

ASMBLD

Bastrop Home + ADU 400

DIANNA WONG
ARCHITECTURE+INTERIOR DESIGN

818 South Broadway, Suite 200
Los Angeles, CA 90014

2022-001372 D-52

WM. M. CARPER SURVEY, A-398

JOHN J. CLELLAND SURVEY, A-397

LOT 15
2.171 Ac.

LOT 14
2,173 Ac.

LOT 13
2.173 Ac

LOT 12
2.173 Ac

LOT 11
2145 40

LOT 1

LOT 9

015470 W O.

20° D.E.

PC

SU

OWNER:
FM 86 Holdings, LLC
Donald Brick
14025 West Rd., Suite 201
Houston, TX 77041
281-583-7058; 281-723-3676

ENGINEER:
Rachel D. Hartzler, P.E.
License #117344
Firm Reg. # F-20368
185 McAllister Road
Bastrop, TX ~ 78602
Phone: (512) 303-4185
Fax: (512) 321-2107

SURVEYOR:
James E. Garon & Associates, Inc.
James E. Garon, R.P.L.S., #4303
Firm Reg. #10058400
185 McAllister Rd.
Bastrop, Texas 78602
Phone: (512) 303-4185
Fax: (512) 321-2107

SUMMARY
150.840 ACRES

7.000 ACRES - I. & G. N. RAILROAD CO. SURVEY, A-155
95.302 ACRES - JOHN J. CLELLAND SURVEY, A-397
62.773 ACRES - JOHN J. CLELLAND SURVEY, A-75

TOTAL # OF LOTS - 52
TOTAL # OF BLOCKS - 3
TOTAL AREA OF RESIDENTIAL LOTS - 130.011 ACRES
AVERAGE LOT SIZE - 2,500 ACRES
TOTAL AREA OF RIGHT-OF-WAY - 8.268 ACRES

LENGTH OF STARLIGHT PATH - 2,314'
LENGTH OF NEW MOON COURT - 826'
LENGTH OF SUNNY DAY DRIVE - 2,762'

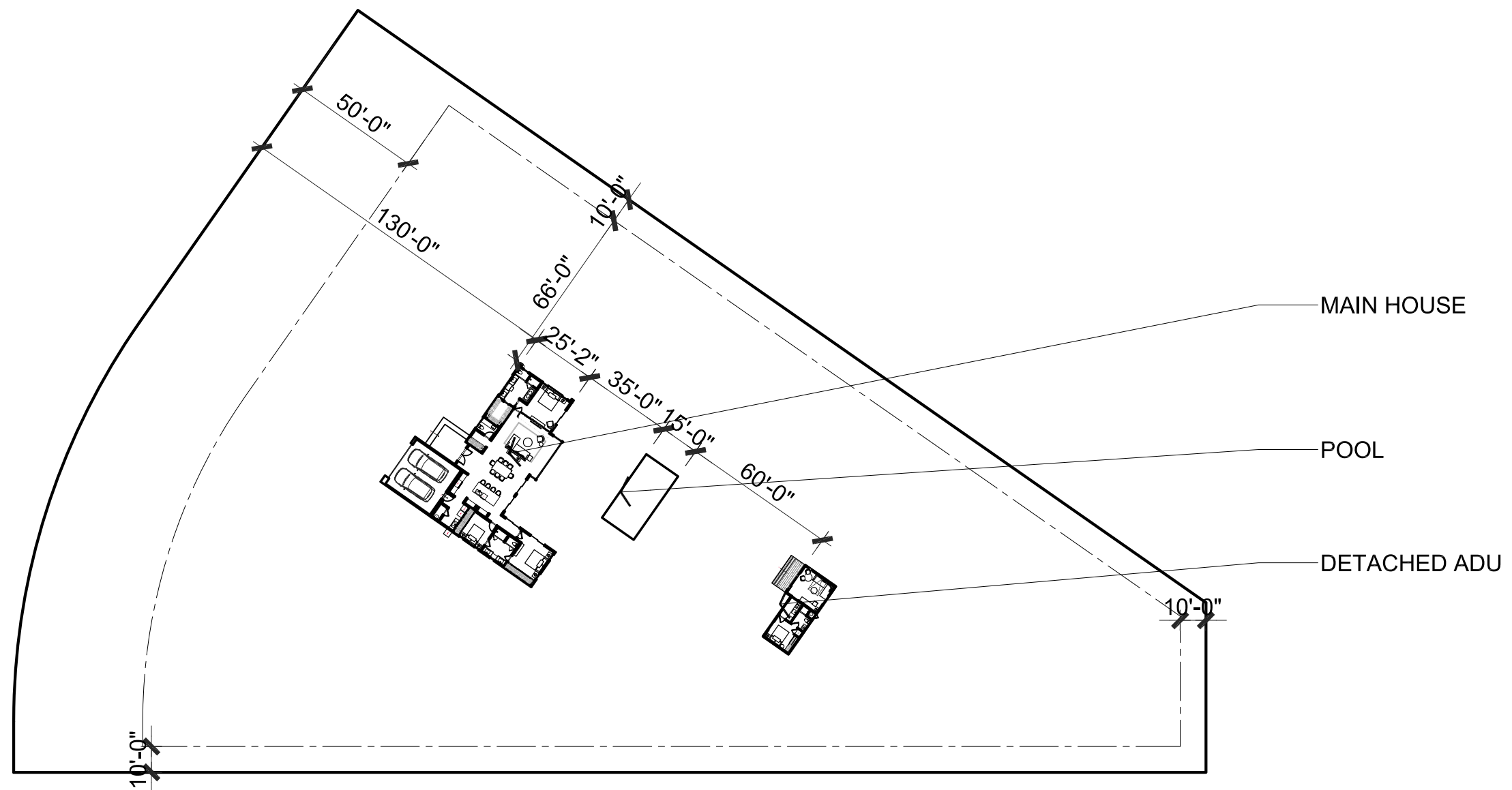
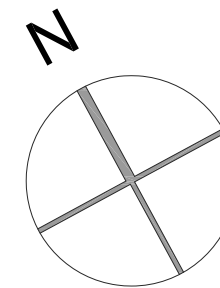
RYAN BRADLEY WILLIAMS, TRUSTEE
DALEY LAND TRUST
2171/761 O.R.B.C.T.
#124236 O.R.C.C.T.
252.984 ACRES

TYPICAL EASEMENT DETAIL
NOT TO SCALE

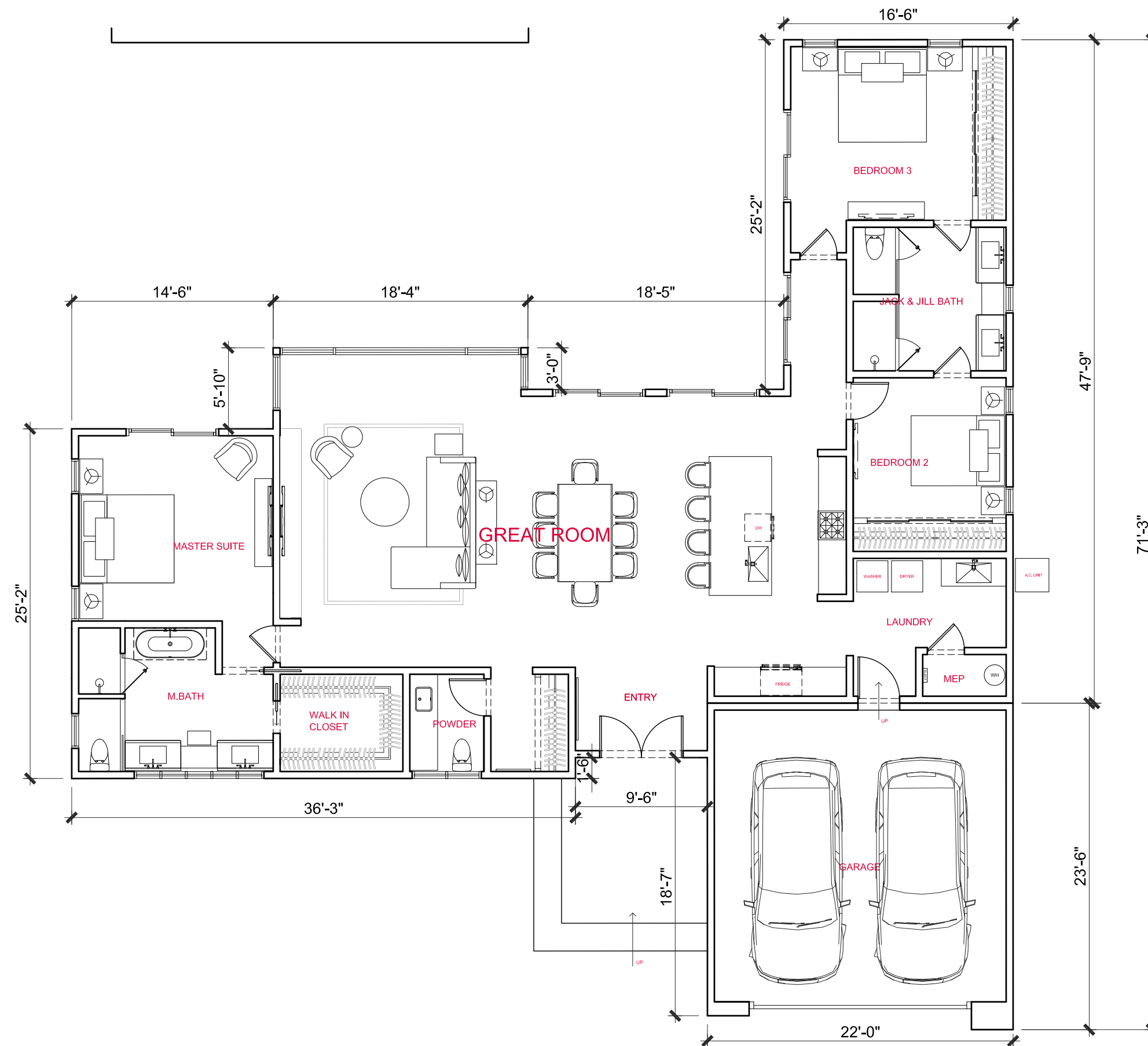
FINAL PLAT
BLUE SKY ESTATES

FILE: Server\Co\Bastrop\Surveys\John J Clelland A-397\
31918-Subdivision\31918 Final Plat.dwg

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

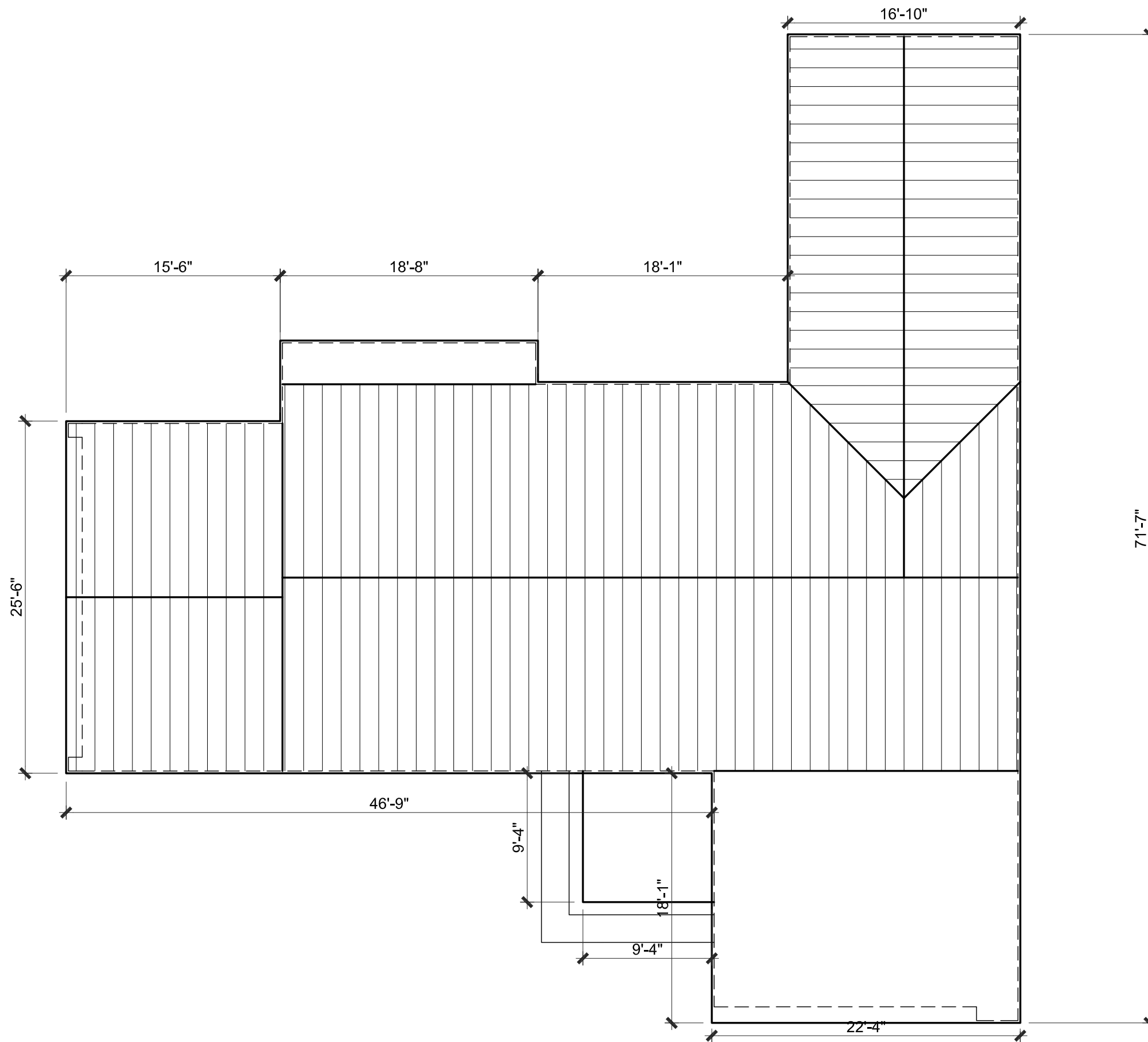


BLOCK 3 LOT 1
PHASE I



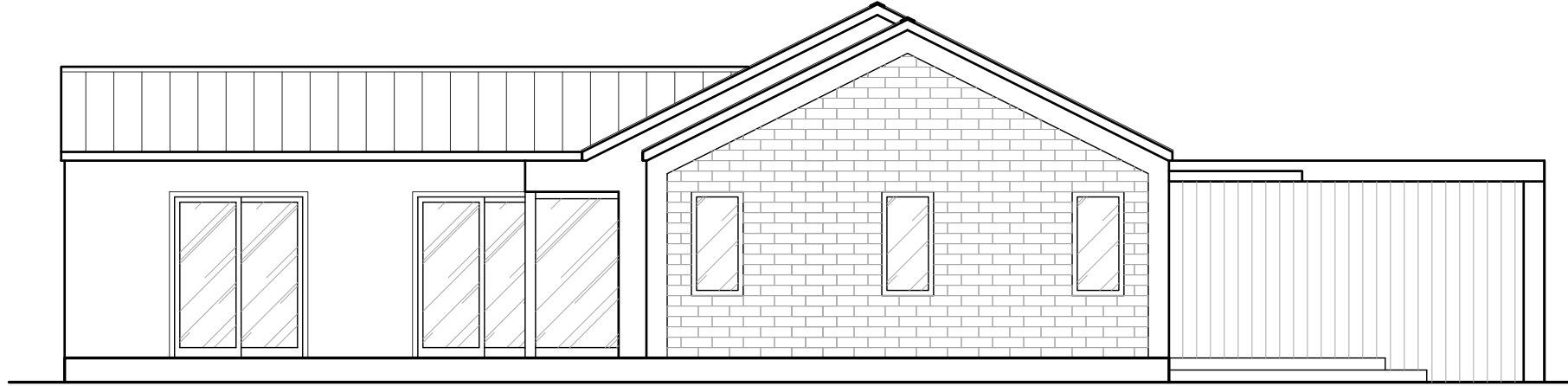
FLOOR PLAN - 2193 GSF
SCALE: 1/8" = 1'-0"

BASTROP HOUSE
SCHEMATIC DESIGN



ROOF PLAN
SCALE: 1/8" = 1'-0"

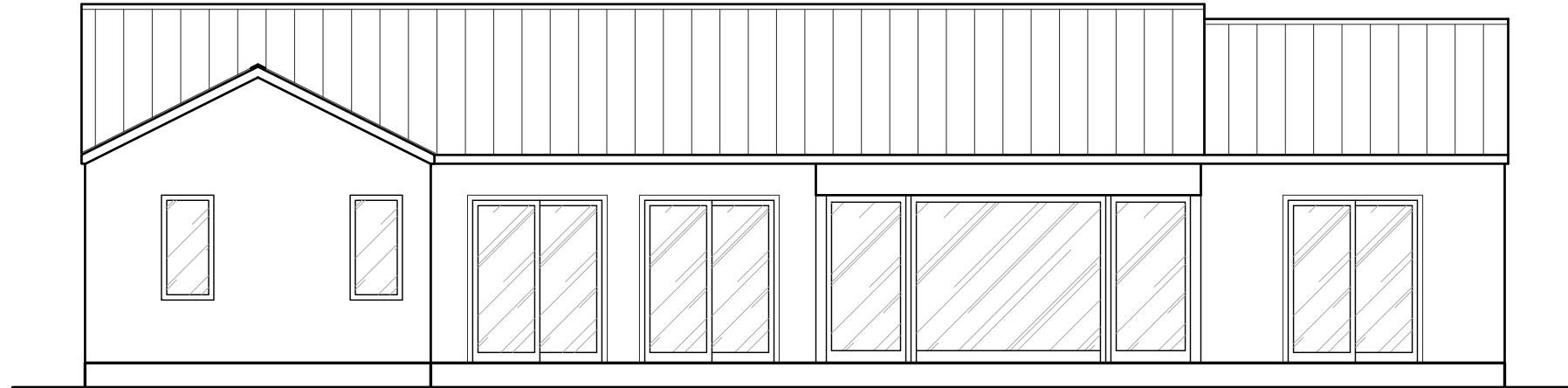
BASTROP HOUSE
SCHEMATIC DESIGN



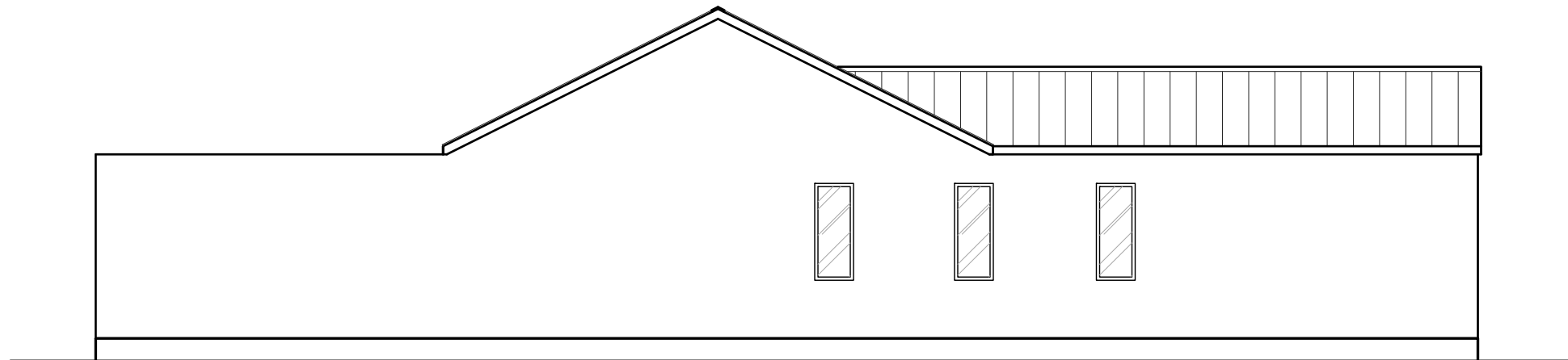
EAST ELEVATION



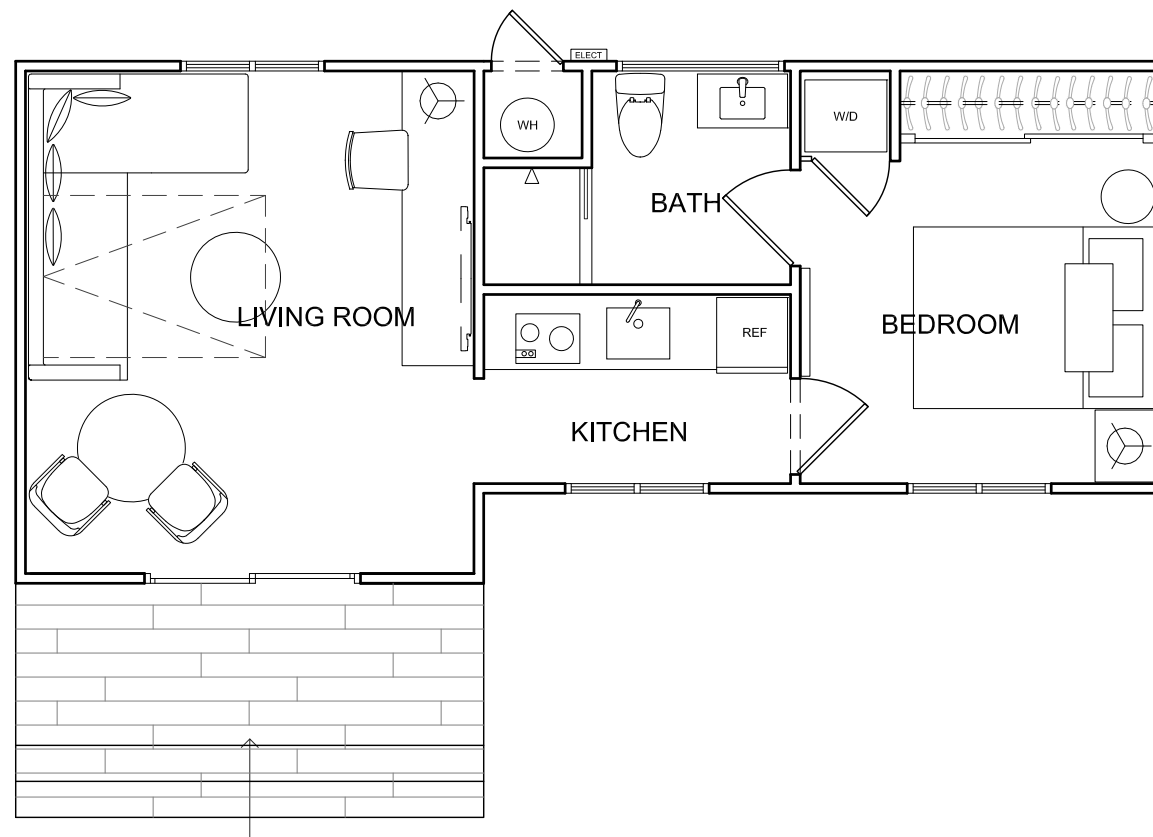
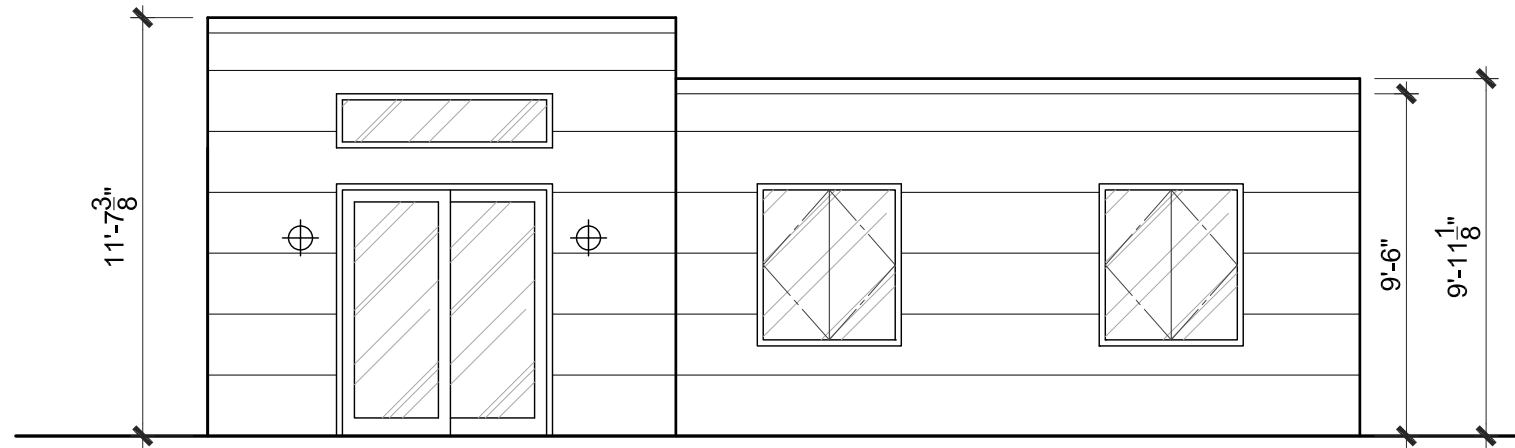
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION





MODEL + MAP

BASTROP HOUSE
SCHEMATIC DESIGN

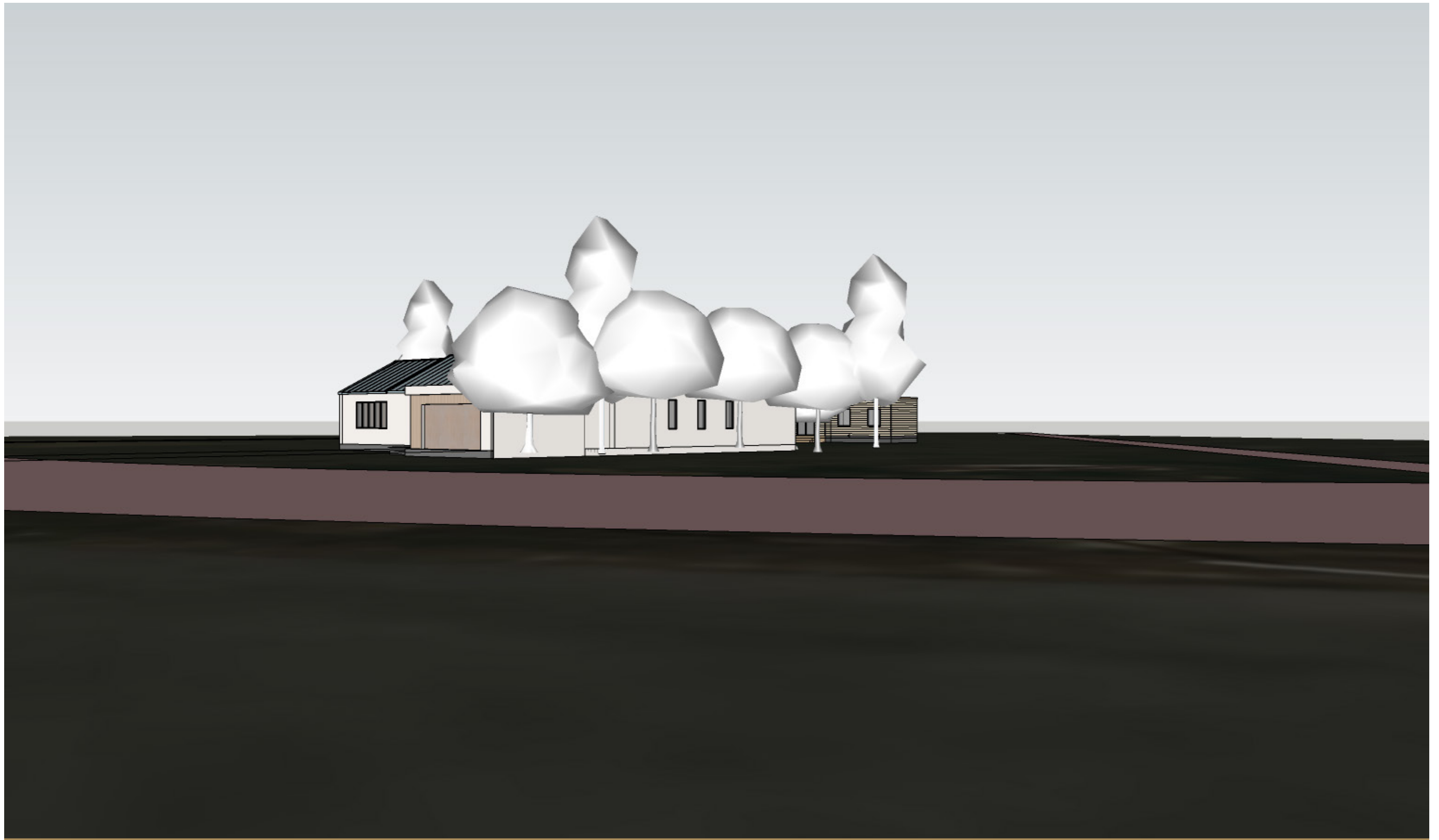




VIEW WITH MAP

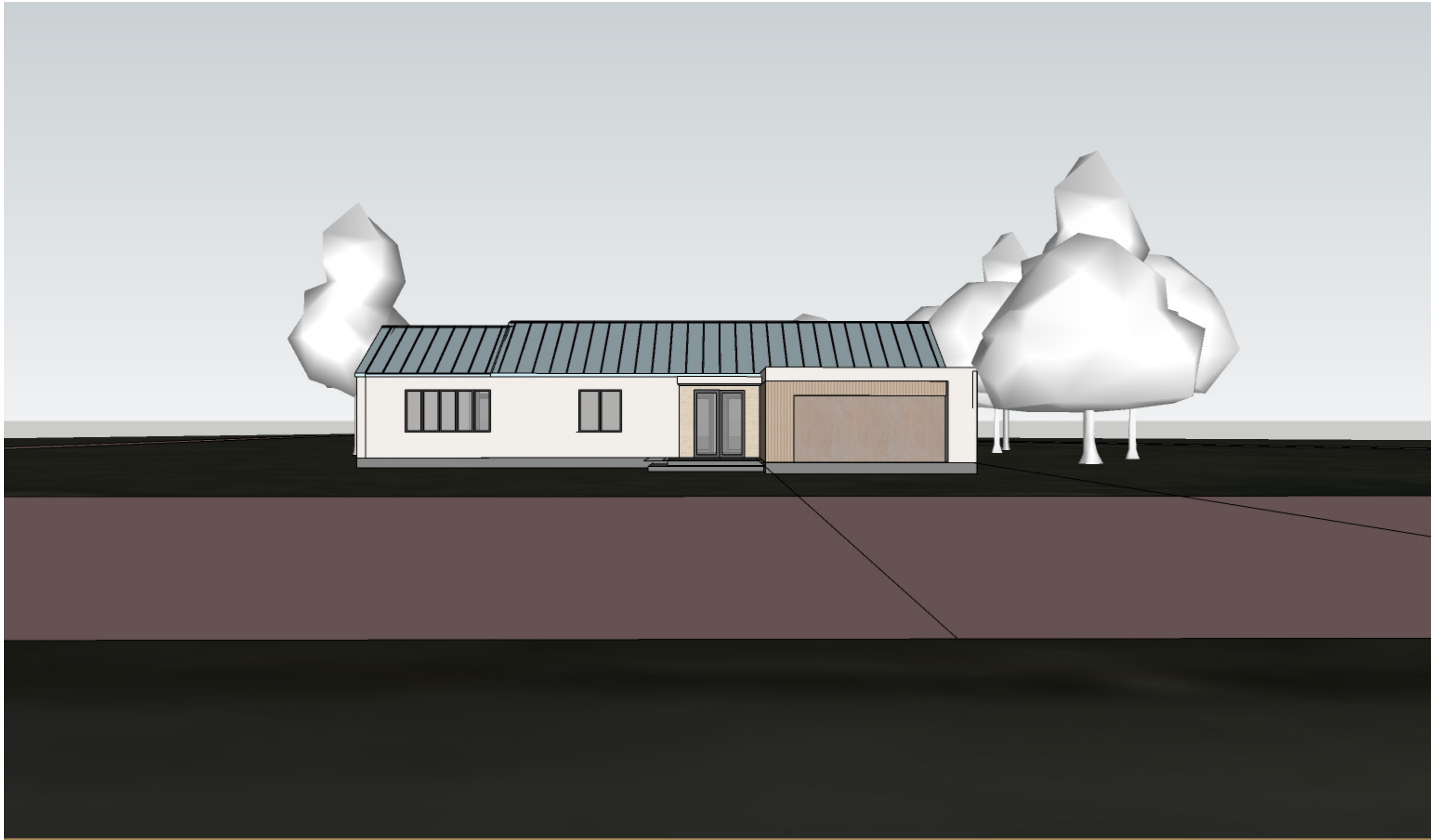
BASTROP HOUSE
SCHEMATIC DESIGN





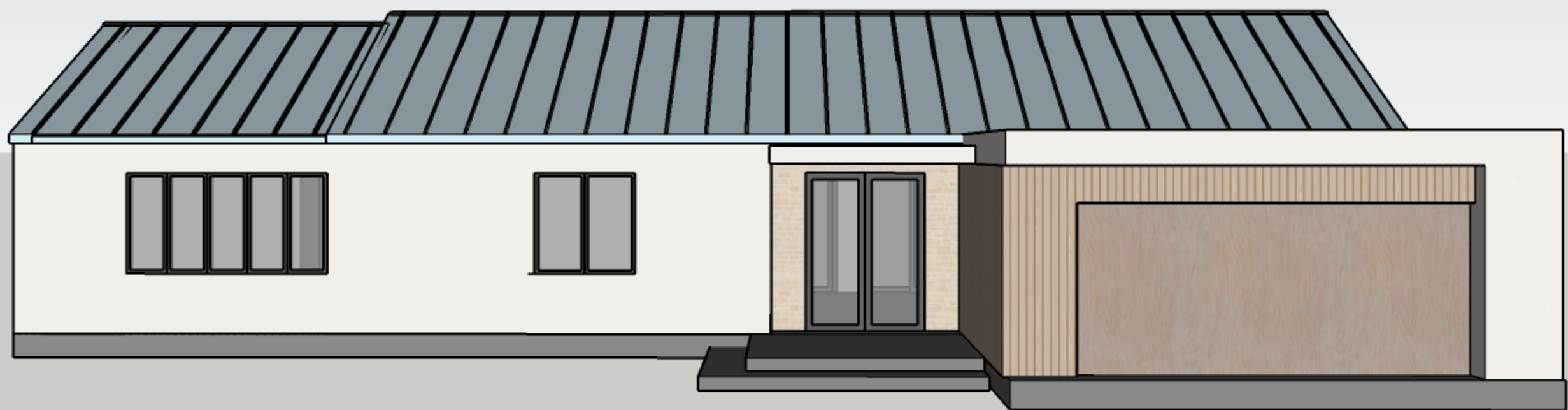
VIEW WITH MAP

BASTROP HOUSE
SCHEMATIC DESIGN



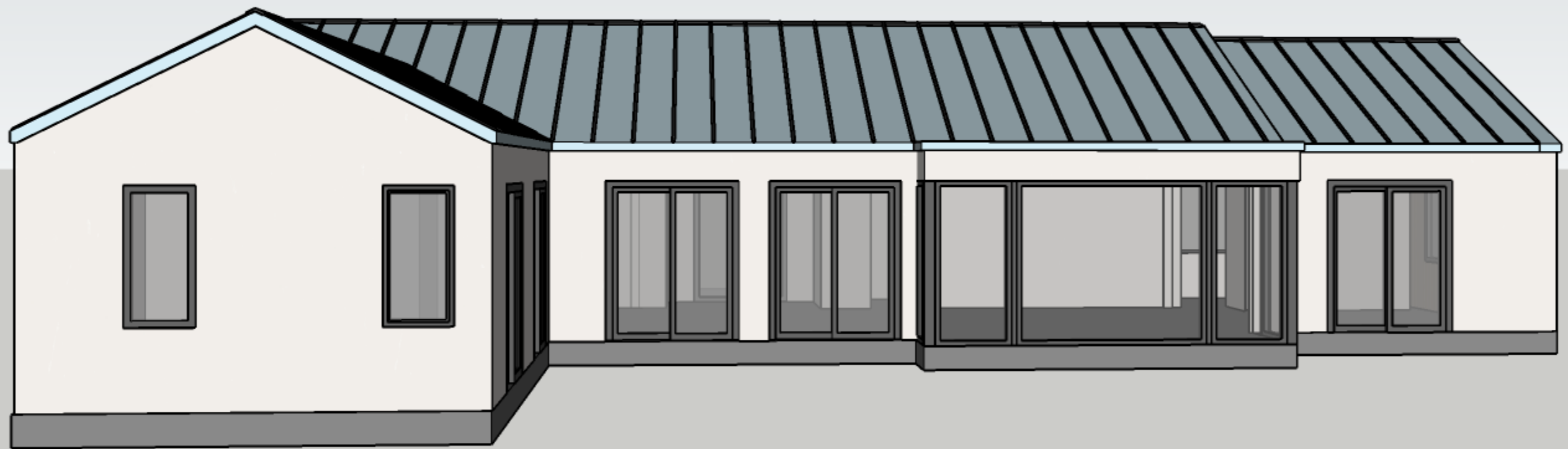
VIEW WITH MAP

BASTROP HOUSE
SCHEMATIC DESIGN



NORTH VIEW

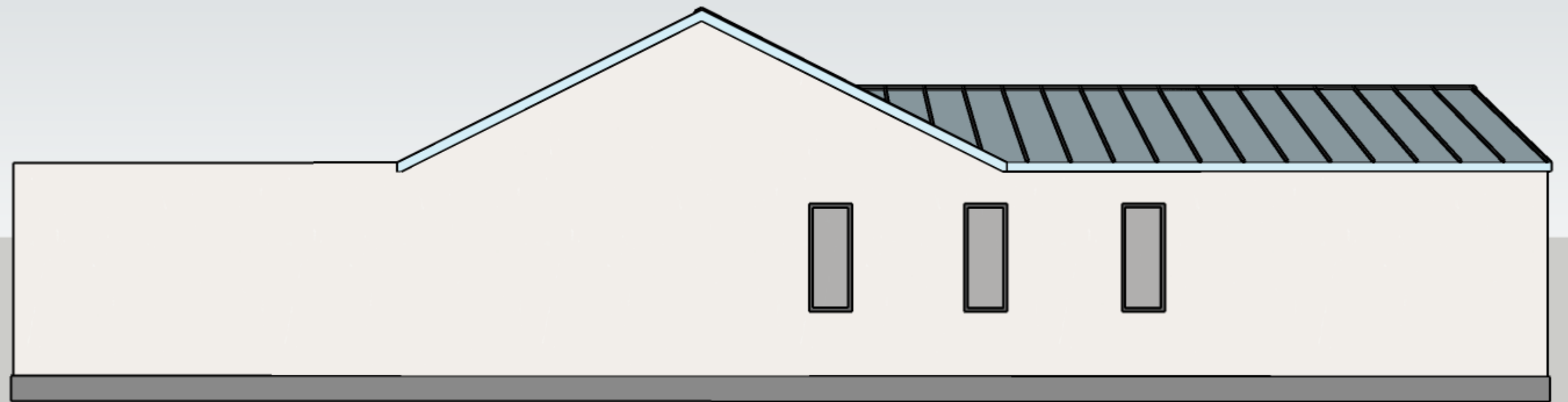
BASTROP HOUSE
SCHEMATIC DESIGN



SOUTH VIEW

BASTROP HOUSE
SCHEMATIC DESIGN





WEIT VIEW

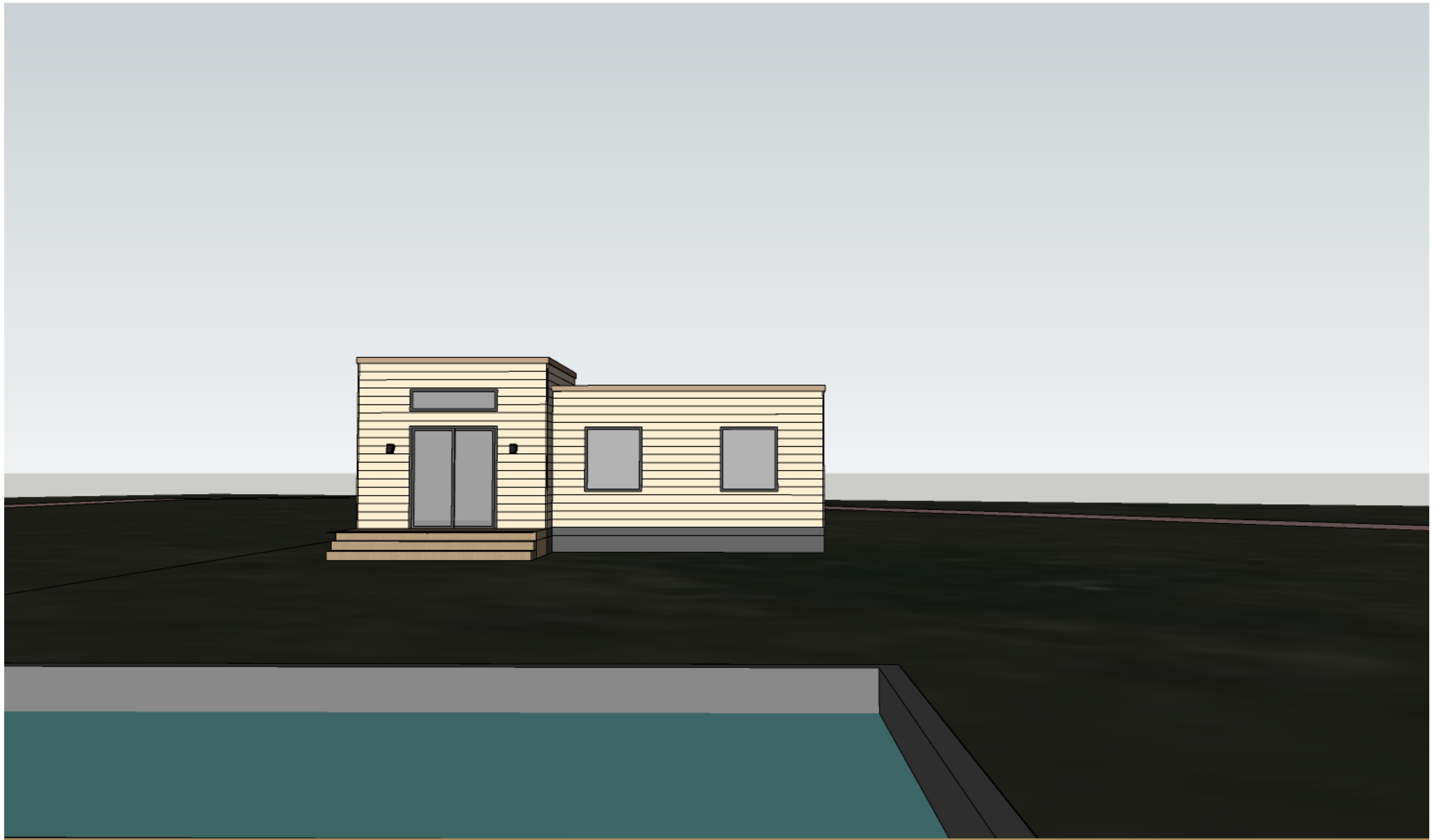
BASTROP HOUSE
SCHEMATIC DESIGN



EAST VIEW

BASTROP HOUSE
SCHEMATIC DESIGN





MODEL 400 ADU VIEW

BASTROP HOUSE
SCHEMATIC DESIGN

