Date: December 05, 2022... File Path: K:\SAU\Civil\069300300 Pearl River Co... Bastrop\_750a\Copy\ Preliminary\Plan\Sheets - PUBLIC - Final Plat.dwg