

CITY OF SMITHVILLE

PLANNING & ZONING APPLICATION

APPLICATION TYPE

Zoning Change Request:

- ☐ Change in Zoning Class
- ☐ Change in Ordinance
- ☐ Variance
- ☐ Special Use Permit
- ☐ Minor Plat/Subdivision
- ☐ Other _____

Number of Requests:

- ☐ Single
- ☐ Multiple

PROPERTY IDENTIFICATION

Street Address _____

**** Applicant must submit an accurate location map and site plan for application to be considered ****

Legal description

- ☐ Platted Land (please provide subdivision, block and lot information below)
- ☐ Unplatted Land (please submit the metes and bounds description from deed)

Subdivision Name: _____

Property Tax Code: _____ Block Number: _____ Lot Number: _____

Property Owner
(as listed on Deed): _____

Property Owner
Mailing Address: _____

Owner's Phone No: _____ Owner's Email: _____

Agent's Name
(if applicable): _____

Agent's Mailing
Address: _____

Agent's Phone No: _____ Agent's Email: _____

DESCRIPTION OF VARIANCE / EXCEPTION REQUEST

Current Zone Class:	SF-1	<input type="checkbox"/>	SF-2	<input type="checkbox"/>	Proposed Zone Class:	SF-1	<input type="checkbox"/>	SF-2	<input type="checkbox"/>
	MR	<input type="checkbox"/>	C-1	<input type="checkbox"/>		MR	<input type="checkbox"/>	C-1	<input type="checkbox"/>
	C-2	<input type="checkbox"/>	C-3	<input type="checkbox"/>		C-2	<input type="checkbox"/>	C-3	<input type="checkbox"/>
	MHS	<input type="checkbox"/>	MF	<input type="checkbox"/>		MHS	<input type="checkbox"/>	MF	<input type="checkbox"/>
	CF	<input type="checkbox"/>	PD	<input type="checkbox"/>		CF	<input type="checkbox"/>	PD	<input type="checkbox"/>
	PD-Z	<input type="checkbox"/>	I	<input type="checkbox"/>		PD-Z	<input type="checkbox"/>	I	<input type="checkbox"/>
	CBD	<input type="checkbox"/>	PD-Z	<input type="checkbox"/>		CBD	<input type="checkbox"/>	PD-Z	<input type="checkbox"/>


Describe variance requested:

Describe special use requested:

Reason for Request:
(explain why special exception is sought or why a variance has been requested)

PETITION

As Owner/Agent, I hereby petition the City of Smithville for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City. I understand and agree that the Petition fee is non-refundable and that I must attend the Planning & Zoning meeting and subsequent City Council meeting in order for my application to be considered for approval.

Signature:  Date: _____

OFFICE USE ONLY:

Fee Amount: _____	Fee Payment: _____
P&Z Date: _____	Council Date: _____
Accepted By: _____	Date Submitted: _____

☐ Notice sent to property owners within 200 feet of proposed property



FIELD NOTES DESCRIPTION
OF A
5.112 ACRE TRACT
CALLED TO BE 5.111 ACRES
FILE #202109523 OPRBCT
LEWIS LOMAS LEAGUE SURVEY, ABSTRACT 46
SMITHVILLE, BASTROP COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.112 ACRES IN THE LEWIS LOMAS LEAGUE SURVEY, ABSTRACT 46, IN SMITHVILLE, BASTROP COUNTY, TEXAS, BEING ALL OF A CALLED 5.111 ACRE TRACT OF LAND CONVEYED TO MACHS IN CAHOOTS, LLC IN FILE #202109523 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (DRBCT); SAID 5.112 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4 inch iron rod found bent on the south side of Colorado Drive (unknown right-of-way width) and the west side of Garwood Street (unknown right-of-way width), same being the northeast corner of said 5.111 acre tract;

THENCE, with the east line of said 5.111 acre tract, along the west side of Garwood Street, $5^{\circ}02'57''59''$ E, for a distance of 463.51 feet to a 5/8 inch iron rod found at the common east corner of said 5.111 acre tract and a called 0.22967 acre tract of land conveyed to Eric Norio Shiozaki and wife, Heather Erin Shiozaki in Volume 2253, Page 82 (OPRBT);

THENCE, with the common line of said 5.111 acre tract and said 0.22967 acre tract, $N 89^{\circ}38'04''$ W, for a distance of 127.66 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JE GARON RPLS 4303" found for the common west corner of said tracts;

THENCE, continuing with said common line, $5^{\circ}02'07''02''$ E, passing the common west corner of said 0.22967 acre and a called 0.297 acre tract of land conveyed to Jeanita K. Parks in File #201802499 (OPRBT), and continuing with the common line of said 5.111 acre tract and said 0.297 acre tract for a total distance of 146.33 feet to a 1/2 inch iron rod with red plastic cap stamped "BEFCO" found on the northeast side of Northeast 9th Street for most southerly east corner of said 5.111 acre tract, from which a 3/4 inch iron pipe found at the called southwest corner of said 0.297 acre tract bears $5^{\circ}02'07''02''$ E, a distance of 1.60 feet;

THENCE, with the southwest line of said 5.111 acre tract, along the northwest side of Northeast 9th Street, $N 65^{\circ}21'06''$ W, for a distance of 442.35 feet to a cotton spindle found at the common south corner of said 5.111 acre tract and a tract of land described as Lot 1, Taylor Addition (subdivision plat not found) and conveyed to J. D. McBee in Volume 210, Page 454 of the Deed Records of Bastrop County, Texas (DRBCT);

21-675.docx

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THENCE, with the common lines of said 5.111 acre tract and said McBee tract, the following two (2) courses and distances:

- 1) $N 24^{\circ}35'59''$ E, a distance of 127.91 feet to a 3/8 inch iron rod found;
- 2) $N 65^{\circ}38'39''$ W, a distance of 50.33 feet to a 1/2 inch iron rod found on the southeast side of Short Street (unknown right-of-way width) at the common west corner of said 5.111 acre tract and said McBee tract;

THENCE, with the northwest line of said 5.111 acre tract, along the southeast side of Short Street, $N 24^{\circ}29'10''$ E, for a distance of 249.35 feet to the most northerly west corner of said 5.111 acre tract on the south side of Colorado Drive, from which a 5/8 inch iron rod found bears $5^{\circ}11'55''$ W, a distance of 0.34 feet;

THENCE, with the north line of said 5.111 acre tract, along the south side of Colorado Drive, $N 81^{\circ}15'55''$ E, for a distance of 394.14 feet to the POINT OF BEGINNING hereof and containing 5.112 acres, more or less.

Surveyed on the ground September 2021 under my supervision. See plat prepared September 2021 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 0.99998180381303 (calculated using GEOID12B). Reference drawing: 21-675.



J. Dillon Means
Registered Professional Land Surveyor No. 6770

KERR
SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

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ZONING: SF-1
All (18) Proposed lots as shown on this plan and as described and captured by Kerr Surveying Boundary Survey and corresponding document are to be Zoned SF-1.

Proposed Land Use: Residential Use

ADMINISTRATIVE
CITY APPROVALS

Building Inspector _____ Date _____

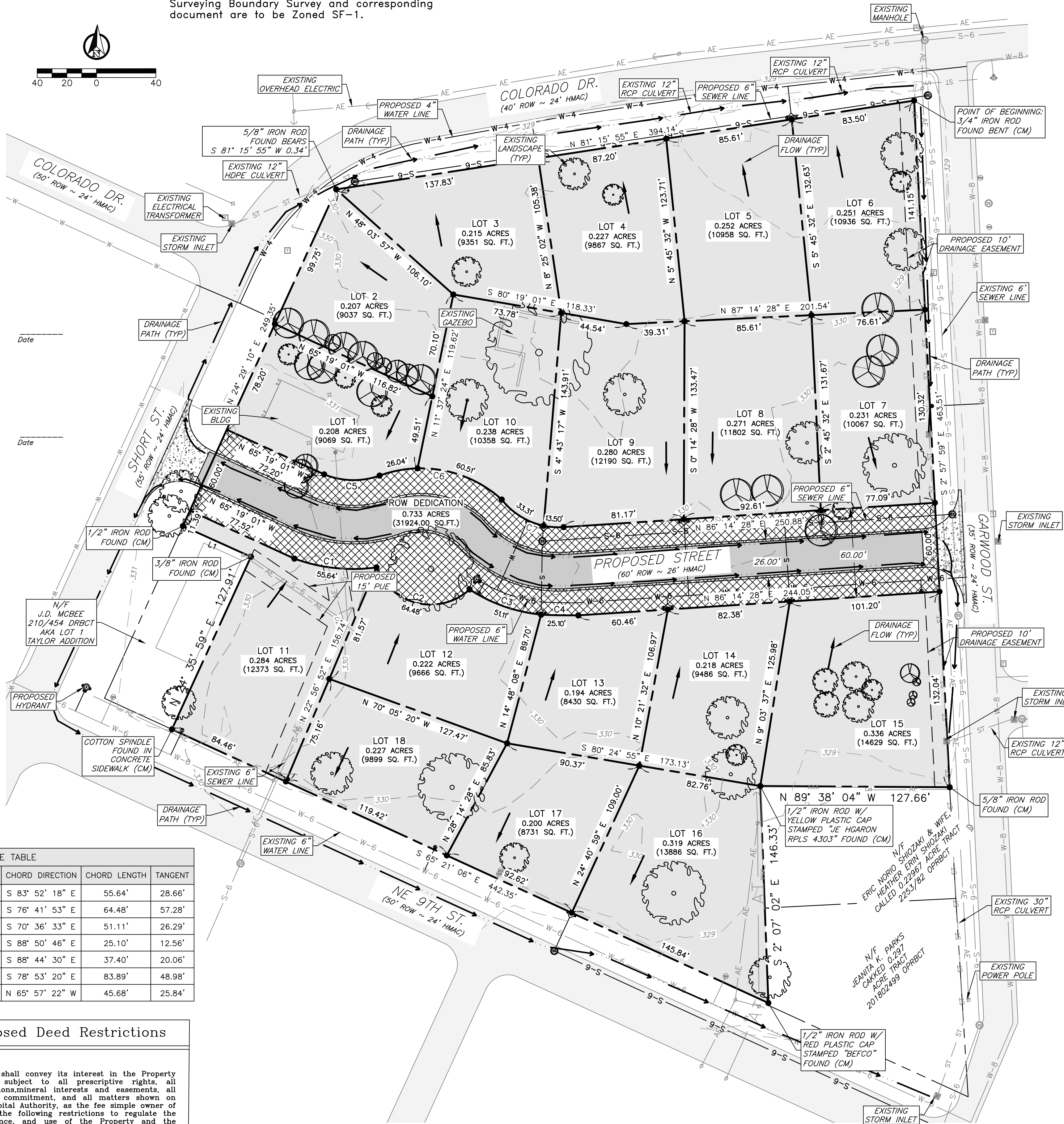
APPROVAL FOR PREPARATION OF FINAL PLAT:

City Manager, City of Smithville _____ Date _____

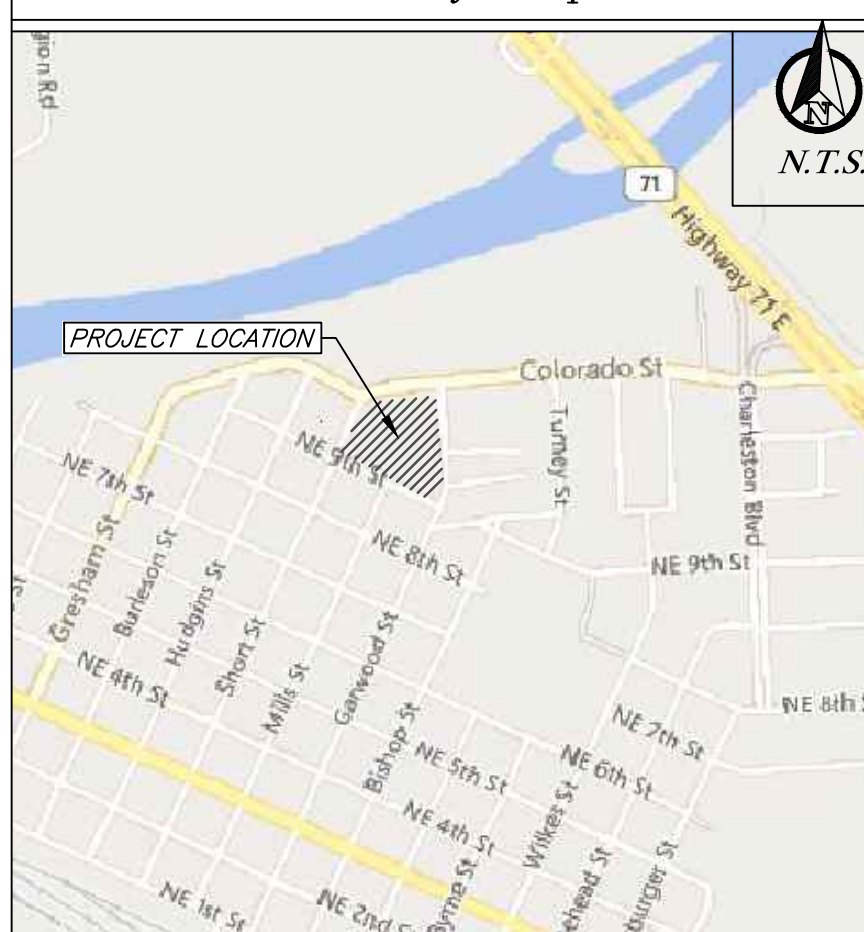
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	56.19'	116.06'	27° 44' 19"	S 83° 52' 18" E	55.64'	28.66'
C2	75.90'	39.01'	111° 29' 22"	S 76° 41' 53" E	64.48'	57.28'
C3	51.59'	108.70'	27° 11' 40"	S 70° 36' 33" E	51.11'	26.29'
C4	25.10'	483.86'	2° 58' 22"	S 88° 50' 46" E	25.10'	12.56'
C5	38.27'	51.64'	42° 27' 57"	S 88° 44' 30" E	37.40'	20.06'
C6	88.16'	81.24'	62° 10' 16"	S 78° 53' 20" E	83.89'	48.98'
C7	47.53'	48.79'	55° 49' 14"	N 65° 57' 22" W	45.68'	25.84'

Preliminarily Proposed Deed Restrictions

1. Conveying Deed Restrictions:
 - Smithville Hospital Authority shall convey its interest in the Property by special warranty deed, subject to all prescriptive rights, all recorded restrictions, reservations, mineral interests and easements, all matters shown on any title commitment, and all matters shown on any survey. B. Smithville Hospital Authority, as the fee simple owner of the Property, will establish the following restrictions to regulate the structural integrity, appearance, and use of the Property and the improvements placed on it:
 - a) The Property shall be developed and used as single family housing.
 - b) Each home shall be no less than 1,500 square feet.
 - The restrictions shall run with the land making up the Property, be binding on Bidder and Bidder's successors and assigns forever, and inure to the benefit of Smithville Hospital Authority, the Bidder, and their successors and assigns forever.
2. No Removal of classified "Century Oaks".



Vicinity Map



General Notes:

1. Bearing system shown hereon is based on the Texas State plane central zone grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year cors solution 2 (MYCS2).
2. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 0.99998180381303 (calculated using GEOID12B).
3. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C03955E, effective Jan 19, 2006.
4. All minimum building setbacks shall be in accordance with the City Standards.
5. All utilities shown hereon are approximate location.
6. The topography is from Survey data.
7. 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
8. This survey plat was prepared to reflect the title commitment issued by Independence Title, GP NO. 2128789-BAS, Dated: 05/10/21. Unrecorded easements listed on schedule B are not plottable and are not shown on this plat.
9. Land use proposed for all properties within the proposed subdivision are SF-1 Residential Zoning.
10. All lots within the proposed subdivision will be graded to drain to the nearest adjacent storm water control structure.
11. Hot Mixed Asphalt Concrete (HMAC) to be used for Road Surface. 26-feet wide. R.O.W 60-feet as indicated on the plans.

PRELIMINARY PLAN
(NOT FOR RECORD)

Garwood Park Subdivision
Lots 1-18 &
R.O.W Dedication

Being a called 5.112 Acre Tract
of Lewis Lomas League Survey, A-46
Smithville, Bastrop County, Texas
March 2022

Owner:
Machs N Cahoots LLC
PO Box 197
Smithville, TX 78957

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 21-675

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9051

Preliminary Plat Submittal Requirements / Checklist

Sec	Para	Item #	Description	Complies	
				YES	NO
Section 2.2 - Contents	g	13	The locations, rights-of-way, widths, names, and classifications of the proposed streets, roads, alleys, and other features and their location in relation to platted streets and alleys in adjacent subdivisions shall be shown. If there are no adjacent subdivisions, then a map, which may be made on small scale, must be presented showing the outline and ownership of adjacent properties, location and distance to the nearest subdivisions, and how the streets, alleys, or highways in the subdivision offered for record may connect with those in the newest subdivisions. Proposed streets shall not be shown over lands of adjacent owners unless written agreements covering this condition are presented with the plat.	X	
	h	14	The lot depth and the lot width at the street right-of-way line and, if different, at the building line for all lots.	X	
	i	15	A statement, as to type and width of grading, pavements, or surfacing proposed by the developer, shall be placed on the plat over the developer's signature.	X	
	j	16	A designation shall be shown of the proposed uses of land within the subdivision; that is, the type of residential use, location of business or industrial sites, and sites for churches, schools, parks or other special uses.	X	
	k	17	A north arrow, scale and date.	X	
	l	18	A key map showing the subdivision in relation to major streets in all directions to a distance of at least one (1) mile shall be included on the plat.	X	
	m	19	A copy of proposed deed restrictions or private covenants, if any, must accompany the preliminary plat and are subject to approval by the City Council.	X	
Section 2.3 - Certification	N/A	20	The following certificates and signatures shall be placed on the preliminary plat: _____ Engineer / Surveyor Date _____ Building Inspector Date Approval for Preparation of Final Plat: _____ City Manager, City of Smithville Date		X

2A

Preliminary Plat Submittal Requirements / Checklist

Sec	Para	Item #	Description	Complies	
				YES	NO
Section 2.1 - Submission	N/A	1	The subdivider shall submit five (5) prints of a preliminary plat of any proposed subdivision to the City Secretary for review by the City Manager and the City Building Official and for transmission to the planning and zoning commission for their approval before the preparation of the final plat for record. PLEASE NOTE: (5) Prints of this submittal will be provided upon FINAL ADMINISTRATIVE APPROVAL.	X	
		2	The preliminary plat shall be prepared by a registered professional engineer or registered public surveyor, shall bear his seal, and shall be drawn to a scale of one hundred (100) feet to the inch. PLEASE NOTE: Design Team is aware Ordinance states 1"=100' but due to the size of the property the team believed this large scale would provide more Clarity and Resolution for persons reviewing the information.	X	
		a 3	The names of the owner and/or subdivider, the registered engineer, or the licensed state land surveyor responsible for the survey or design of the plat. PLEASE NOTE: Licensed Surveyor's documents and Seal can get found on corresponding "Kerr Surveying" Field Notes Description Document.	X	
		b 4	The proposed name of the subdivision, which shall not be so similar to that of an existing subdivision as to cause confusion, and names of adjacent subdivisions.	X	
		5	Location of boundary lines and width and location of platted streets and alleys within, or adjacent to, the property for a distance of five hundred (500) feet;	X	
Section 2.2 - Contents	c	6	Physical features of the property, including location of watercourses, ravines, bridges, culverts, present structures and other features pertinent to subdivision; and location of any existing utilities with size of sewer and water mains.	X	
		7	The outline of wooded areas and the location of important individual trees is required.	X	
		8	Topographical information with contour lines at two (2) foot intervals or closer shall be shown. Such information may be presented by separate plat filed with the subdivision plat if an overlay is also provided. PLEASE NOTE: Design Team is aware the Ordinance states 2-foot contour intervals or closer shall be shown. These documents provide 1-foot contour intervals to meet this.	X	
		9	The acreage of the property is to be indicated.	X	
		d 10	The flow of drainage with arrows sufficient to show predicted path. An explanation and depiction shall be attached to show outflow and inflow availability on high flow areas. Adjoining property where inflow originates or outflow exists must be attached to insure compliance with drainage or excessive run-off factors. No plat shall be considered for approval unless these drainage flows are attached.	X	
		e 11	All zoning designations applicable to the land to be subdivided and the boundaries of such zoning districts.	X	
		f 12	The City limit line, extraterritorial jurisdiction boundary, or other political boundaries that pass through the land to be subdivided.	X	

1A

Preliminary Plat Submittal Requirements / Checklist

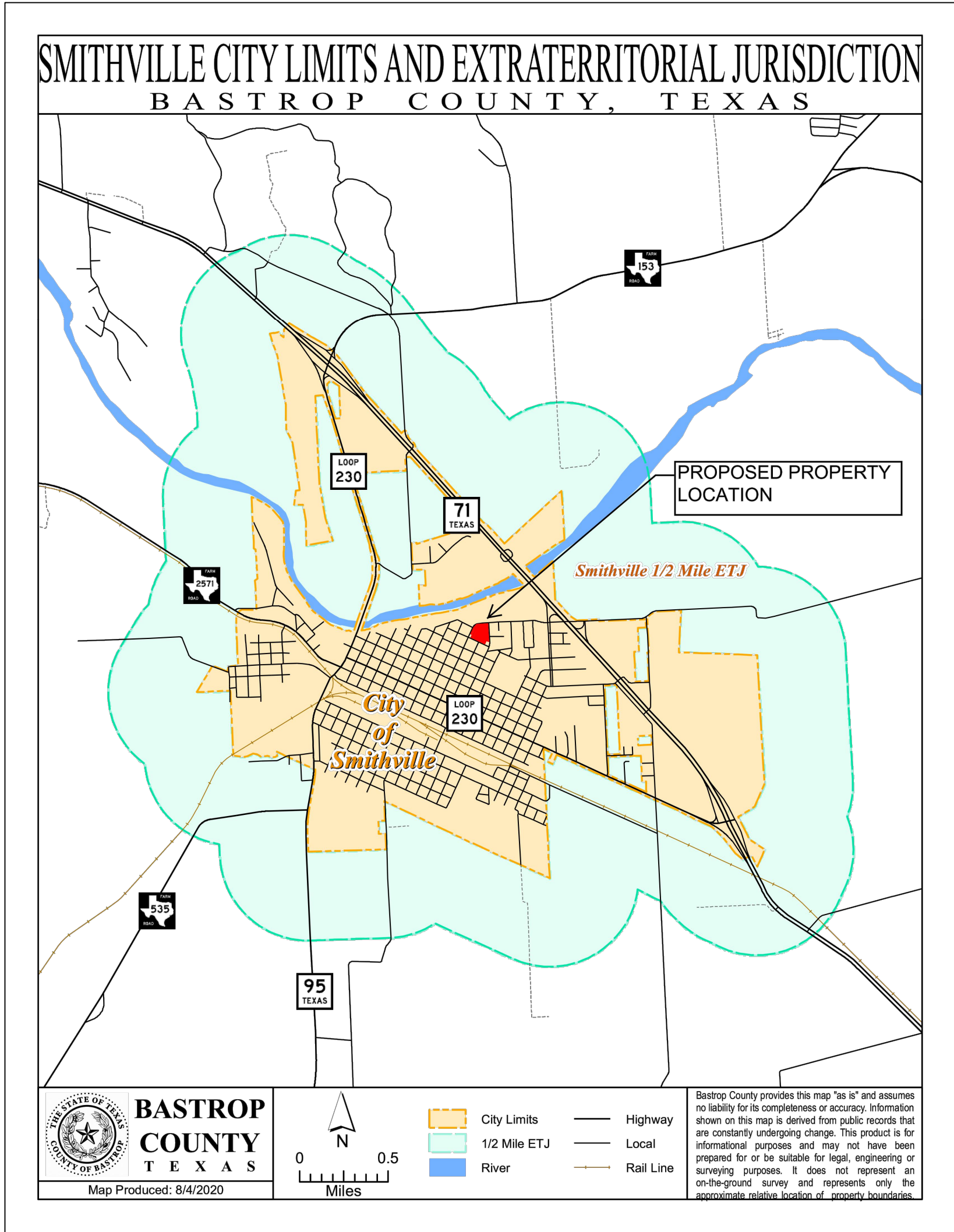
Sec	Para	Item #	Description	Complies	
				YES	NO
Section - 6	N/A	14	<p>SIDEWALKS: Generally, residential sidewalks shall be required on both sides of the street; shall not be less than four (4) feet in width, parallel to and not more than two (2) feet above or below the adjacent curb grade; and shall be located one (1) foot inside the dedicated street line and situated wholly within the dedicated street. Sidewalks abutting business property shall have a minimum width of ten (10) feet. Parkways, the area between curbs and the right-of-way line, shall be excavated or filled to a grade parallel with the longitudinal street grade, and the ground elevation at the right-of-way line shall be not more than two (2) feet, nor less than three (3) inches above the elevation of the top of the adjacent curb. Landing walks of a width not less than eighteen (18) inches may be installed abutting the rear of the curb.</p> <p>PLEASE NOTE: REQUIREMENTS PERTAINING TO THIS ORDINANCE ITEM, AS STATED ABOVE, HAVE BEEN NOTED AND WILL BE ADDRESSED FOR DURING ENGINEERING DESIGN & PERMIT DOCUMENTS DEVELOPMENT TO BE SUBMITTED FOR 3RD PARTY ENGINEERING REVIEW FOLLOWING THE APPROVAL OF THIS PRELIMINARY PLAT.</p>		
Section - 7	7.1	15	<p>DRAINAGE REQUIRED: Structures for drainage shall be constructed in such locations and of such size to adequately serve the subdivision and the contributing drainage area.</p>	X	
Section - 7	7.2	16	<p>DRAINAGE DITCHES: Before the approval of the final plat, the developer and/or owner of the subdivision shall:</p> <p>a. Enclose all existing open drainage ditches in concrete or corrugated metal structures of such size as will adequately serve the subdivision and adjacent drainage area; or</p> <p>b. Make an escrow deposit with the City Secretary of sufficient funds to perform such work upon the understanding that such work will be done by him within eleven (11) months following the approval of the final plat, or the City will be authorized to use said escrow deposit to perform work; or</p> <p>c. Furnish a bond to the City Secretary, payable to the City in an amount sufficient to perform such work as determined by the City Building Inspector, conditioned that he will have the work done according to specifications within eleven (11) months following the approval of the final plat.</p> <p>PLEASE NOTE: REQUIREMENTS PERTAINING TO THIS ORDINANCE ITEM, AS STATED ABOVE, HAVE BEEN NOTED AND WILL BE ADDRESSED FOR DURING ENGINEERING DESIGN & PERMIT DOCUMENTS DEVELOPMENT TO BE SUBMITTED FOR 3RD PARTY ENGINEERING REVIEW FOLLOWING THE APPROVAL OF THIS PRELIMINARY PLAT.</p>		
	7.3	17	<p>STORM SEWERS AND CURB INLETS: Storm sewers shall be provided and curb inlets located as to properly drain all streets and intersections. Sufficient curb inlets shall be provided so as to limit the maximum length of water flow on paved streets to five hundred (500) feet. The size and location of all sewers and curb inlets shall be approved by the City Building Inspector and/or the City administration.</p>	X	

4B

Preliminary Plat Submittal Requirements / Checklist

Sec	Para	Item #	Description	Complies																												
				YES	NO																											
Section 1 - Streets			WIDTHS: Street widths shall be consistent with Table 1 below.																													
			TABLE 1 SUBDIVISION STREET STANDARDS																													
	1.5	5	<table border="1"> <thead> <tr> <th>STREET TYPE</th><th>R-O-W WIDTH</th><th>PAVEMENT WIDTH¹</th><th>CURB AND GUTTER REQUIRED²</th></tr> </thead> <tbody> <tr> <td>Divided Highway (4 lanes)</td><td>200'</td><td>2 x 48</td><td>No</td></tr> <tr> <td>Highway, Undivided 4-Lane</td><td>150'</td><td>80'</td><td>No</td></tr> <tr> <td>Arterial</td><td>90'</td><td>64'</td><td>Yes</td></tr> <tr> <td>Major collector</td><td>70'</td><td>40'</td><td>Yes</td></tr> <tr> <td>Collector</td><td>60'</td><td>30'</td><td>Yes</td></tr> <tr> <td>Local</td><td>60'</td><td>26'</td><td>Yes</td></tr> </tbody> </table>	STREET TYPE	R-O-W WIDTH	PAVEMENT WIDTH ¹	CURB AND GUTTER REQUIRED ²	Divided Highway (4 lanes)	200'	2 x 48	No	Highway, Undivided 4-Lane	150'	80'	No	Arterial	90'	64'	Yes	Major collector	70'	40'	Yes	Collector	60'	30'	Yes	Local	60'	26'	Yes	X
STREET TYPE	R-O-W WIDTH	PAVEMENT WIDTH ¹	CURB AND GUTTER REQUIRED ²																													
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1.6	6	SURFACE: Surfacing of all streets shall be mandatory, and must be completed and inspected by the Building Inspector before streets are accepted for maintenance by the City. The minimum acceptable surface for arterials is two (2) inches of rock asphalt or hot mix asphaltic concrete, either hot or cold lay; for collector streets and residential streets one-half (1 ½) inch of rock asphalt or hot mix asphaltic concrete. The type of surface course to be used shall be designated by the Building Inspector. All street construction shall be performed by a bonded contractor who has filed a faithful performance bond for the City.	X																													
1.7	7	INTERSECTIONS: Arterials shall have a minimum radius of the centerline of one thousand, nine hundred ten (1,910) feet; collector streets shall have a minimum radius at the centerline of nine hundred fifty-five (955) feet; local streets shall have a minimum radius at the centerline of five hundred (500) feet, unless in special circumstances the commission approves a local street with a smaller minimum radius. PLEASE NOTE: REQUIREMENTS PERTAINING TO THIS ORDINANCE ITEM, AS STATED ABOVE, HAVE BEEN NOTED AND WILL BE ADDRESSED FOR DURING ENGINEERING DESIGN & PERMIT DOCUMENTS DEVELOPMENT TO BE SUBMITTED FOR 3RD PARTY ENGINEERING REVIEW FOLLOWING THE APPROVAL OF THIS PRELIMINARY PLAT.																														
1.8	8	CONTINUITY: The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where other than adjacent connections are platted, must in general be reasonable projection of streets in the nearest subdivided tracts, and must be contained to the boundaries of the tract subdivided, so that other subdivisions may connect therewith. Reserve strips of land controlling access to or egress from other property or to or from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.	X																													

2B



Preliminary Plat Submittal Requirements / Checklist

Sec	Para	Item #	Description	Complies	
				YES	NO
Section 1 - Streets	1.1	1	GENERALLY: Unless otherwise approved by the administration, provisions must be made for the extension of arterials; collector streets shall be provided for circulation of traffic through the subdivision; and adequate local streets provided to accommodate the subdivision.	X	
	1.2	2	ALIGNMENT: All arterials and the collector streets shall be continuous or in alignment with existing streets, unless variations are deemed advisable by the administration after consideration of recommendations by the Building Inspector and/or administration. Curvilinear streets shall be allowed. Off-center street intersections shall not be approved.	X	
	1.3	3	GRADES: Arterials shall have a maximum grade of five (5) percent for a maximum continuous distance of two hundred (200) feet. All streets must have a minimum grade of at least one-half (1/2) of one (1) percent. Centerline grade changes with an algebraic difference of more than two (2) percent shall be connected with vertical curves of sufficient length to provide a minimum of six hundred (600) feet sight distance on arterials and four hundred (400) feet sight distance on collector streets and local streets. All vertical curves must be of such length so as to provide comfortable flow of traffic. Wherever a cross slope is necessary or desirable from one curb to the opposite curb, such cross slopes shall not be less than one-tenth (0.1) inch in one (1) foot nor more than one-half (1/2) inch in one (1) foot. PLEASE NOTE: REQUIREMENTS PERTAINING TO THIS ORDINANCE ITEM, AS STATED ABOVE, HAVE BEEN NOTED AND WILL BE ADDRESSED FOR DURING ENGINEERING DESIGN & PERMIT DOCUMENTS DEVELOPMENT TO BE SUBMITTED FOR 3RD PARTY ENGINEERING REVIEW FOLLOWING THE APPROVAL OF THIS PRELIMINARY PLAN.		
	1.4	4	BASE: Arterials shall have a ten (10) inch compacted base constructed of crushed stone. Collector streets shall have a six (6) inch compacted base of crushed stone, and local streets shall have a six (6) inch compacted base of crushed stone or gravel. All crushed stone must meet standards established in Item 215 of the current Texas Highway Department Standard Specifications for Road and Bridge Construction. Gravel shall meet the standards specified by the Building Inspector. All street bases shall be constructed on a subgrade approved by the Building Inspector before base material is placed. Standard methods of compaction of base shall be used, and base material shall be applied and compacted in two (2) courses. Street bases shall be approved by the Building Inspector before a surface course is applied. PLEASE NOTE: REQUIREMENTS PERTAINING TO THIS ORDINANCE ITEM, AS STATED ABOVE, HAVE BEEN NOTED AND WILL BE ADDRESSED FOR DURING ENGINEERING DESIGN & PERMIT DOCUMENTS DEVELOPMENT TO BE SUBMITTED FOR 3RD PARTY ENGINEERING REVIEW FOLLOWING THE APPROVAL OF THIS PRELIMINARY PLAN.		

1B

PRELIMINARY PLAN
(NOT FOR RECORD)

*Garwood Park Subdivision
Lots 1-18 &
R.O.W Dedication*

*Being a called 5.112 Acre Tract
of Lewis Lomas League Survey, A- 46
Smithville, Bastrop County, Texas
March 2022*

Owner:
Machs N Cahoots LLC
PO Box 197
Smithville, TX 78957

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500

Engineer:
 **J4 Engineering**
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951