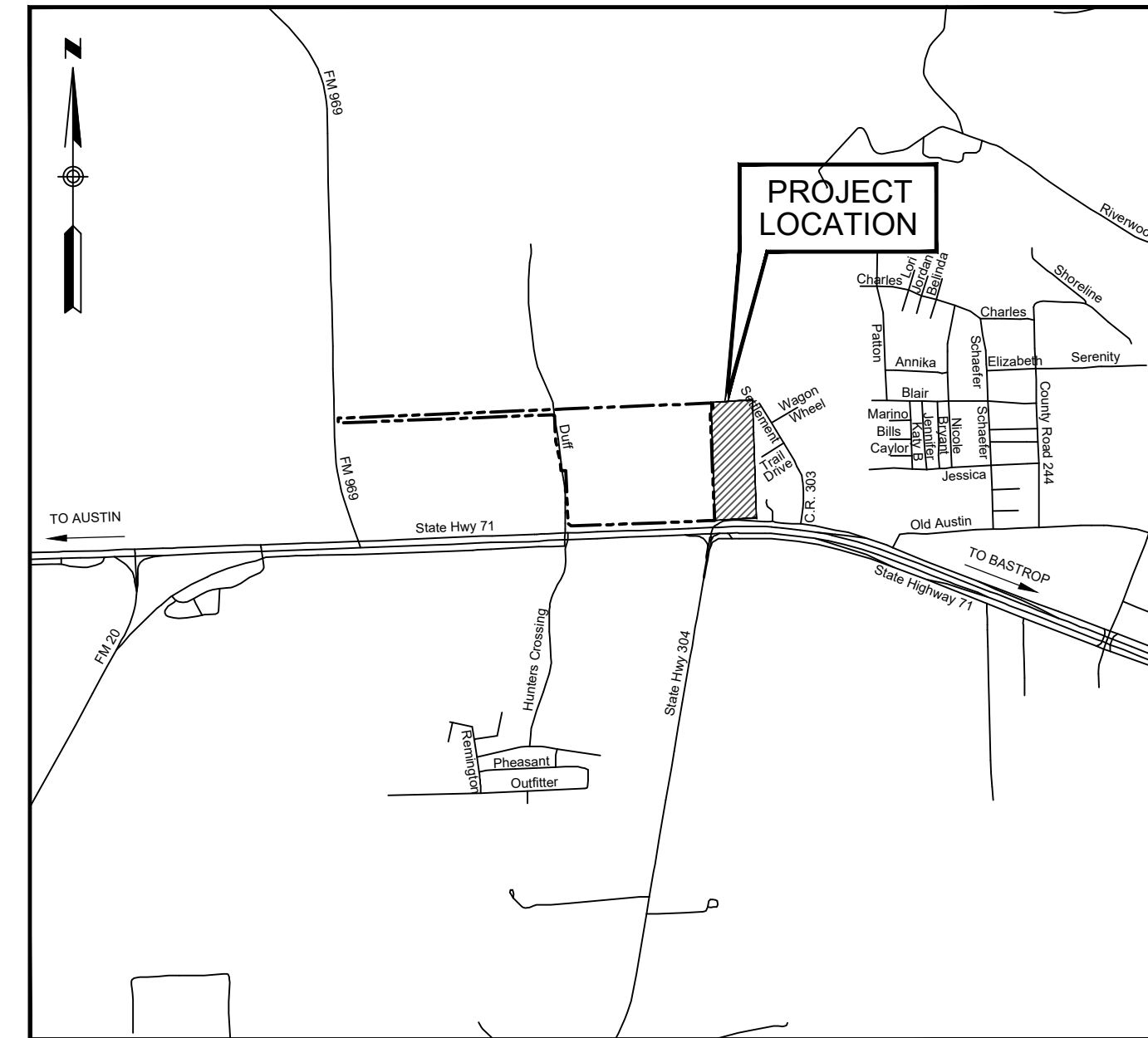


# BURLESON CROSSING EAST

## ZONING CONCEPT PLAN

BURLESON CROSSING EAST  
ZONING CONCEPT PLAN  
A-10-19-14-01

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	ZONING CONCEPT PLAN
03	OVERALL DRAINAGE AREA MAP
04	CONCEPTUAL UTILITY PLAN
05	LANDSCAPE CONCEPTUAL PLAN
06	LANDSCAPE CONCEPTUAL PLAN



LOCATION MAP  
(N.T.S.)

SUBMITTAL DATE: OCTOBER 4TH, 2021

**LEGAL DESCRIPTION**  
19.81 ACRES IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS

**OWNER:** ERHARD LEGACY PARTNERS, LTD.  
11111 WILCREST GREEN DRIVE, SUITE 100  
HOUSTON, TEXAS 77042

**DEVELOPER:** BASTROP RETAIL PARTNERS, L.P.  
c/o DURHAM AND BASSETT REALTY GROUP, INC.  
100 EAST ANDERSON LANE, SUITE 200  
AUSTIN, TX. 78752  
PHONE # (512) 833-6444  
FAX # (512) 833-6448

**ENGINEER:** LJA ENGINEERING INC.  
5316 HIGHWAY 290 W. SUITE 150  
AUSTIN TEXAS 78735  
CONTACT PERSON : S. DANNY MILLER, P. E  
PHONE # (512) 439-4700  
FAX # (512) 439-4716

**SURVEYOR:** LJA SURVEYING INC.  
5316 HIGHWAY 290 W. SUITE 150  
AUSTIN TEXAS 78735  
CONTACT PERSON : MATT OVERALL  
PHONE # (512) 439-4700  
FAX # (512) 439-4716

- NOTES:
1. THIS PROJECT IS LOCATED IN AN UNNAMED TRIBUTARY OF THE COLORADO RIVER.
  2. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48021C0355E, DATED JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.

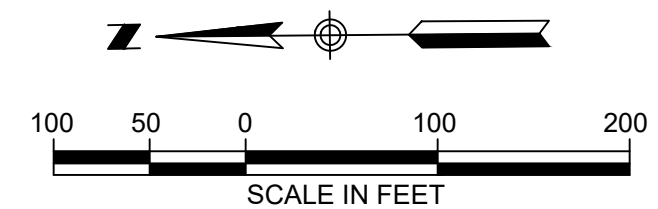
PROPOSED UTILITY PROVIDERS  
 WATER AND WASTEWATER : CITY OF BASTROP - TREY JOB (512) 332-8932  
 ELECTRIC : BLUEBONNET ELECTRIC COOPERATIVE - RODNEY GERIK (979) 542-8527  
 GAS : CENTERPOINT/ENTEX - WENDY LAMB (830) 643-6938  
 TELEPHONE: AT&T  
 CABLE: TIME-WARNER

REVISIONS / CORRECTIONS			
Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	City of Bastrop Approval- Date

**LJA Engineering & Surveying, Inc.**  
 5316 Highway 290 West  
 Suite 150  
 Austin, Texas 78735  
 Phone 512.439.4700  
 Fax 512.439.4716  
 FRN-F-1386  
 CV1

LJA-191-Burleson-2021-10-04-10:00 AM  
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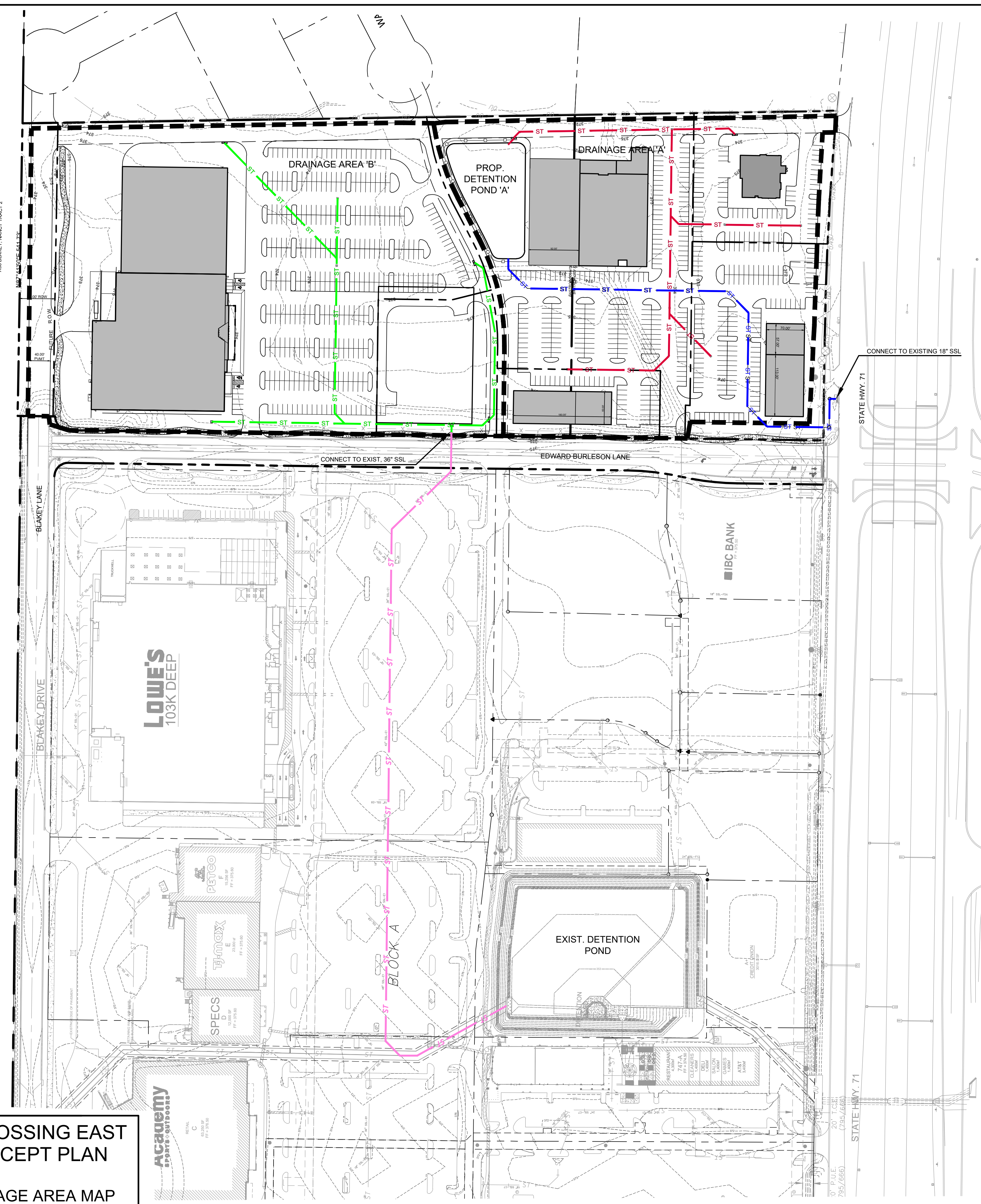


**LEGEND**

- DRAINAGE AREA
- EXIST. STORM SYSTEM
- DRAINAGE AREA 'A'
- DRAINAGE AREA 'B'
- DETENTION POND 'A'

**CONCEPTUAL DRAINAGE PLAN NOTES**

1. DRAINAGE AREA 'A' RUNOFF SHALL BE CAPTURED AND CONVEYED TO PROPOSED DETENTION POND 'A'
2. DRAINAGE AREA 'B' RUNOFF SHALL BE CAPTURED AND CONVEYED TO EXIST. DETENTION POND LOCATED IN LOT 6A, BURLESON CROSSING FINAL PLAT, TO THE EXTENT ALLOWED.
3. EXISTING AND PROPOSED DETENTION PONDS SHALL BE ANALYZED BASED ON CURRENT ATLAS-14 CRITERIA AS PART OF THE PRELIMINARY PLAT APPLICATION.



I:\A\141\_Bastrop\407 - Burleson East\401\Exhibits\drainage map.dwg, Oct 04, 2021 - 11:41 am

**LJA Engineering, Inc.** **BURLESON CROSSING EAST**  
 7500 Rialto Boulevard Phone 512.439.4700  
 Building II, Suite 100 Fax 512.439.4716  
 Austin, Texas 78735 FRN-F-1386

**BURLESON CROSSING EAST**  
**ZONING CONCEPT PLAN**  
**OVERALL DRAINAGE AREA MAP**

**Academy**  
 sports & outdoors

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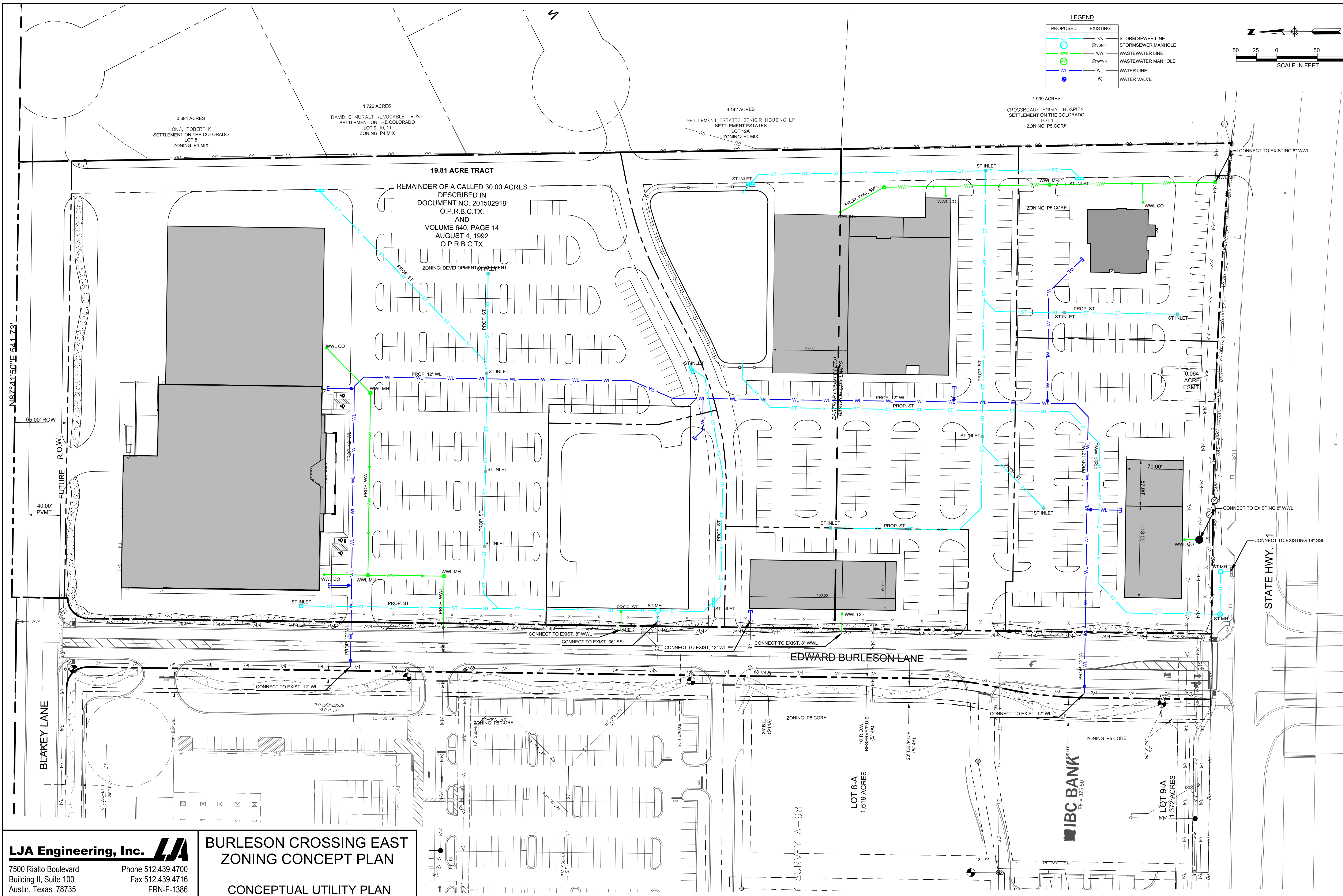
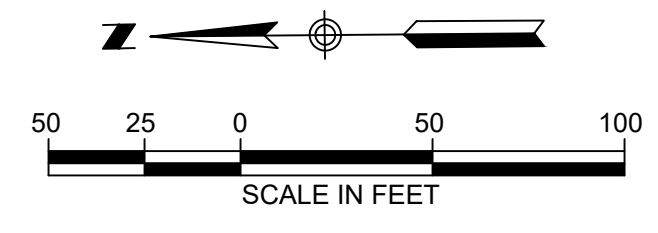
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**LEGEND**

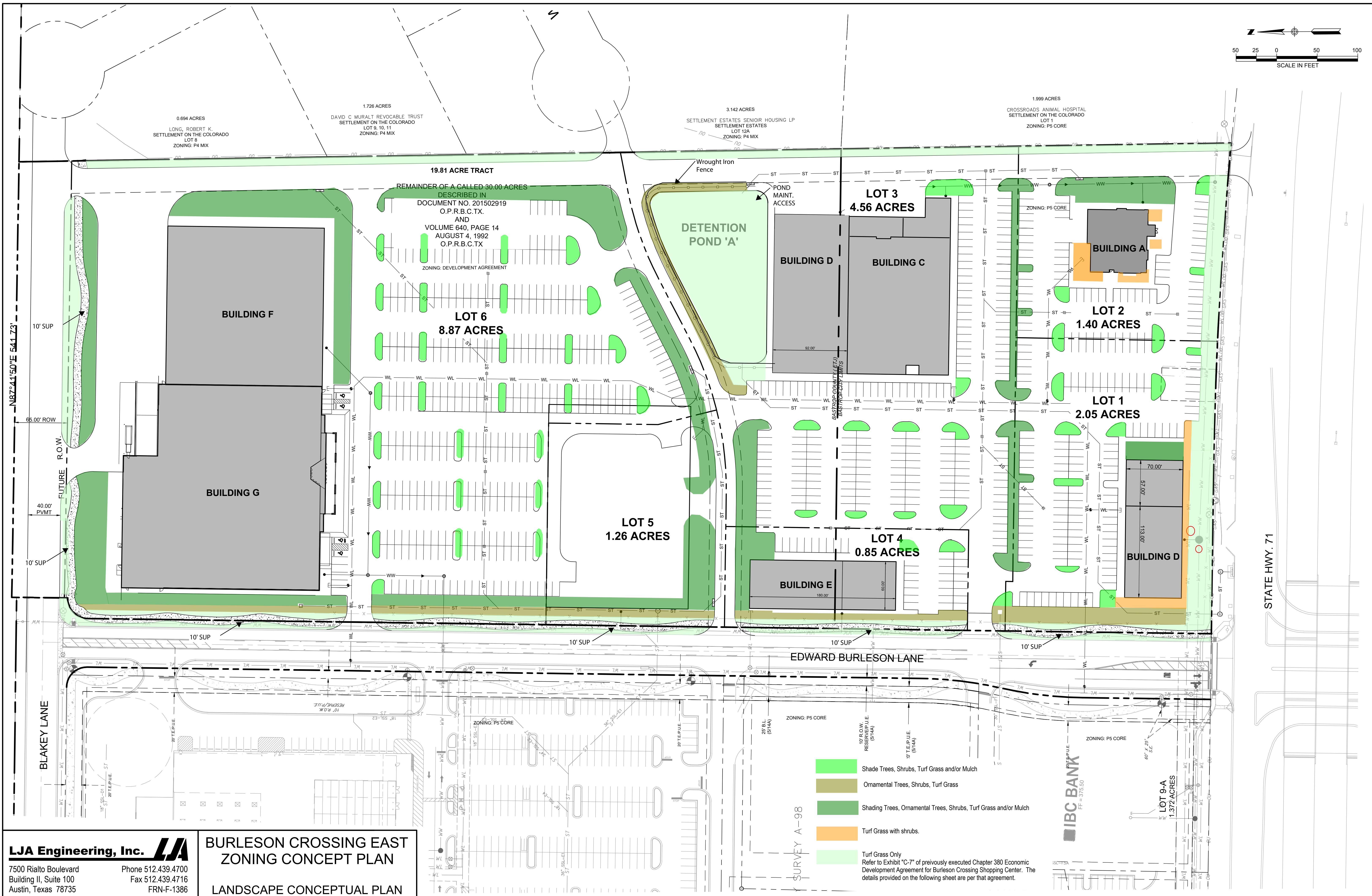
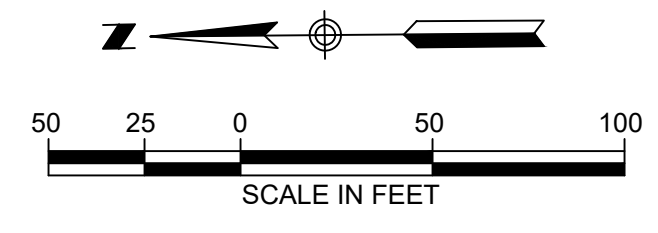
PROPOSED	EXISTING	
	SS	STORM SEWER LINE
	SSMH	STORMSEWER MANHOLE
	WW	WASTEWATER LINE
	WWMH	WASTEWATER MANHOLE
	WL	WATER LINE
	WV	WATER VALVE



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 FRN-F-1386

**BURLESON CROSSING EAST  
 ZONING CONCEPT PLAN**  
 CONCEPTUAL UTILITY PLAN

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0.694 ACRES  
LONG, ROBERT K.  
SETTLEMENT ON THE COLORADO  
LOT 8  
ZONING: P4 MIX

1.726 ACRES  
DAVID C MURALT REVOCABLE TRUST  
SETTLEMENT ON THE COLORADO  
LOT 9, 10, 11  
ZONING: P4 MIX

3.142 ACRES  
SETTLEMENT ESTATES SENIOR HOUSING LP  
SETTLEMENT ESTATES  
LOT 12A  
ZONING: P4 MIX

1.999 ACRES  
CROSSROADS ANIMAL HOSPITAL  
SETTLEMENT ON THE COLORADO  
LOT 1  
ZONING: P5 CORE

19.81 ACRE TRACT

REMAINDER OF A CALLED 30.00 ACRES  
DESCRIBED IN  
DOCUMENT NO. 201502919  
O.P.R.B.C.TX.  
AND  
VOLUME 640, PAGE 14  
AUGUST 4, 1992  
O.P.R.B.C.TX.  
ZONING: DEVELOPMENT AGREEMENT

LOT 6  
8.87 ACRES

LOT 5  
1.26 ACRES

LOT 3  
4.56 ACRES

LOT 2  
1.40 ACRES

LOT 1  
2.05 ACRES

LOT 4  
0.85 ACRES

LOT 9-A  
1.372 ACRES

BUILDING F

BUILDING G

BUILDING D

BUILDING C

BUILDING A

BUILDING E

BUILDING D

DETENTION  
POND 'A'

N87°41'50"E 541.73'

65.00' ROW

40.00' PVMT

10' SUP

10' SUP

10' SUP

10' SUP

10' SUP

EDWARD BURLESON LANE

BLAKEY LANE

STATE HWY. 71

- Shade Trees, Shrubs, Turf Grass and/or Mulch
- Ornamental Trees, Shrubs, Turf Grass
- Shading Trees, Ornamental Trees, Shrubs, Turf Grass and/or Mulch
- Turf Grass with shrubs.
- Turf Grass Only  
Refer to Exhibit "C-7" of previously executed Chapter 380 Economic Development Agreement for Burleson Crossing Shopping Center. The details provided on the following sheet are per that agreement.

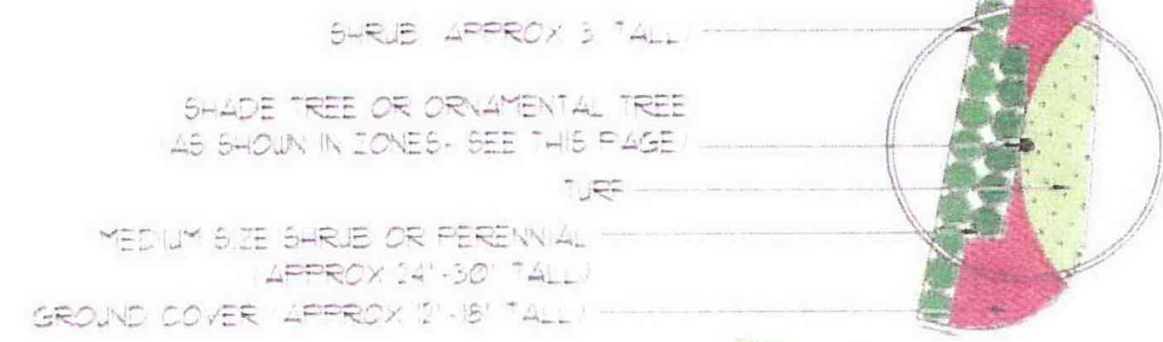
**LJA Engineering, Inc.**  
7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

**BURLESON CROSSING EAST  
ZONING CONCEPT PLAN**  
  
LANDSCAPE CONCEPTUAL PLAN

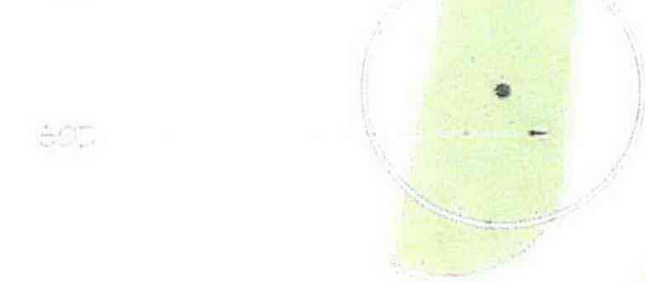
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**Detail A: Typical Islands Throughout Parking Areas**

**Detail A1: Typical Planted Island**

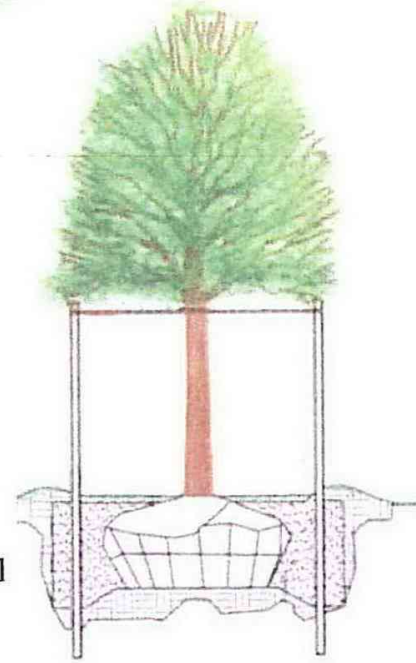


**Detail A2: Typical Bermed Island**



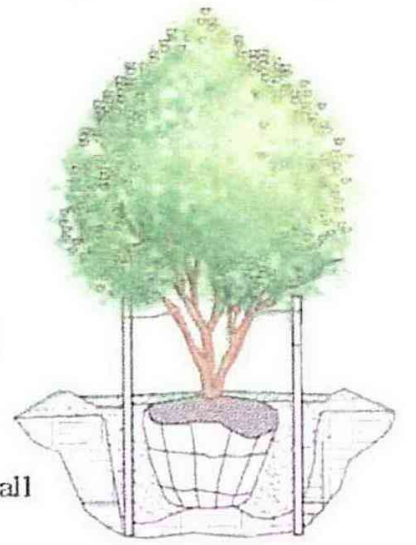
**Detail B: Shade Trees**

- Site to utilize at least three of the following species:
- Live Oak - 3" caliper / 10' tall
  - Cedar Elm - 3" caliper / 10' tall
  - Red Oak - 3" caliper / 10' tall
  - Burr Oak - 3" caliper / 10' tall
  - Chinquapin Oak - 3" caliper / 10' tall



**Detail C: Ornamental Trees**

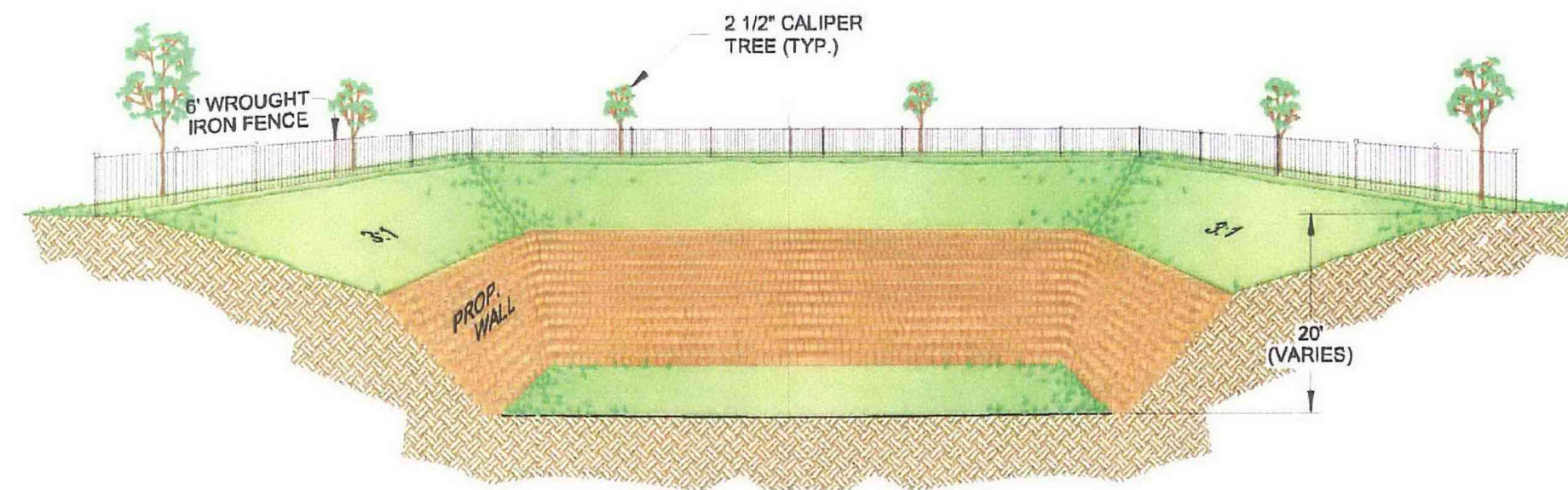
- Site to utilize at least three of the following species:
- Texas Redbud - 1 1/2" caliper / 6' tall
  - Crape Myrtle - 1 1/2" caliper / 6' tall
  - Vitex - 1 1/2" caliper / 6' tall
  - Yaupon - 1 1/2" caliper / 6' tall
  - Mountain Laurel - 1 1/2" caliper / 6' tall



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is an general example of the landscaping in certain end islands and medians.

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