

Bastrop Economic Development Corporation
Board of Directors - Meeting Agenda
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8870



Thursday, December 07, 2023
12:00 PM

Bastrop Economic Development Corporation (BEDC) meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

The BEDC Board reserves the right to reconvene, recess, or realign the Regular Session or call Executive Session or order of business at any time prior to adjournment.

1. CALL TO ORDER

The Bastrop EDC Board reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

2. PUBLIC COMMENT(S)

3. REGULAR BUSINESS & PRESENTATIONS

3.A Discuss and possibly act on providing the City of Bastrop with a Possession and Use Agreement for the future ROW area known as Financial Way.

[3.B](#) Consider and Act on amending the development agreement with Accutronic, LLC by amending the parcel size from 10.0 acres to 13.84 acres to include a previously not included Lovaca Gathering Company easement, bringing the total parcel size to convey to 13.84 acres.

4. ADJOURNMENT

5. CERTIFICATE

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the BEDC's website, www.bastropedc.org/about/board-materials and said Notice was posted on the following date and time: _____, at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.

Angela Ryan, Operations Manager



STAFF REPORT

MEETING DATE: December 7, 2023

AGENDA ITEM: 3A

TITLE:

Discuss and possibly act on providing the City of Bastrop with a Possession and Use Agreement for the future ROW area known as Financial Way.

AGENDA ITEM SUBMITTED BY: Sylvia Carrillo, Interim Director of the Bastrop Economic Development Corporation (BEDC)

BACKGROUND/HISTORY:

A portion of the incentive package to Moca Financial, was construction of a portion of street named Financial Way, The City of Bastrop has handled this as a capital improvement project and has awarded a contract (approved by BEDC) and was prepared to provide a notice to proceed. The City's legal team advised the city has no legal authority to issue such notice until the plat is recorded.

The plat, pending completion, may be scheduled on December 21, 2023, however, this may not be possible as we are still pending documents from the engineer.

The contractor is awaiting a start date and has already mobilized on site.

This agenda item would allow the BEDC to grant temporary rights to the City under a possession and use agreement (PUE) for the ROW area and approximately 30' of temporary workspace from the ROW boundaries that Doucet indicates is also needed during construction.

FISCAL IMPACT:

None

RECOMMENDATION:

Approve

ATTACHMENTS:

1. Proposed Plat
2. Metes and Bounds – Financial Way and Jackson Street
3. Proposed Possession and Use Agreement.



DOUCET

“Exhibit “-----”

**Bastrop EDC Jackson St. Extension
Bastrop County, Texas**

**D&A Job No. 2104-004
September 5, 2023**

METES & BOUNDS DESCRIPTION – FINANCIAL WAY

BEING A 1.067-ACRE TRACT IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF RESERVE AREA “D”, A CALLED 68.085-ACRE TRACT, OF THE REPLAT OF LOTS 1 AND 2 RESERVE B OF BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE I FINAL PLAT, DESCRIBED IN A DEED TO THE BASTROP ECONOMIC DEVELOPMENT CORP., AS RECORDED IN CABINET 5, PAGE 122-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS [P.R.B.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped “DOUCET” set for the southwest corner of a called 27.954-acre tract, for the northwest corner of the tract described herein, from which a 5/8-inch iron rod (Bent) found for an interior ell corner of said remainder tract, same being on the west line of said 27.954-acre tract, bears, along a curve to the left defined by an arc length of 22.88 feet, a radius of 2,060.00 feet, a delta angle of 00°38’11”, and a chord which bears N09°13’06”E, a distance of 22.88 feet;

THENCE S78°16’18”E, with the south line of said 27.954-acre tract, same being over and across said remainder tract, a distance of 440.42 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set at the beginning of a curve to the right;

THENCE over and across said remainder tract the following seven (7) courses and distances:

- 1) With said curve to the right, defined by an arc length of 208.47 feet, a radius of 62.00 feet, a delta angle of 192°38’54”, and a chord which bears S54°54’38”W, for a distance of 123.25 feet, to a 1/2-inch iron rod with cap stamped “DOUCET” set for an angle point at the beginning of a curve to the left,
- 2) With said curve to the left, defined by an arc length of 2.54 feet, a radius of 3.00 feet, a delta angle of 48°34’58”, and a chord which bears N53°03’24”W, for a distance of 2.47 feet, to a 1/2-inch iron rod with cap stamped “DOUCET” set for an angle point,
- 3) N77°20’53”W, a distance of 38.48 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for an angle point at the beginning of a curve to the left,
- 4) With said curve to the left, defined by an arc length of 89.49 feet, a radius of 635.00 feet, a delta angle of 08°04’28”, and a chord which bears N81°23’07”W, for a distance of 89.41 feet, to a 1/2-inch iron rod with cap stamped “DOUCET” set for an angle point,
- 5) N85°25’21”W, a distance of 217.65 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for an angle point,
- 6) S49°34’39”W, a distance of 14.14 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for an angle point, from which a 1/2-inch iron rod with cap stamped “BEF” found for an interior ell corner of said remainder tract, same being the east corner of Reserve “C”, Detention Center, of said Replat of Lots 1 and 2 Reserve B of the Bastrop Business and Industrial Park, Phase I Final Plat, recorded in said Cabinet 5, Page 122-B [P.R.B.C.T.], bears N37°11’38”W, a distance of 231.39 feet, and

“Exhibit “-----”

- 7) N11°05'34"E, a distance of 131.32 feet to the **POINT OF BEGINNING** and containing 1.067 acres of land, more or less.

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000010 using CP1 as a point of origin.

Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, John Barnard, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.



09/05/2023

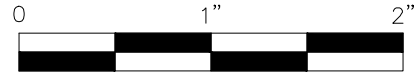
John Barnard
Registered Professional Land Surveyor
Texas Registration No. 5749
Doucet & Associates
JBarnard@DoucetEngineers.com
TBPELS Firm Registration No. 10194551

Date





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	208.47'	62.00'	192°38'54"	S54°54'38"W	123.25'
C2	2.54'	3.00'	48°34'58"	N53°03'24"W	2.47'
C3	89.49'	635.00'	8°04'28"	N81°23'07"W	89.41'
C4	22.88'	2,060.00'	0°38'11"	N09°13'06"E	22.88'

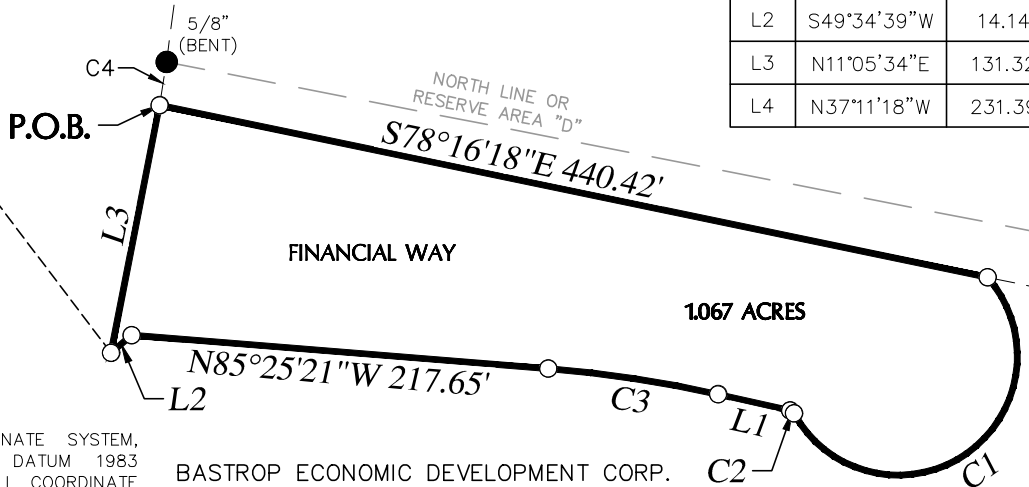


**STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 2**

CALLED 27.954 ACRES
DOC. NO. 202203425
O.P.R.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°20'53"W	38.48'
L2	S49°34'39"W	14.14'
L3	N11°05'34"E	131.32'
L4	N37°11'18"W	231.39'

"BEF"
RESERVE "C"
DETENTION CENTER
REPLAT OF LOTS 1 AND 2
RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE
I FINAL PLAT
CABINET 5, PG. 122-B
P.R.B.C.T.



CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983
(NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE
VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND
MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE
ADJUSTMENT FACTOR OF 1.000010 USING CP1 AS A POINT OF
ORIGIN.
UNITS: US SURVEY FEET.

BASTROP ECONOMIC DEVELOPMENT CORP.
REMAINDER OF
RESERVE AREA "D"
CALLED 68.085 ACRES
REPLAT OF LOTS 1 AND 2 RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I FINAL PLAT
CABINET 5, PG. 122-B
P.R.B.C.T.

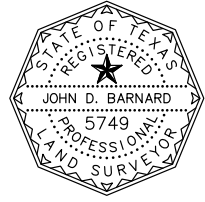
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A
TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF
RECORD MAY EXIST WHERE NONE ARE SHOWN.

LEGEND

- SUBJECT TRACT
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [AS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP FOUND
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.B.C.T. PLAT RECORDS, BASTROP COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL
DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY
PERFORMED ON THE GROUND UNDER MY SUPERVISION.

09/05/2023



JOHN BARNARD DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES
JBARNARD@DOUCETENGINEERS.COM

**1.067 ACRE TRACT
EXHIBIT**

CITY OF BASTROP,
BASTROP COUNTY, TEXAS

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	09/05/2023
Scale:	1" = 100'
Drawn by:	JWF
Reviewer:	JB
Project:	2014-004
Sheet:	3 OF 3
Field Book:	560
Party Chief:	LG
Survey Date:	07/27/2023



DOUCET

“Exhibit “-----”

**Bastrop EDC Jackson St. Extension
Bastrop County, Texas**

**D&A Job No. 2014-004
September 5, 2023**

METES & BOUNDS DESCRIPTION – JACKSON STREET

BEING A 2.799-ACRE TRACT IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF RESERVE AREA “D”, A CALLED 68.085-ACRE TRACT, OF THE REPLAT OF LOTS 1 AND 2 RESERVE B OF BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE I FINAL PLAT, DESCRIBED IN A DEED TO THE BASTROP ECONOMIC DEVELOPMENT CORP., AS RECORDED IN CABINET 5, PAGE 122-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS [P.R.B.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found, at the start of a curve to the right, for a northeast corner of said remainder tract, same being on the west line of a called 27.954-acre tract, recorded in Document Number 202203425 of the Official Public Records of Bastrop County, Texas [O.P.R.B.C.T.], for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found for a northwest corner of said 27.954-acre tract, same being the southeast corner of Jackson Street, a 120 foot wide right-of-way, recorded in Cabinet 3, Page 099-A [P.R.B.C.T.], also being the south corner of Lot 5, Block A, Bastrop Business and Industrial Park Phase I, recorded in said Cabinet 3, Page 099-A [P.R.B.C.T.], bears N04°02'52"E, a distance of 31.59 feet;

THENCE with the common line of said remainder tract and said 27.954-acre tract, the following two (2) courses and distances:

- 1) With said curve to the right, defined by an arc length of 126.40 feet, a radius of 2,060.00 feet, a delta angle of 03°30'56", and a chord which bears S06°08'34"W, for a distance of 126.38 feet, to a 5/8-inch iron rod (Bent) found for an interior ell corner of said remainder tract, at the beginning of a curve to the right, and
- 2) With said curve to the right, defined by an arc length of 22.88 feet, a radius of 2,060.00 feet, a delta angle of 00°38'11", and a chord which bears S09°13'06"W, for a distance of 22.88 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for the southwest corner of said 27.954-acre tract;

THENCE over and across said remainder tract the following thirteen (13) courses and distances:

- 1) S11°05'34"W, a distance of 131.32 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 2) S04°34'39"W, a distance of 76.22 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 3) S04°34'39"W, a distance of 353.02 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point at the beginning of a curve to the right,
- 4) With said curve to the right, defined by an arc length of 138.72 feet, a radius of 1,040.00 feet, a delta angle of 07°38'32", and a chord which bears S08°23'55"W, for a distance of 138.61 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for angle point,

(CONTINUED ON NEXT PAGE)

- 5) $S12^{\circ}13'11''W$, a distance of 517.54 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for angle point at the beginning of a curve to the left,
- 6) With said curve to the left, defined by an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of $90^{\circ}00'00''$, and a chord which bears $S32^{\circ}46'49''E$, for a distance of 35.36 feet, to a 1/2-inch iron rod with cap stamped “DOUCET” set for an angle point,
- 7) $N77^{\circ}46'49''W$, a distance of 130.00 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for angle point at the beginning of a curve to the left,
- 8) With said curve to the left, defined by an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of $90^{\circ}00'00''$, and a chord which bears $N57^{\circ}13'11''E$, for a distance of 35.36 feet, a 1/2-inch iron rod with cap stamped “DOUCET” set for angle point,
- 9) $N12^{\circ}13'11''E$, a distance of 517.54 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for angle point at the beginning of a curve to the left,
- 10) With said curve to the left, defined by an arc length of 128.05 feet, a radius of 960.00 feet, a delta angle of $07^{\circ}38'32''$, and a chord which bears $N08^{\circ}23'55''E$, for a distance of 127.95 feet, to a 1/2-inch iron rod with cap stamped “DOUCET” set for angle point,
- 11) $N04^{\circ}34'39''E$, a distance of 353.02 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for angle point,
- 12) $N85^{\circ}25'21''W$, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for angle point, and
- 13) $N04^{\circ}33'42''E$, a distance of 343.30 feet to a 1/2-inch iron rod (Bent) found, at the beginning of a curve to the left, for an interior ell corner of said remainder tract, same being the southeast corner of Lot 1, Block C, Final Plat of the Bastrop Business and Industrial Park Phase 1, recorded in said Cabinet 3, Page 099-A [P.R.B.C.T.], from which a 1/2-inch iron rod with cap stamped “BEF” found for an interior ell corner of said remainder tract, same being the east corner of Reserve “C”, Detention Center, of said Replat of Lots 1 and 2 Reserve B of the Bastrop Business and Industrial Park, Phase I, Final Plat, recorded in Cabinet 5, Page 122-B [P.R.B.C.T.], bears $S34^{\circ}20'31''W$, a distance of 108.85 feet;

THENCE with said curve to the left, defined by an arc length of 12.36 feet, a radius of 1,940.00 feet, a delta angle of $00^{\circ}21'54''$, and a chord which bears $N04^{\circ}53'09''E$, for a distance of 12.36 feet, to a 1/2-inch iron rod found for the northeast corner of said remainder tract, same being the southwest corner of said Jackson Street;

(CONTINUED ON NEXT PAGE)

“Exhibit “-----”

THENCE S85°30’27”E, with the common line between said remainder tract and said Jackson Street, a distance of 120.23 feet to the **POINT OF BEGINNING** and containing 2.799-acres acres of land, more or less.

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000010 using CP1 as a point of origin.

Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

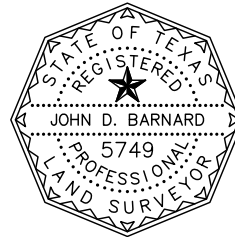
I, John Barnard, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

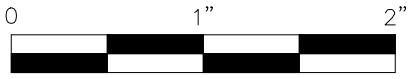
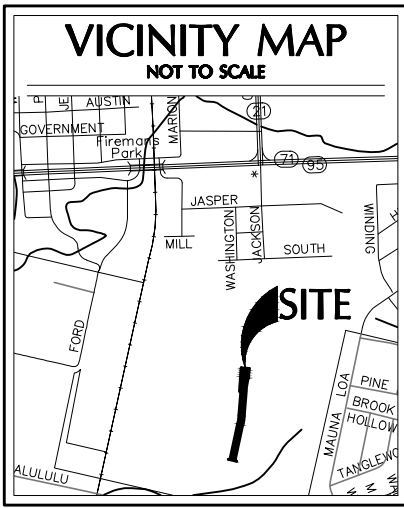


09/05/2023

John Barnard
Registered Professional Land Surveyor
Texas Registration No. 5749
Doucet & Associates
JBarnard@DoucetEngineers.com
TBPELS Firm Registration No. 10194551

Date





GRAPHIC SCALE: 1" = 100'

LOT 1 BLOCK C
FINAL PLAT
BASTROP BUSINESS AND
INDUSTRIAL PARK PHASE 1
CABINET 3, PG. 099-A
P.R.B.C.T.

LOT 5, BLOCK A
BASTROP BUSINESS AND
INDUSTRIAL PARK PHASE 1
CABINET 3, PG. 099-A
P.R.B.C.T.

**STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 2**

RESERVE "C"
DETENTION CENTER
REPLAT OF LOTS 1 AND 2
RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE
I FINAL PLAT
CABINET 5, PG. 122-B
P.R.B.C.T.

BASTROP ECONOMIC
DEVELOPMENT CORP.
REMAINDER OF
RESERVE AREA "D"
CALLED 68.085 ACRES
REPLAT OF LOTS 1 AND 2
RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I
FINAL PLAT
CABINET 5, PG. 122-B
P.R.B.C.T.

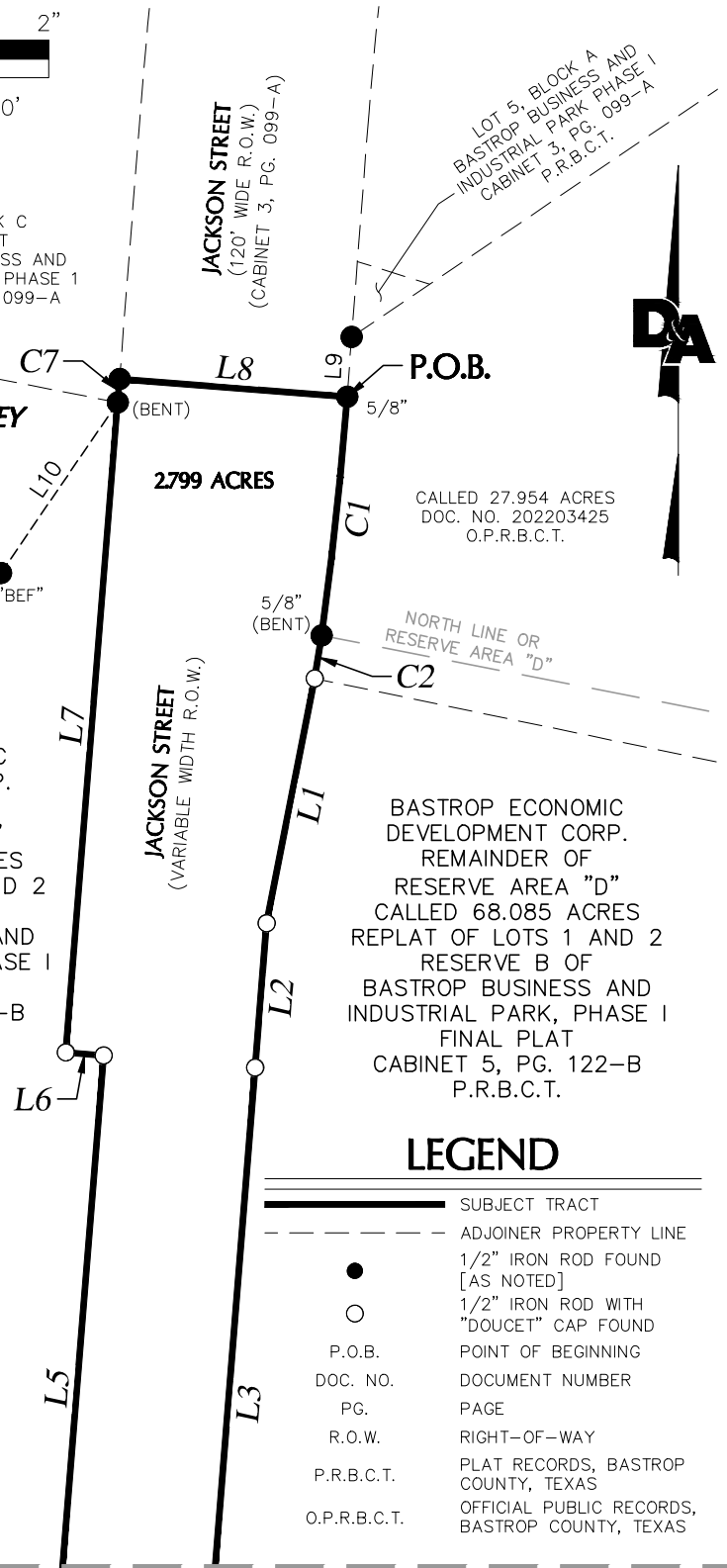
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RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I
FINAL PLAT
CABINET 5, PG. 122-B
P.R.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°05'34"W	131.32'
L2	S04°34'39"W	76.22'
L3	S04°34'39"W	353.02'
L5	N04°34'39"E	353.02'
L6	N85°25'21"W	20.00'
L7	N04°33'42"E	343.30'
L8	S85°30'27"E	120.23'
L9	N04°02'52"E	31.59'
L10	S34°20'31"W	108.85'

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000010 USING CP1 AS A POINT OF ORIGIN.
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	126.40'	2,060.00'	3°30'56"	S06°08'34"W	126.38'
C2	22.88'	2,060.00'	0°38'11"	S09°13'06"W	22.88'
C7	12.36'	1,940.00'	0°21'54"	N04°53'09"E	12.36'




LEGEND

- SUBJECT TRACT
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [AS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP FOUND
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
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- R.O.W. RIGHT-OF-WAY
- P.R.B.C.T. PLAT RECORDS, BASTROP COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS

MATCHLINE SHEET 1

**2.799 ACRE TRACT
EXHIBIT**

**CITY OF BASTROP,
BASTROP COUNTY, TEXAS**

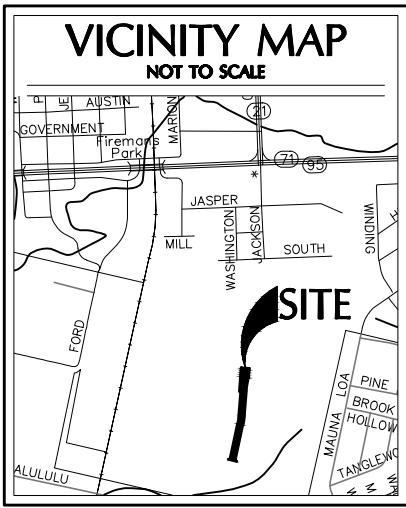


DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	09/05/2023
Scale:	1" = 100'
Drawn by:	JWF
Reviewer:	JB
Project:	2014-004
Sheet:	4 OF 5
Field Book:	560
Party Chief:	LG
Survey Date:	07/27/2023

MATCHLINE SHEET 1

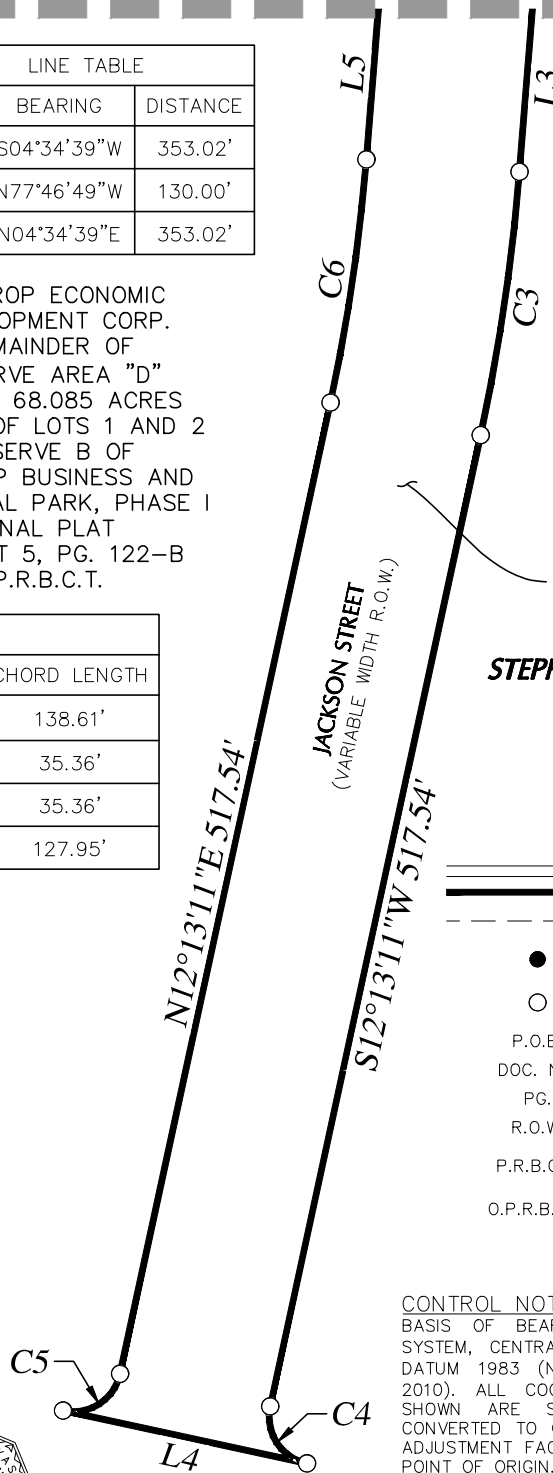


LINE TABLE		
LINE	BEARING	DISTANCE
L3	S04°34'39"W	353.02'
L4	N77°46'49"W	130.00'
L5	N04°34'39"E	353.02'

BASTROP ECONOMIC DEVELOPMENT CORP.
REMAINDER OF RESERVE AREA "D"
CALLED 68.085 ACRES
REPLAT OF LOTS 1 AND 2
RESERVE B OF BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE I
FINAL PLAT
CABINET 5, PG. 122-B
P.R.B.C.T.

BASTROP ECONOMIC DEVELOPMENT CORP.
REMAINDER OF RESERVE AREA "D"
CALLED 68.085 ACRES
REPLAT OF LOTS 1 AND 2
RESERVE B OF BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE I
FINAL PLAT
CABINET 5, PG. 122-B
P.R.B.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	138.72'	1,040.00'	7°38'32"	S08°23'55"W	138.61'
C4	39.27'	25.00'	90°00'00"	S32°46'49"E	35.36'
C5	39.27'	25.00'	90°00'00"	N57°13'11"E	35.36'
C6	128.05'	960.00'	7°38'32"	N08°23'55"E	127.95'



**STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 2**

LEGEND

- SUBJECT TRACT
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [AS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP FOUND
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.B.C.T. PLAT RECORDS, BASTROP COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

09/05/2023



JOHN BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES
JBARNARD@DOUCETENGINEERS.COM

DATE

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000010 USING CP1 AS A POINT OF ORIGIN.
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

**2.799 ACRE TRACT
EXHIBIT**

**CITY OF BASTROP,
BASTROP COUNTY, TEXAS**



DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date: 09/05/2023

Scale: 1" = 100'

Drawn by: JWF

Reviewer: JB

Project: 2014-004

Sheet: 5 OF 4

Field Book: 560

Party Chief: LG

Survey Date: 07/27/2023



TRACT 1
12.39 ACRES

REMAINDER OF
LOT 1, BLOCK A
BASTROP BUSINESS AND
INDUSTRIAL PARK PHASE I
CABINET 3, PG. 099-A
P.R.B.C.T.

TRACT 2
27.95 ACRES

MOCA VENTURES NEBRASKA, LLC
CALLED 27.954 AC.
DOC. 202003425
O.P.R.B.C.T.

TRACT 7
4.50 ACRES

RESERVE "C"
DEVELOPMENT CENTER
REPLAT OF LOTS 1 AND 2
RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I
FINAL PLAT
CABINET 3, PAGE 122-B
P.R.B.C.T.

TRACT 3
36.30 ACRES

RESERVE AREA "D"
CALLED 68.085 ACRES
REPLAT OF LOTS 1 AND 2 RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I FINAL PLAT
CABINET 3, PAGE 122-B
P.R.B.C.T.

TRACT 4
13.84 ACRES

RESERVE AREA "D"
CALLED 68.085 ACRES
REPLAT OF LOTS 1 AND 2 RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I FINAL PLAT
CABINET 3, PAGE 122-B
P.R.B.C.T.

TRACT 5
6.25 ACRES

RESERVE AREA "D"
CALLED 68.085 ACRES
REPLAT OF LOTS 1 AND 2 RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I FINAL PLAT
CABINET 3, PAGE 122-B
P.R.B.C.T.

TRACT 6
13.45 ACRES

RESERVE AREA "D"
CALLED 68.085 ACRES
REPLAT OF LOTS 1 AND 2 RESERVE B OF
BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I FINAL PLAT
CABINET 3, PAGE 122-B
P.R.B.C.T.

RESERVE AREA "D"
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BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I FINAL PLAT
CABINET 3, PAGE 122-B
P.R.B.C.T.

TRACT 8
24.66 ACRES

REMAINDER OF LOT 1
CONSERVATION AREA
AMENDED BASTROP BUSINESS AND
INDUSTRIAL PARK, PHASE I
CABINET 3, PG. 112-A
P.R.B.C.T.

JACKSON STREET
[CONVERTED TO RIGHT-OF-WAY
(CABINET 3, PG. 099-A)]

FINANCIAL WAY
(VARIABLE WIDTH R.O.W.)

TECHNOLOGY DRIVE
80' RIGHT-OF-WAY

ORIGINAL LOT LINE
OF RESERVE AREA "D"
ORIGINAL LOT LINE
OF LOT 1

ORIGINAL LOT LINE
OF RESERVE AREA "D"
ORIGINAL LOT LINE
OF LOT 1

ORIGINAL LOT LINE
OF RESERVE AREA "D"
ORIGINAL LOT LINE
OF LOT 1

ORIGINAL LOT LINE
OF RESERVE AREA "D"
ORIGINAL LOT LINE
OF LOT 1

UNLAW DIVIDED CO. OF 1991 1807955
UNLAW DIVIDED CO. OF 1991 1807955
UNLAW DIVIDED CO. OF 1991 1807955

JACKSON STREET
[CONVERTED TO RIGHT-OF-WAY
(CABINET 3, PG. 099-A)]

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

**POSSESSION AND USE AGREEMENT
FOR FINANCIAL WAY AND JACKSON STREET RIGHT OF WAY**

This Possession and Use Agreement For the Financial Way and Jackson Street Right of Way, (the "Agreement") between The City of Bastrop, a Texas Home Rule municipal corporation (the "City" and/or "Grantee"), and the Bastrop Economic Development Corporation, a Type B economic development corporation (the "Grantor"), grants to the City, its contractors, agents, and all others deemed necessary by the City, an irrevocable right to possession and use of the Grantor's property for the purpose of extending public right-of-way, and constructing roadways and necessary infrastructure in the areas known as Financial Way and Jackson Street (the "Project"). (Collectively, the City and Grantor are referred to as the "Parties" in this Agreement.)

The property subject to this Agreement is described more fully in field notes and plat maps, attached as "Exhibit A", showing the proposed 1.067-acres Financial Way and 2.779-acres Jackson Street right-of-way areas, and also including an area consisting of strips of land thirty (30) feet wide adjacent to all of the boundaries of the proposed right-of-way areas for Financial Way and Jackson Street in Exhibit A for the City's use a temporary access and construction area for the purposes authorized by this Agreement (the "Property"). Exhibit A is made a part of this Agreement by reference.

1. For the consideration paid by the City, which is set forth in Paragraph 2 below, the Grantor grants, bargains, sells, and conveys to the City of Bastrop the right of entry and exclusive possession and use of the Property for the purpose of extending and/or construction of the Project and appurtenances thereto and the right to remove any improvements. Further, the Grantor authorizes the Grantee to conduct the following activities on the Property: surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, including roadways and related appurtenances, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and all other work determined by Grantee to be necessary to complete the Project. This Possession and Use Agreement will extend to the City, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the City in the future, and all others deemed necessary by the City for the purpose of the Project. This grant by the Grantor will allow the Grantee to construct, relocate, replace, repair, improve, operate, and maintain the Project on the Property. The rights and use granted herein shall not prohibit the Grantor or its invitees from access to the remainder of the Grantor's property, which access shall be maintained at all times, but such access crossing the Property may be limited to defined locations by the Grantee to facilitate completion of the Project and to maintain the safety of the worksite. Grantor understands and agrees that its access from adjacent property after construction of the Project will be subject to such driveway spacing and access requirements of the City's ordinances.

2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the City will tender to the Grantor the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by execution of this Agreement. This Agreement in part facilitates the Grantor's commitments to the economic development of the larger parent tracts in which the Property is located, relating to the development of infrastructure improvements necessary for the subdivision of the acreage.
3. The effective date of this Agreement will be the later of the dates on which this Agreement is signed by the Parties below (the "Effective Date").
4. Grantor warrants and represents that the Grantor holds the fee simple title to the Property and that the title to the Property is free and clear of all liens and encumbrances, except those for which a release has been granted or a consent to this Agreement has been executed and recorded in the Official Records of Bastrop County. Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the City from all unreleased or undisclosed liens, claims, or encumbrances affecting the Property.
5. This Agreement is made with the understanding that the Grantor will continue to proceed with the proposed replat of the larger parent tracts in which the Property is located, by which the proposed rights-of-way for Financial Way and Jackson Street as described by metes and bounds in Exhibit A are intended to be dedicated permanently to the City as public rights-of-way.
6. The purpose of this Agreement is to allow the City to proceed with its Project without delay, for the benefit of the Grantor, the Grantor's intended end users of the larger parent tracts, the City, and the public.
7. This Agreement shall continue to remain in effect until the City acquires title to the Property either by the proposed right-of-way dedication by replat, or by other conveyance instrument.
8. This Agreement will also extend to and bind the successors and assigns of the Parties.
9. It is agreed that the City will record this document.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the City of Bastrop and its successors and assigns forever, for the purposes and subject to the limitations set forth above.

(See signatures on next page)

GRANTOR:

Bastrop Economic Development Corporation

By: _____
Name: _____
Title: _____

ATTEST:

Corporate Secretary
Printed Name: _____

STATE OF TEXAS

COUNTY OF BASTROP

§
§
§

CORPORATE ACKNOWLEDGEMENT

This instrument was acknowledged before me by _____, a person known to me, in his/her capacity as _____ of the Bastrop Economic Development Corporation, upon being sworn, upon his/her oath stated that he/she is authorized to execute such instrument on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 20____.

Notary Public In and For
The State of Texas

SEAL

THE CITY OF BASTROP, TEXAS

By: _____
Sylvia Carrillo, City Manager

ATTEST:

Ann Franklin, City Secretary

**THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §**

CORPORATE ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, on this day personally appeared Sylvia Carrillo, a person known to me, in her capacity as City Manager of the City of Bastrop, Texas, and having been sworn, upon her oath stated that she is authorized to execute such instrument on behalf of said municipality.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____ 20__.

Notary Public In and For
The State of Texas

After recording, return to:
City Secretary
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602



STAFF REPORT

MEETING DATE: December 7, 2023

AGENDA ITEM: 3B

TITLE:

Consider and Act on amending the development agreement with Acutronic, LLC by amending the parcel size from 10.0 acres to 13.84 acres to include a previously not included Lovaca Gathering Company easement, bringing the total parcel size to convey to 13.84 acres.

AGENDA ITEM SUBMITTED BY: Sylvia Carrillo, Interim Director of the Bastrop Economic Development Corporation (BEDC)

BACKGROUND/HISTORY:

As the BEDC continues to work towards a final plat of the Industrial Park, previously committed 10 acres to Acutronic would have left 3.84 of an easement as an area platted as a single lot. This would have required permanent maintenance on the part of the BEDC. This agenda item seeks to clarify the final conveyance and final sale of 13.84 acres as opposed to 10 acres.

There is no price change in the sale.

If this agenda item is approved, staff will work with legal on correcting the final documents in preparation for the sale.

FISCAL IMPACT:

None

RECOMMENDATION:

Approve

ATTACHMENTS:

1. Proposed Parcel of Acutronic.





TRACT 1
12.39 ACRES
REMAINDER OF LOT 1, BLOCK A BASTROP BUSINESS AND INDUSTRIAL PARK PHASE I CABINET 3, PG. 099-A P.R.B.C.T.

TRACT 2
27.95 ACRES
MOCA VENTURES NEBRASKA, LLC CALLED 27.954 AC. DOC. 202003425 O.P.R.B.C.T.

TRACT 7
4.50 ACRES
RESERVE "C" DETENTION CENTER REPLAT OF LOTS 1 AND 2 RESERVE B OF BASTROP BUSINESS AND INDUSTRIAL PARK PHASE I FINAL PLAT CABINET 3, PAGE 122-B P.R.B.C.T.

FINANCIAL WAY (VARIABLE WIDTH R.O.W.)

TRACT 4
13.84 ACRES

RESERVE AREA "D" CALLED 68.085 ACRES REPLAT OF LOTS 1 AND 2 RESERVE B OF BASTROP BUSINESS AND INDUSTRIAL PARK PHASE I FINAL PLAT CABINET 3, PAGE 122-B P.R.B.C.T.

TRACT 5
6.25 ACRES

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TRACT 3
36.30 ACRES

RESERVE AREA "D" CALLED 68.085 ACRES REPLAT OF LOTS 1 AND 2 RESERVE B OF BASTROP BUSINESS AND INDUSTRIAL PARK PHASE I FINAL PLAT CABINET 3, PAGE 122-B P.R.B.C.T.

REMAINDER OF LOT 1 CONSERVATION AREA AMENDED BASTROP BUSINESS AND INDUSTRIAL PARK PHASE I CABINET 3, PG. 122-A P.R.B.C.T.

TRACT 6
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TECHNOLOGY DRIVE 80' RIGHT-OF-WAY

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TRACT 8
24.66 ACRES

REMAINDER OF LOT 1 CONSERVATION AREA AMENDED BASTROP BUSINESS AND INDUSTRIAL PARK PHASE I CABINET 3, PG. 122-A P.R.B.C.T.