

PRELIMINARY PLAT OF BURLESON CROSSING EAST SUBDIVISION

- GENERAL NOTES:
- 1) DEVELOPMENT AND CONSTRUCTION OF THIS PROPERTY SHALL BE SUBJECT TO CITY OF BASTROP ZONING ORD. NO. _____ A PLANNED DEVELOPMENT DISTRICT, AS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
 - 2) NO OBSTRUCTIONS WILL BE LOCATED IN DRAINAGE EASEMENTS.
 - 3) A RECIPROCAL ACCESS EASEMENT BETWEEN ALL LOTS, FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN TRAFFIC, WILL BE IN EFFECT WITH THE FINAL PLAT APPROVAL. AS PER DEVELOPMENT AGREEMENT, DRIVEWAY ACCESS FROM ADJACENT PUBLIC ROADWAYS SHALL BE VIA CONSOLIDATED ACCESS ROUTES AND NOT TO EACH INDIVIDUAL LOT, AS APPROVED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLANS.
 - 4) ALL UTILITIES SHALL BE LOCATED UNDERGROUND. NO OVERHEAD SERVICES ARE ALLOWED.
 - 5) ALL EASEMENTS OF RECORD SHOWN IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO.: 2113902JM ARE SHOWN OR NOTED ON THE PLAT AS APPLICABLE.
 - 6) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48021C0355E, DATED JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.
 - 7) PROPOSED UTILITY PROVIDERS:
WATER AND WASTEWATER: CITY OF BASTROP
ELECTRIC: BLUEBONNET COOPERATIVE
GAS: CENTERPOINT/ENTEX
CABLE: AT&T & SPECTRUM
 - 8) ALL LOTS WITHIN THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. HOTELS SHALL BE CONSIDERED A COMMERCIAL USE.

- 10) SIDEWALK/TRAIL TO BE CONSTRUCTED AS FOLLOWS:
STATE HIGHWAY NO. 71 EASTBOUND FRONTAGE - 6' SIDEWALK TO BE CONSTRUCTED UPON DEVELOPMENT OF RESPECTIVE LOT.
EDWARD BURLESON LANE - 6' HIKE/BIKE TRAIL ALONG THE EAST SIDE OF LANE.

- 11) PRIOR TO THE CONSTRUCTION OF ANY SITE OR BUILDING IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, PERMITS MUST BE OBTAINED FROM THE CITY OF BASTROP.
- 12) EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT AND/OR PUBLIC CONSTRUCTION PLANS PRIOR TO ANY SITE DISTURBANCE.

- 13) THE OWNER OF THIS SUBDIVISION, AND HIS SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THIS PLAT MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 14) EXCEPT AS PROVIDED FOR IN CITY OF BASTROP ZONING ORD. NO. _____ (BLAKEY LANE), 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 UNLESS OTHERWISE SPECIFICALLY ADDRESSED IN CITY OF BASTROP ZONING ORD. NO. _____ 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 CERTIFICATES OF OCCUPANCY.

- 15) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.
- 16) NO LOT ON THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

- 17) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
- 18) THE IMPACT FEES FOR THIS SUBDIVISION SHALL BE BASED ON CITY OF BASTROP ORDINANCE 2005-3.

- 19) DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

- 20) FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED RESPONSIBLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP AND/OR BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

- 21) ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS OR HER ASSIGNS.
- 22) TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

- 23) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

- 24) NO DRIVEWAY ACCESS IS PERMITTED TO HIGHWAY 71 FRONTAGE ROAD EXCEPT AS PERMITTED BY TxDOT.
- 25) BUILD-TO LINES SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE NO. _____

- 26) PUBLIC UTILITY PROVIDERS MAINTAIN THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- 27) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

- 28) 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.

- 29) R.O.W. RESERVED FOR BLAKEY LANE SHALL BE LIMITED TO THE TERMS AND CONDITIONS SET FORTH IN PER CITY OF BASTROP ZONING ORDINANCE NO. _____.

- 30) TREES AND SCREENING ARE NOT REQUIRED TO BE SHOWN ON THIS PRELIMINARY PLAT, PER CITY OF BASTROP ZONING ORDINANCE NO. _____

LEGAL DESCRIPTION:
BEING 19.81 ACRES OF LAND, MORE OR LESS, SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, OUT OF A PORTION OF A 102.177 NET ACRE TRACT CONVEYED TO ERHARD LEGACY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 201502919, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.) AND A PORTION OF A DESCRIBED 30.00 ACRES, IN VOLUME 640, PAGE 14, DEED RECORDS OF BASTROP COUNTY, TEXAS (D.R.B.C.T.X.); SAID 19.81 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (GRID NORTHING: 10,018,464.87 U.S. SURVEY FEET, GRID EASTING: 3,240,280.48 U.S. SURVEY FEET) ON THE SOUTH LINE OF A TRACT OF LAND OWNED BY LLOYD F. KETHA, DESCRIBED AS A 322.78 ACRE TRACT IN BASTROP COUNTY APPRAISAL DISTRICT RECORDS (NO RECORDING INFORMATION), FOR THE COMMON NORTH CORNER OF THIS TRACT AND LOT 8, THE SETTLEMENT ON THE COLORADO, A SUBDIVISION OF RECORD IN PLAT BOOK 2, PAGE 259-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.);

THENCE SOUTH 03 DEGREES 53 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF THIS TRACT AND THE WEST LINE OF SAID SETTLEMENT ON THE COLORADO SUBDIVISION, AT A DISTANCE OF 1492.10 FEET PASSING A 3/8-INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1494.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71 (VARIABLE WIDTH RIGHT-OF-WAY), BEING ON A CURVE TO THE LEFT, FOR THE COMMON SOUTH CORNER OF THIS TRACT AND SAID SETTLEMENT ON THE COLORADO SUBDIVISION;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS 5358.71 FEET, AN ARC LENGTH OF 415.34 FEET, A CENTRAL ANGLE OF 04 DEGREES 26 MINUTES 27 SECONDS, AND A CHORD THAT BEARS NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 415.24 FEET TO A TxDOT TYPE 1 MONUMENT FOUND (DAMAGED) WITH BASE INTACT, AND

2) SOUTH 87 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 190.23 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "CHAPARRAL BOUNDARY" FOUND IN A CHAPARRAL POST FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE INTERSECTION OF SAID STATE HIGHWAY 71 AND EDWARD BURLESON ROAD, ALSO BEING THE SOUTH EAST CORNER OF BURLESON CROSSING, A SUBDIVISION OF RECORD IN BASTROP COUNTY IN PLAT BOOK 5, PAGE 14A, P.R.B.C.T.X.;

THENCE WITH THE WEST LINE OF THIS TRACT, THE EAST LINE OF SAID BURLESON CROSSING SUBDIVISION, AND SAID EDWARD BURLESON ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 02 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF 1385.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

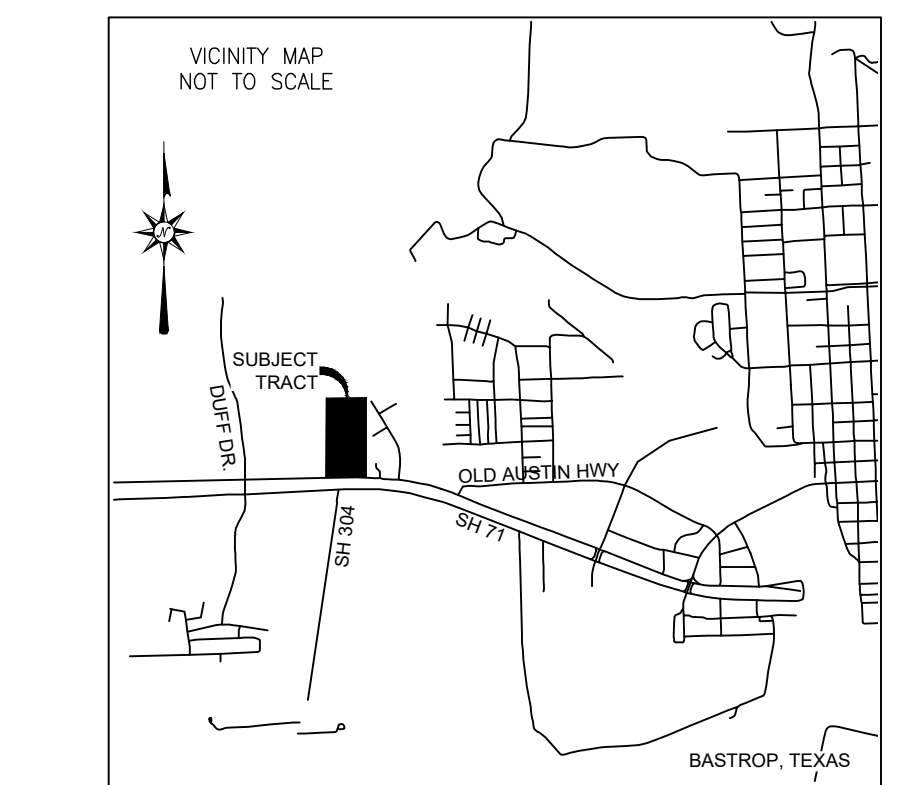
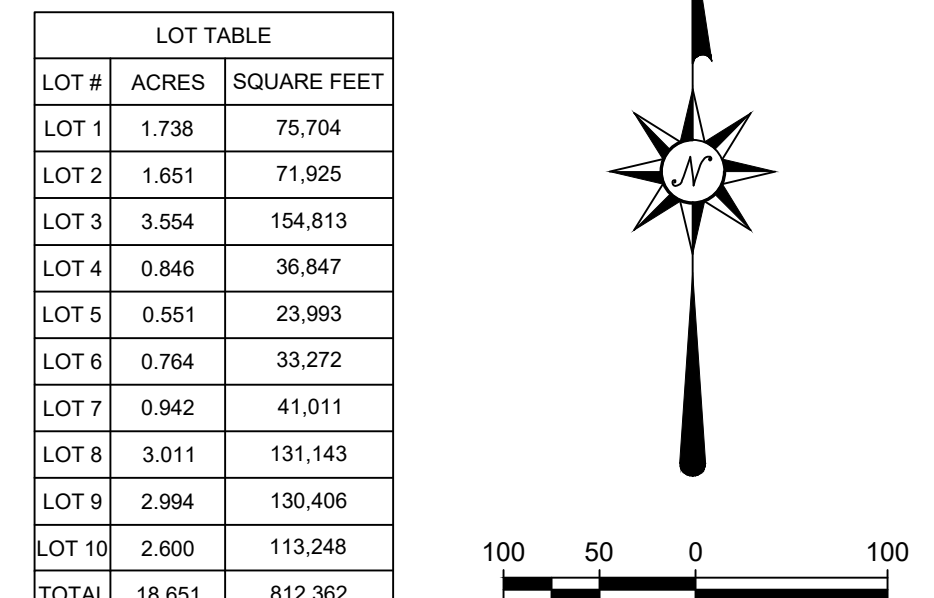
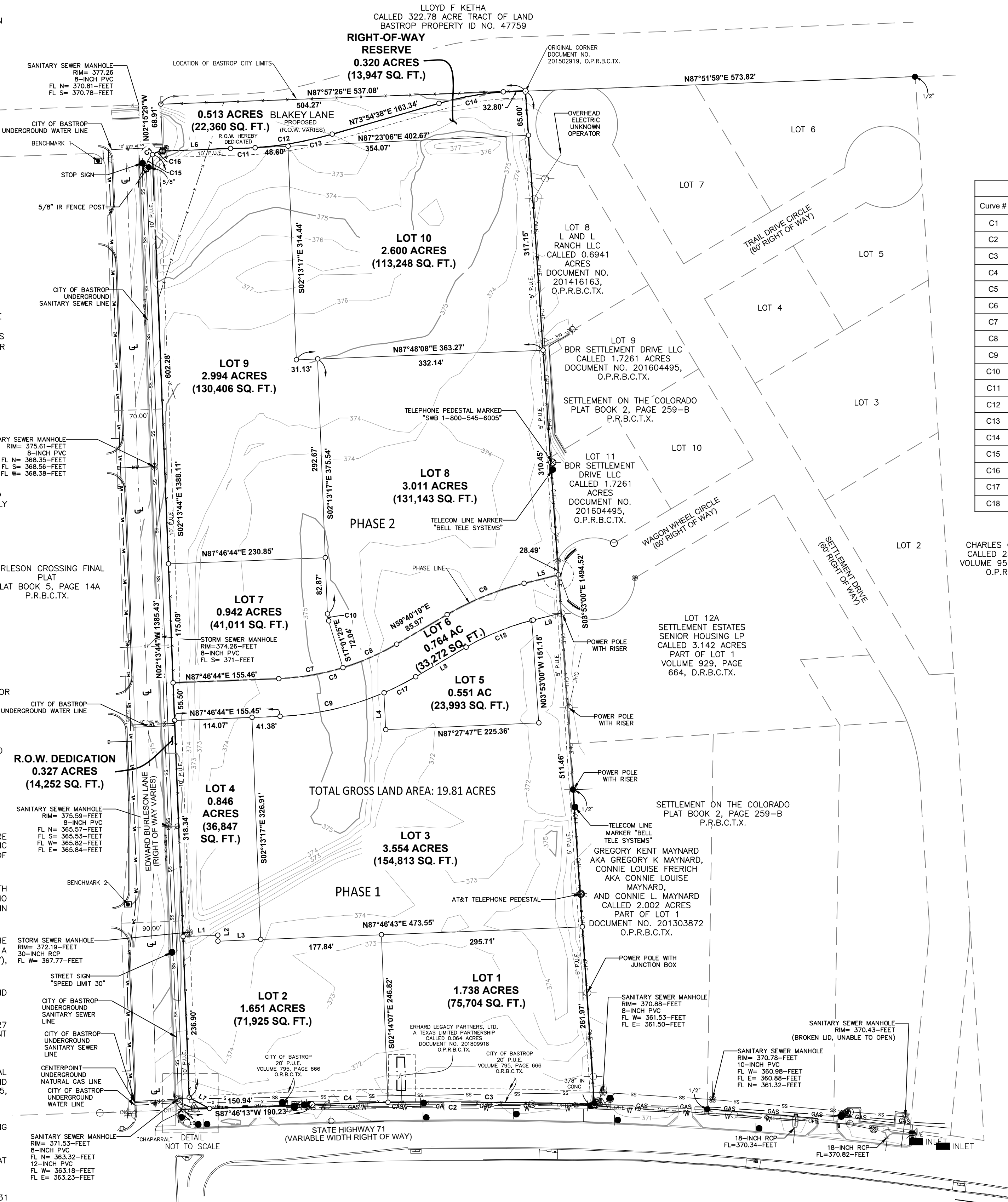
2) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.23 FEET, A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 31 SECONDS, AND A CHORD THAT BEARS NORTH 42 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 35.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

3) NORTH 02 DEGREES 15 MINUTES 29 SECONDS WEST, A DISTANCE OF 68.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE SOUTH LINE OF SAID KETHA 322.78 ACRE TRACT, FOR THE COMMON NORTH CORNER OF THIS TRACT AND SAID BURLESON CROSSING;
THENCE NORTH 87 DEGREES 57 MINUTES 26 SECONDS WEST, WITH THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID KETHA 322.78 ACRE TRACT, A DISTANCE OF 537.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.81 ACRES OF LAND, MORE OR LESS.

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000030001.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

BENCHMARK	NORTHING	EASTING	SURFACE NORTHING	SURFACE EASTING	ELEVATION	DESCRIPTION
1	10018362.20	3239651.88	10018662.76	3239749.07	377.21	MAGNAIL W/ SHINER STAMPED "LJA SURVEY"
2	10017268.44	3239695.50	10017668.97	3239792.69	376.29	MAGNAIL W/ SHINER STAMPED "LJA SURVEY"



RIGHT-OF-WAY DEDICATION TABLE

ROAD NAME	ACRES	SQUARE FEET
SH 71	0.327	14,252

RIGHT-OF-WAY TABLE

ROAD NAME	ACRES	SQUARE FEET
BLAKEY LANE	0.513	22,360

RIGHT-OF-WAY RESERVE TABLE

ROAD NAME	ACRES	SQUARE FEET
BLAKEY LANE	0.320	13,947

CHARLES G. ROSANKY
CALLED 23.04 ACRES
VOLUME 953, PAGE 533,
O.P.R.B.C.T.X.

OWNERSHIP INFORMATION:
BRP EAST, L.P., A TEXAS LIMITED PARTNERSHIP
1002 E ANDERSON LANE
AUSTIN, TEXAS 78752
STATE OF TEXAS:
COUNTY OF TRAVIS:
P.R.B.C.T.X.

ENGINEER'S CERTIFICATION:
THAT I, REESE B. HURLEY, P.E., 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 SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY:
REESE B. HURLEY, P.E. NO. 98211 DATE _____
LJA ENGINEERING, INC., FIRM #F-1386
7500 RIALTO BLVD. BLD. 2, SUITE 100
AUSTIN, TEXAS 78735

STATE OF TEXAS:
COUNTY OF BASTROP:
KNOWN ALL BY THESE PRESENTS:
SURVEYOR'S CERTIFICATION:

THAT I, MATT OVERALL, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS, AND THIS SUBDIVISION IS WITHIN THE CITY LIMITS, OF BASTROP, TEXAS.

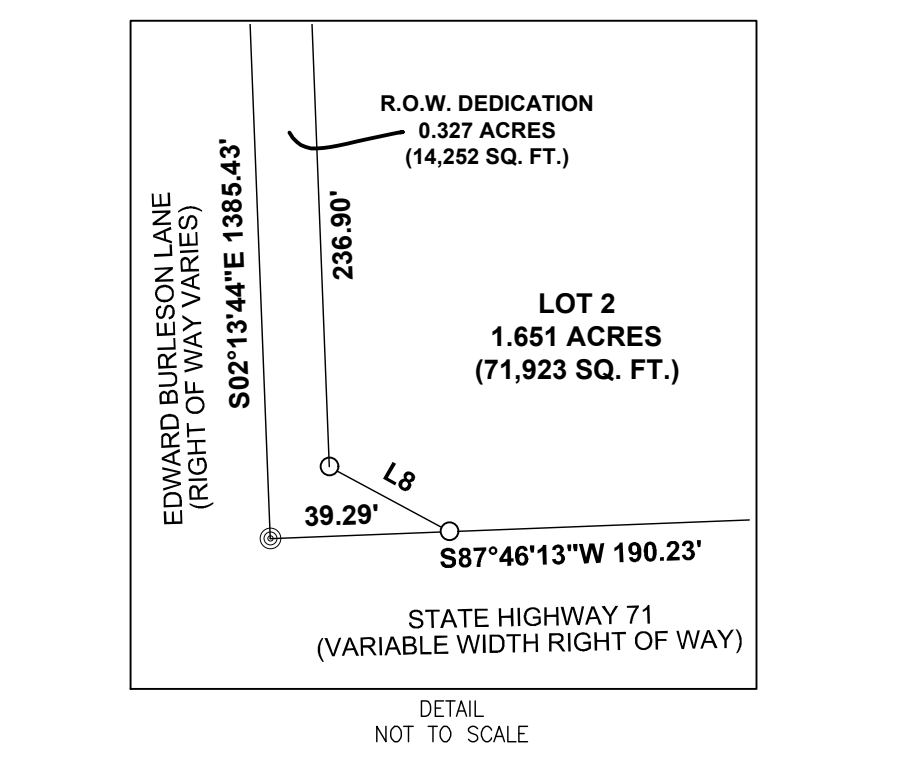
SURVEYED BY:
MATT OVERALL R.P.L.S. NO. 6864 DATE _____
LJA SURVEYING, INC., T.B.P.E.L.S. FIRM NO. 10194382
7500 RIALTO BLVD. BLD. 2, SUITE 100
AUSTIN, TEXAS 78735

PRELIMINARY REVIEW COPY

A PRELIMINARY PLAT OF 19.81 ACRES
OUT OF THE
NANCY BLAKEY SURVEY, ABSTRACT NO. 98
BASTROP COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Bldg. II Phone 512.439.4700
Suite 150
Austin, Texas 78735 T.B.P.E.L.S. Firm No. 10194382

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
DK	CDC	1"=100'	07/28/23	A141-0407	1 OF 1
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				



APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP ON THIS THE _____ DAY OF _____

APPROVED: _____ CITY SECRETARY, CITY OF BASTROP, TEXAS
PLANNING AND ZONING COMMISSION CHAIRPERSON

C:\Users\Surety\OneDrive\Desktop\2023\14411\0407_Burleson_Crossing_East_3D\Prints\PRELIMINARY PLAT_14411-0407-PRELIMINARY_PLAT_083_7_23_2023