

# Bastrop, TX Planning & Zoning Commission

## Meeting Agenda

*This meeting will be live streamed on the City of Bastrop Facebook Page*

*([www.facebook.com/bastroptx](http://www.facebook.com/bastroptx)) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will*

*also be available within 72 hours after the meeting on the City's YouTube channel (Bastrop TX Network) and in the Agendas & Minutes section of the City website ([www.cityofbastrop.org](http://www.cityofbastrop.org)).*



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**September 24, 2020 at 6:00 P.M.**

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*City of Bastrop Planning & Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840 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.*

*If you would like to provide written questions or comments to be read at the meeting please email them to [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org) by 5:00 p.m. September 24<sup>th</sup>, 2020.*

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**

At this time, comments will be taken from the audience on any topic. Anyone wishing to provide written questions or comments to be read at the meeting may email them to [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org) by 5:00 p.m. **September 24th, 2020**. Comments from each individual will be limited to three (3) minutes.

In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Instead, city Commissions are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to the Staff Liaison for research and possible future action.

*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty, and/or integrity of the Commission, as a body or any member or members of the Commission, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or*

*threatening language directed toward the Commission and/or any person in the Commission's presence will not be tolerated.*

### **3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve meeting minutes from the August 27, 2020 Planning & Zoning Commission meeting.
- 3B. Consider action to approve the Revised Preliminary Plat for The Colony MUD 1B, Section 5 & 6, being 31.583 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969, at the west extension of Sam Houston Boulevard within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3C. Consider action to approve, the West Bastrop Village, Phase 1, Section 1 Preliminary Plat, consisting of 25.557 acres out of the Nancy Blakey Survey No. 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Exhibit A.

### **4. WORKSHOP SESSION**

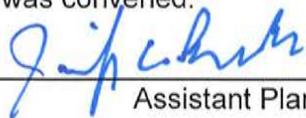
- 4A. Discussion on Bastrop Building Block (B<sup>3</sup>) Code, related to subdivision authority, including, but not limited to:
  - Why is it important?
  - Local Government Code Chapter 212 – Municipal Regulations of Subdivisions and Property Development
  - 1445 Interlocal Agreement with Bastrop County for Extraterritorial Jurisdiction Subdivision Review
  - Platting Exemptions and Exception
  - Major Thoroughfare Map and Grid System
  - Direction for B<sup>3</sup> Code Updates

### **5. UPDATES**

- 5A. Update on recent City Council actions regarding Planning Department items.
- 5B. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

### **6. ADJOURNMENT**

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 City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: September 18, 2020 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.



Assistant Planning Director



# STAFF REPORT

**MEETING DATE:** September 24, 2020

**AGENDA ITEM:** 3A

**TITLE:**

Consider action to approve meeting minutes from the August 27, 2020 meeting of the Planning & Zoning Commission.

**STAFF REPRESENTATIVE:**

Vivianna Nicole Andres, Planning Technician

**ATTACHMENTS:**

Meeting Minutes



# Planning and Zoning Commission

August 27, 2020

## Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 27, 2020 at 6:07 p.m. online.

### 1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:07 p.m.

Pablo Serna	Present
Matt Lassen	Present
Debbie Moore	Present
Cynthia Meyer	Present
Glenn Johnson	Present
Ishmael Harris	Present
Cheryl Lee	Absent
Greg Sherry	Present

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the July 30, 2020 Meeting of the Planning & Zoning Commission.

Pablo Serna made a motion to recommended approval of the July 30, 2020 meeting minutes. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve a Final Plat for Piney Creek Bend, **Phase 2-A**, being 16.934 acres of Bastrop Town Tract Abstract 11, located west of Carter Street, between Riverwood Drive and Reids Bend, within the City Limits of Bastrop, Texas.

Jennifer Bills presented the information that was sent out to the Commission in the Planning and Zoning Commission Agenda packet regarding the Final Plat for Piney Creek Bend, Phase 2-A. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Jennifer Bills and the Planning and Zoning Commission on the flowing topic areas for the Final Plat: the overall layout of the subdivision, the impact the development would have on the Piney Creek adjacent to the proposed submdivision, the drainage study which had been preformed to ensure there would be no adverse impact to the creek or the surrounding lots, if the proposed Final Plat complies with the Planned Development, and some of the details surrounding the Public Improvement Plan Agreement.

Matt Lassen made a motion to recommend approval of the Final Plat for Piney Creek Bend, Phase 2-A, being 16.934 acres of Bastrop Town Tract Abstract 11, located west of Carter Street,

# Planning and Zoning Commission

August 27, 2020

## Meeting Minutes

between Riverwood Drive and Reids Bend, within the City Limits of Bastrop, Texas. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve a Final Plat for Piney Creek Bend, **Phase 2-B**, being 36.628 acres of Bastrop Town Tract Abstract 11, located west of Carter Street, between Riverwood Drive and Reids Bend, within the City Limits of Bastrop, Texas.

Jennifer Bills presented the information that was sent out to the Commission in the Planning and Zoning Commission Agenda packet regarding the Final Plat for Piney Creek Bend, Phase 2-B. She concluded the presentation stating Staff was recommending approval at this time.

Brief discussion commenced between Staff and the Commission since most of the discussion had taken place on the previous item.

Matt Lassen made a motion to recommend approval of the Final Plat for Piney Creek Bend, Phase 2-B, being 36.628 acres of Bastrop Town Tract Abstract 11, located west of Carter Street, between Riverwood Drive and Reids Bend, within the City Limits of Bastrop, Texas. Pablo Serna seconded the motion and the motion carried unanimously.

#### 4. WORKSHOP SESSION

- 4A. Discussion on the schedule for reviewing and proposing amendments to the Bastrop Building Block (B<sup>3</sup>) Code and direction to staff on specific concerns.

Jennifer Bills informed the Commission at the September 24, 2020 they would be discussing and analyzing the intent of the B3 Code to ensure the way the code reads aligns with the intent the community had when adopting it.

She also stated the Commission would be reviewing the Comprehensive Plan, and there would be discussion for what is needed to update the Future Land Use Plan. The Commission stated they would like to review the B3 Code and Comprehensive Plan at the same time if possible.

The workshop concluded.

#### 5. UPDATES

- 5A. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills stated there had not been any recent Planning and Zoning Commission items taken to City Council.

- 5B. Individual Requests from Planning & Zoning Commissioners on particular items to be listed on future agendas (no group discussion allowed).

# Planning and Zoning Commission

August 27, 2020

## Meeting Minutes

Chairwoman Debbie Moore requested Staff look into the possibility of meeting in person at the next Planning and Zoning Commission Meeting.

### **6. ADJOURNMENT**

Cynthia Meyer made a motion to adjourn at 6:50 p.m. Matt Lassen seconded the motion, and the motion carried unanimously.

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Debbie Moore, Chair

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Pablo Serna, Vice-Chair



# STAFF REPORT

**MEETING DATE:** September 24, 2020

**AGENDA ITEM:** 3B

**TITLE:**

Consider action to approve the Revised Preliminary Plat for The Colony MUD 1B, Section 5 & 6, being 31.583 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969, at the west extension of Sam Houston Boulevard within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

**ITEM DETAILS:**

Site Address: West of FM 969 and at the west extension of Sam Houston Boulevard (Attachment 1)

Total Acreage: 31.583 acres

Legal Description: 31.583 acres of the Jose Manuel Bangs Survey, Abstract 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.

Agent Contact: Ryan Harden, Carlson, Brigrance, and Doering, Inc.

Existing Use: Vacant/Undeveloped

Existing Zoning: None. Extra-Territorial Jurisdiction, The Colony MUD

Adopted Plan: Second Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020

Future Land Use: Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application to revise Sections 5 and 6 of the approved Preliminary Plat for The Colony MUD 1B (Exhibit A). The original plat included 370 single-family detached lots, and 17 associated landscape/drainage/open space lots (Attachment 2). With the amendment, the developer has altered the lot layout from 60-foot lots to 50-foot lots in Section 5 and 80-foot lots to 45-foot lots in Section 6 (Attachment 3). This will increase the total lot count for The Colony MUD 1B to 392. The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

No rights-of-way, or street alignments are being changed with this amendment to the preliminary plat.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into

the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City, and the plat is consistent with the numbers for the impact to the existing roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided.

Per the previously approved plat, Sam Houston Boulevard will remain ungated. The developer has the option to gate the individual neighborhoods off of Sam Houston within this section.

### Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. The preliminary infrastructure plans were part of the preliminary plat review under the previous process and were approved by the City Engineer with The Colony 1B Preliminary Plat.

Wastewater collection and treatment will also be provided by The Colony MUD and will require the installation of a wastewater lift station.

### Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into two detention ponds to the north and east of the section, which will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. The preliminary drainage plans were part of the preliminary plat review under the previous process and were approved by the City Engineer with The Colony 1B Preliminary Plat.

### **POLICY EXPLANATION:**

Preliminary Plats are reviewed and approved by the Planning & Zoning Commission.

### Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

*This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The revised plat increases the previously approved Preliminary Plat by 22 lots for a total of 392 single-family lots.*

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

*The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though*

*the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.*

Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

*Through the Consent Agreement, the Colony MUD development includes four different single-family lot standards and two multi-family standards. The developer is amending the original lot layout to respond to the market demand for a mix of lot sizes within the development.*

### Local Government Code

Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).*

Section 212.004 Plat Required

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

*The applicant has proposed subdividing an undeveloped 31.583 acre tract into 102 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the Colony Municipal Utility District upon their completion.*

Sec. 212.010. Standards for Approval

(a) The municipal authority responsible for approving plats shall approve a plat if:  
(1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

*The preliminary plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.*

(2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

*A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent*

*with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation..*

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

*A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.*

- (4) it conforms to any rules adopted under Section 212.002.

*The preliminary plat complies with the requirements of the adopted B<sup>3</sup> Code and Consent Agreement.*

**B<sup>3</sup> Code - Chapter 1: Subdivisions**

- Section 1.3.001 Standard Procedure - Platting

*The Development Review Committee has reviewed the Amended Preliminary Plat for the Colony MUD 1B, Section 5 & 6 subdivision Consent Agreement, and utility standards. A Preliminary Drainage Plan and Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer. The DRC recommended approval on September 10, with the condition that the City approval signature line be updated, which was completed by the applicant.*

**RECOMMENDATION:**

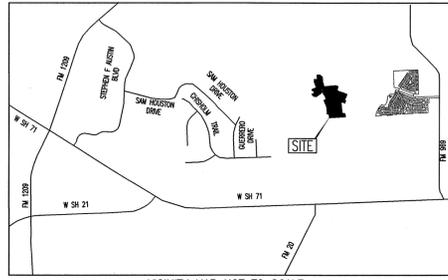
The Assistant Planning Director recommends approval of the Revised Preliminary Plat for The Colony MUD 1B, Section 5 & 6, being 31.583 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969, at the west extension of Sam Houston Boulevard within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: The Colony 1B Section 5 & 6 Revised Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: July 9, 2019 Approved Preliminary Plat for The Colony 1B
- Attachment 3: Overlay of Lot Layout Changes

# THE REVISED PRELIMINARY PLAT OF THE COLONY MUD 1B, SECTION 5 & 6

SAMUEL E. HARKINS  
(39.925 ACRES)  
DOC. NO. 201714100



DATE: AUGUST 13, 2020

OWNER:  
RICK NEFF  
HUNT COMMUNITIES BASTROP, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
4401 N. MESA STREET,  
EL PASO, TEXAS 79902  
PHONE: (915) 298-4226

ENGINEER & SURVEYOR:  
ARON V. THOMSON, R.P.L.S. AND  
DOUGLAS R. RUMMEL, JR., P.E.  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5180  
(512) 280-5165 fax

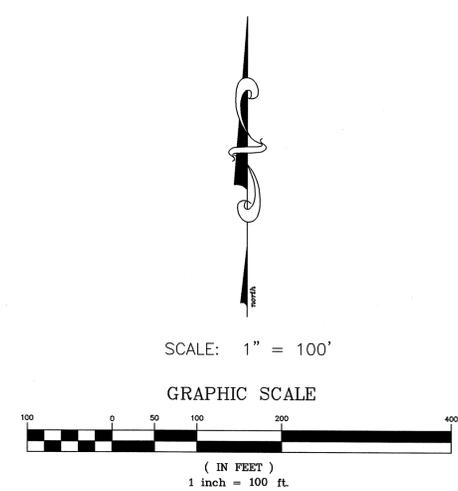
TOTAL ACREAGE: 31.583 ACRES  
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

D.E., P.U.E. & ACCESS LOTS:	1	TOTAL: 0.194 ACRES
RESIDENTIAL LOTS:	87	TOTAL: 18.312 ACRES
D.E., PARK, OPEN SPACE & L.S.E. LOTS:	1	TOTAL: 2.827 ACRES
D.E. & AMENITY CENTER LOT:	1	TOTAL: 3.217 ACRES
NO. OF BLOCKS:	15	
R.O.W.:		TOTAL: 7.033 ACRES

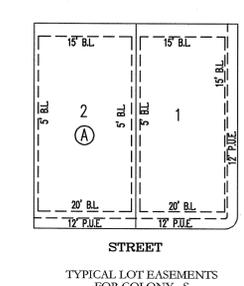
F.E.M.A. MAP NO. 48021C0195E & 48021C0355E  
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

### LINEAR FOOTAGE OF RIGHT-OF-WAY

BOTTLEBRUSH COVE	50' R.O.W.	688 FT	LOCAL
HACKBERRY LANE	50' R.O.W.	1,209 FT	LOCAL
PERIWINKLE LANE	50' R.O.W.	786 FT	LOCAL
PLUMBAGO LOOP	50' R.O.W.	49 FT	LOCAL
ROCKROSE COVE	50' R.O.W.	316 FT	LOCAL
SAM HOUSTON DRIVE	R.O.W. VARIES	1,079 FT	LOCAL
SHAGBARK TRAIL	50' R.O.W.	1,090 FT	LOCAL
<b>TOTAL</b>		<b>5,217 FT</b>	



- LEGEND**
- 1/2" CAPPED IRON ROD SET
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 2 LOT NUMBER
  - Ⓐ BLOCK DESIGNATION
  - BL. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.S.E. LANDSCAPE EASEMENT



**SHEET NO. 1 OF 2**

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying  
5501 West William Cannon    Austin, Texas 78749  
Phone No. (512) 280-5160    Fax No. (512) 280-5165

HUNT COMMUNITIES BASTROP, LLC  
REMAINDER OF 1258.002 ACRES  
DOC. NO. 201617588

DAVID K. GRASSEL  
410.999 ACRES  
VOL. 714, PG. 306

WASTEWATER  
FORCEMAIN ESMT.  
(4.715 ACRES)  
DOC. NO. 201511798

# THE REVISED PRELIMINARY PLAT OF THE COLONY MUD 1B, SECTION 5 & 6

**FLOOD PLAN NOTE:**

A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE AE, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, AND 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE 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 PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
- THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.

**GENERAL NOTES:**

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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.
- THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE MUD.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT ANY PRELIMINARY PLAT MAY NEED TO BE SUBMITTED AND APPROVED, AT THE OWNER'S SOLE EXPENSE IF THE PRELIMINARY PLANS CHANGE SUBSTANTIALLY.
- BY APPROVING THIS PRELIMINARY 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. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- WATER IS PROVIDED BY THE COLONY MUD 1B.
- WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B.
- ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- CABLE SERVICE IS PROVIDED BY SPECTRUM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- AN OWNER'S ASSOCIATION AND OR MUD IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
- STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- A STORMWATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/OVERLIFT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- SAM HOUSTON, CHINA BERRY BEND, AND BURROS TAIL PASS SHALL NOT BE GATED, BUT THE RESIDENTIAL STREETS OFF OF SAM HOUSTON, CHINA BERRY BEND, AND BURROS TAIL PASS SHALL RESERVE THE RIGHT TO BE GATED.

STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT--OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: Douglas R. Rummel, Jr. DATE 9-16-20  
DOUGLAS R. RUMMEL, JR., P.E. NO. 97387  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: Aaron V. Thomason DATE 16 Sep 2020  
AARON V. THOMASON ~ R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



APPROVED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2020 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PLANNING & ZONING COMMISSION CITY CHAIRPERSON \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	139.65	625.00	S16°30'59"W	139.36	70.12	12°48'08"
C2	22.99	15.00	S33°47'35"E	20.81	14.44	87°49'00"
C3	187.85	1035.00	S72°30'07"E	187.59	94.18	107°23'56"
C4	102.50	1368.68	S69°08'49"E	102.47	51.27	41°17'27"
C5	23.70	15.00	S22°02'08"E	21.31	15.14	90°32'03"
C6	84.04	425.00	S17°34'01"W	83.90	42.16	11°19'46"
C7	76.37	325.00	S80°05'32"W	76.19	38.36	132°7'46"
C8	29.07	475.00	N8°31'00"E	29.06	14.54	3°30'23"
C9	23.56	15.00	N21°16'12"E	21.21	15.00	90°00'00"
C10	7.70	39.00	N29°23'22"W	7.69	3.86	11°19'07"
C11	12.05	61.00	N29°23'22"W	12.03	6.04	11°19'07"
C12	24.43	15.00	N70°23'22"W	21.82	15.90	93°19'08"
C13	7.95	1035.00	N83°02'50"E	7.95	3.97	07°26'24"
C14	22.78	15.00	N19°46'07"E	20.65	14.23	86°59'51"
C15	10.32	39.00	N31°18'30"W	10.29	5.19	15°09'24"
C16	23.56	15.00	N83°53'12"W	21.21	15.00	90°00'00"
C17	32.21	60.00	N01°34'08"W	41.74	22.26	40°42'43"
C18	39.50	60.00	N28°27'47"E	38.79	20.50	37°43'22"
C19	14.99	15.00	S32°44'44"W	14.38	8.19	57°16'13"
C20	15.12	15.00	S89°45'15"E	14.49	8.28	57°46'09"
C21	156.69	965.00	N71°59'28"W	155.52	78.01	91°43'38"
C22	22.99	15.00	N54°01'25"E	20.81	14.44	87°49'00"
C23	22.78	15.00	S67°13'44"E	20.65	14.23	86°59'51"

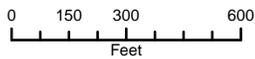
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C70	57.35	60.00	S54°40'42"E	55.19	31.08	54°45'44"
C71	52.70	60.00	S02°08'10"E	51.02	28.18	50°19'19"
C72	32.21	60.00	S38°24'19"W	31.83	16.50	30°45'41"
C73	61.30	325.00	N33°28'59"W	61.21	30.74	10°48'25"
C74	60.03	325.00	N22°47'16"W	59.95	30.10	10°35'02"
C75	60.34	325.00	N12°10'36"W	60.26	30.26	10°38'18"
C76	16.31	325.00	N05°25'13"W	16.30	8.15	2°52'28"
C77	26.43	275.00	S06°44'12"E	26.42	13.23	5°30'27"
C78	96.93	275.00	S19°35'17"E	96.43	10.97	20°11'41"
C79	44.16	275.00	S34°17'09"E	44.12	22.13	9°12'05"
C80	41.45	475.00	N58°51'42"E	41.43	20.74	4°58'58"
C81	43.51	475.00	N53°44'16"E	43.50	21.77	51°45'55"
C82	43.89	525.00	S53°30'30"W	43.88	21.96	4°47'24"
C83	50.01	525.00	S58°37'56"W	49.99	25.02	5°27'29"
C84	26.86	60.00	S16°36'04"W	26.64	13.66	2°59'30"
C85	53.47	60.00	S54°57'31"W	51.72	28.66	51°03'48"
C86	40.75	60.00	N80°03'17"W	39.97	21.19	38°54'35"
C87	40.50	60.00	N41°15'44"W	39.74	21.08	38°40'31"
C88	23.56	15.00	N06°06'48"E	21.21	15.00	90°00'00"
C89	47.74	60.00	N41°34'56"E	46.49	25.22	45°35'25"
C90	51.34	60.00	S88°14'46"E	55.18	31.07	54°45'10"
C91	32.59	775.00	N04°22'51"W	32.58	16.30	2°24'33"
C92	57.42	775.00	N07°42'29"W	57.41	28.72	41°44'42"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C24	18.19	61.00	N32°16'14"W	18.12	9.16	17°04'52"
C25	517.71	1035.00	N83°36'08"E	512.33	264.39	28°39'34"
C26	167.53	275.00	S21°28'05"E	164.95	86.45	34°54'13"
C27	15.12	15.00	S24°54'05"W	14.49	8.28	57°46'09"
C28	309.49	60.00	S86°01'01"W	64.00	37.83	285°32'17"
C29	23.56	15.00	N68°43'48"W	21.21	15.00	90°00'00"
C30	15.12	15.00	S28°25'03"W	14.49	8.28	57°46'09"
C31	23.56	15.00	S88°43'48"E	21.21	15.00	90°00'00"
C32	23.56	15.00	N21°16'12"E	21.21	15.00	90°00'00"
C33	278.02	775.00	N13°27'12"W	276.53	140.52	20°33'13"
C34	295.95	825.00	N13°27'12"W	294.37	149.58	20°33'13"
C35	309.30	60.00	S28°32'51"E	64.16	37.96	285°21'21"
C36	103.24	275.00	N76°04'07"E	102.63	52.23	21°30'36"
C37	14.93	15.00	S81°54'29"E	14.82	8.15	57°01'18"
C38	17.93	15.00	N31°04'07"E	16.88	10.21	68°29'24"
C39	24.76	325.00	N75°53'10"E	24.76	12.39	42°1'55"
C40	13.82	15.00	S81°54'29"E	13.33	7.44	52°46'38"
C41	103.98	275.46	S82°21'07"E	103.37	52.62	21°37'42"
C42	193.40	60.00	N32°08'29"E	119.90	1468.72	184°40'43"
C43	163.62	525.00	N75°11'54"E	162.96	82.48	17°51'24"
C44	22.59	15.00	N49°58'32"E	20.52	14.06	86°18'07"
C45	75.33	1025.00	N00°04'12"W	75.32	37.68	41°24'40"
C46	38.45	2210.85	N07°43'21"E	38.45	19.23	07°59'47"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C63	57.42	775.00	N11°57'11"W	57.41	28.72	41°44'42"
C64	57.42	775.00	N16°11'53"W	57.41	28.72	41°44'42"
C65	57.42	775.00	N20°26'36"W	57.41	28.72	41°44'42"
C66	15.75	775.00	N23°08'53"W	15.75	7.87	10°05'11"
C67	69.00	825.00	S21°20'03"E	68.96	34.52	44°7'31"
C68	49.71	825.00	S17°12'44"E	49.70	24.86	32°07'08"
C69	50.70	825.00	S13°43'32"E	50.69	25.36	33°11'16"
C70	50.83	825.00	S10°11'59"E	50.83	25.43	33°13'50"
C71	50.84	825.00	S06°40'34"E	50.83	25.33	33°01'01"
C72	25.07	825.00	S04°02'49"E	25.07	12.54	14°44'28"
C73	30.02	60.00	S45°15'55"E	29.71	15.33	28°39'57"
C74	40.72	60.00	S12°05'32"E	39.94	21.18	38°52'48"
C75	41.56	60.00	S27°11'23"W	40.73	21.65	39°41'03"
C76	40.88	60.00	S66°33'08"W	40.10	21.27	39°02'27"
C77	40.22	60.00	N74°43'24"W	39.47	20.90	38°24'28"
C78	40.08	325.00	N89°36'35"W	40.06	20.07	7°04'00"
C79	44.31	325.00	N82°12'16"W	44.27	22.19	7°48'38"
C80	5.85	15.00	N89°28'06"W	5.81	2.96	22°20'17"
C81	93.90	525.00	N65°14'14"E	93.78	47.08	10°14'53"
C82	7.84	15.00	S64°25'53"W	7.75	4.01	29°55'47"
C83	55.61	60.00	S76°08'29"W	53.83	30.19	53°24'58"
C84	34.21	60.00	N60°48'57"W	33.75	17.58	32°40'11"
C85	33.25	60.00	N28°36'13"W	32.83	17.07	31°45'18"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C47	24.08	15.00	N37°12'09"W	21.57	15.52	91°58'05"
C48	12.05	61.00	S18°04'16"E	12.03	6.04	11°19'07"
C49	458.53	965.00	S83°12'04"W	454.23	233.68	27°13'29"
C50	24.43	15.00	S22°55'47"W	21.82	15.90	93°19'08"
C51	24.83	15.00	S56°02'20"W	22.09	16.32	94°48'45"
C52	24.16	15.00	S48°07'51"E	21.63	15.61	92°17'08"
C53	152.99	325.00	S80°47'17"E	151.58	77.94	26°58'15"
C54	129.45	275.00	N80°47'17"W	128.26	65.95	26°58'15"
C55	23.56	15.00	S40°43'35"W	21.21	15.00	90°00'00"
C56	24.08	15.00	S59°15'22"E	21.57	15.52	91°57'56"
C57	145.01	475.00	N75°00'56"E	144.45	73.07	17°29'29"
C58	69.08	825.00	S06°40'20"E	69.06	34.56	44°7'50"
C59	64.89	775.00	S06°40'20"E	64.87	32.46	44°7'50"
C60	15.12	15.00	S19°48'50"W	14.49	8.28	57°46'09"

# Attachment 1 Location Map



## The Colony MUD 1B Sections 5 and 6 Preliminary Plat

1 inch = 500 feet

Date: 9/18/2020

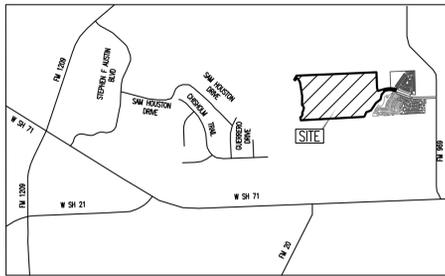
The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



# THE PRELIMINARY PLAT OF THE COLONY MUD 1B

SAMUEL E. HARKINS  
(39.925 ACRES)  
DOC. NO. 201714100

ROBERT & KATHLEEN HAYKOST  
50.056 ACRES  
VOL. 575, PG. 509



DATE: JULY 12, 2019

OWNER:  
RICK NEFF  
HUNT COMMUNITIES BASTROP, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY  
4401 N. MESA STREET  
EL PASO, TEXAS 79902  
PHONE: (915) 298-4226

ENGINEER & SURVEYOR:  
ARON V. THOMSON, R.P.L.S. AND  
DOUGLAS R. RUMMEL, JR., P.E.  
CARLSON, BRIGANCE & DOERING, Inc.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5160  
(512) 280-5165 fax

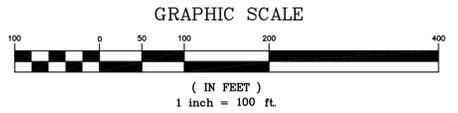
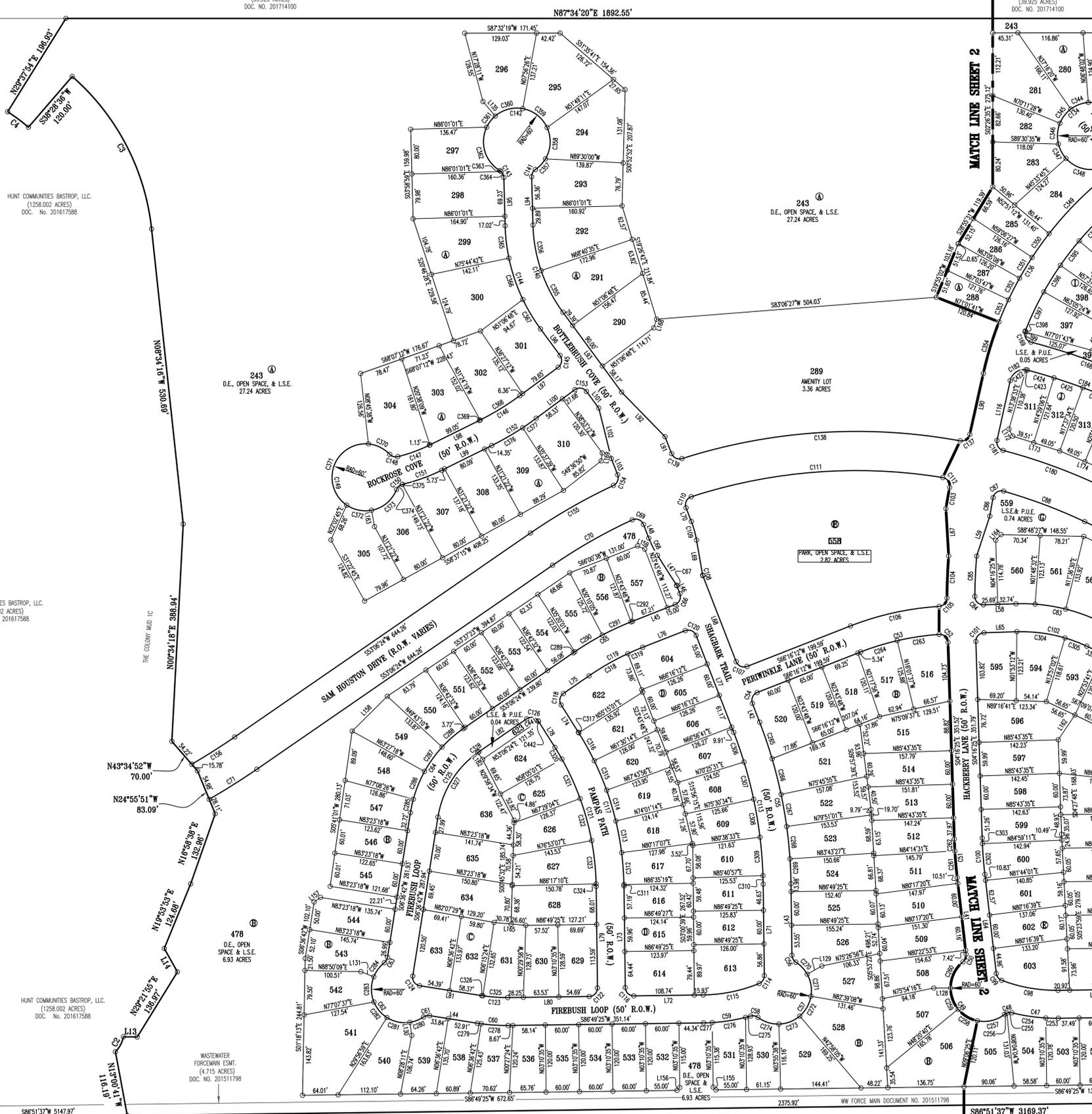
TOTAL ACREAGE: 155.959 ACRES  
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

LANDSCAPE, P.U.E. LOTS:	10	TOTAL: 4.591 ACRES
RESIDENTIAL LOTS:	378	TOTAL: 68.171 ACRES
OPEN SPACE, DRAINAGE & L.S.E. LOTS:	5	TOTAL: 43.455 ACRES
PARK, OPEN SPACE & L.S.E. LOTS:	1	TOTAL: 2.819 ACRES
AMENITY CENTER LOT:	2	TOTAL: 5.870 ACRES
NO. OF BLOCKS:	15	TOTAL: 31.053 ACRES
R.O.W.:		

F.E.M.A. MAP NO. 48021C0195E, 48021C0355E, & 48021C0215E  
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

### LINEAR FOOTAGE OF RIGHT-OF-WAY

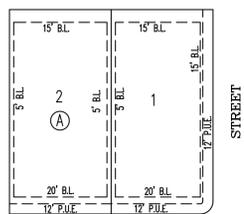
ROAD NAME	R.O.W. VARIES	LOCAL	4,379 FT
SAM HOUSTON DRIVE	50' R.O.W.	LOCAL	2,503 FT
PLUMBAGO LOOP	50' R.O.W.	LOCAL	793 FT
ACACIA PASS	50' R.O.W.	LOCAL	1,336 FT
SMOKEBRUSH TRAIL	50' R.O.W.	LOCAL	664 FT
FORSYTHIA TRAIL	50' R.O.W.	LOCAL	98 FT
HORSETAIL COVE	50' R.O.W.	LOCAL	447 FT
BOTTLEBRUSH COVE	50' R.O.W.	LOCAL	668 FT
SHAGBARK TRAIL	50' R.O.W.	LOCAL	934 FT
FIREBUSH LOOP	50' R.O.W.	LOCAL	1,641 FT
PAMPAS PATH	50' R.O.W.	LOCAL	595 FT
PERIWINKLE LANE	50' R.O.W.	LOCAL	1,410 FT
HACKBERRY LANE	50' R.O.W.	LOCAL	1,772 FT
NANDINA PATH	50' R.O.W.	LOCAL	593 FT
RED OAK PLACE	50' R.O.W.	LOCAL	751 FT
BURROS TAIL PASS	60' R.O.W.	LOCAL	982 FT
IRON BARK BEND	50' R.O.W.	LOCAL	457 FT
SWEETGUM COVE	50' R.O.W.	LOCAL	374 FT
ROSEMARY COURT	50' R.O.W.	LOCAL	1510 FT
CHINABERRY BEND	50' R.O.W.	LOCAL	
<b>TOTAL</b>			<b>21,971 FT</b>



SCALE: 1" = 100'

### LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ② LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- - - APPROXIMATE FEMA 100 YEAR FLOODPLAIN

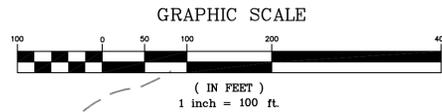
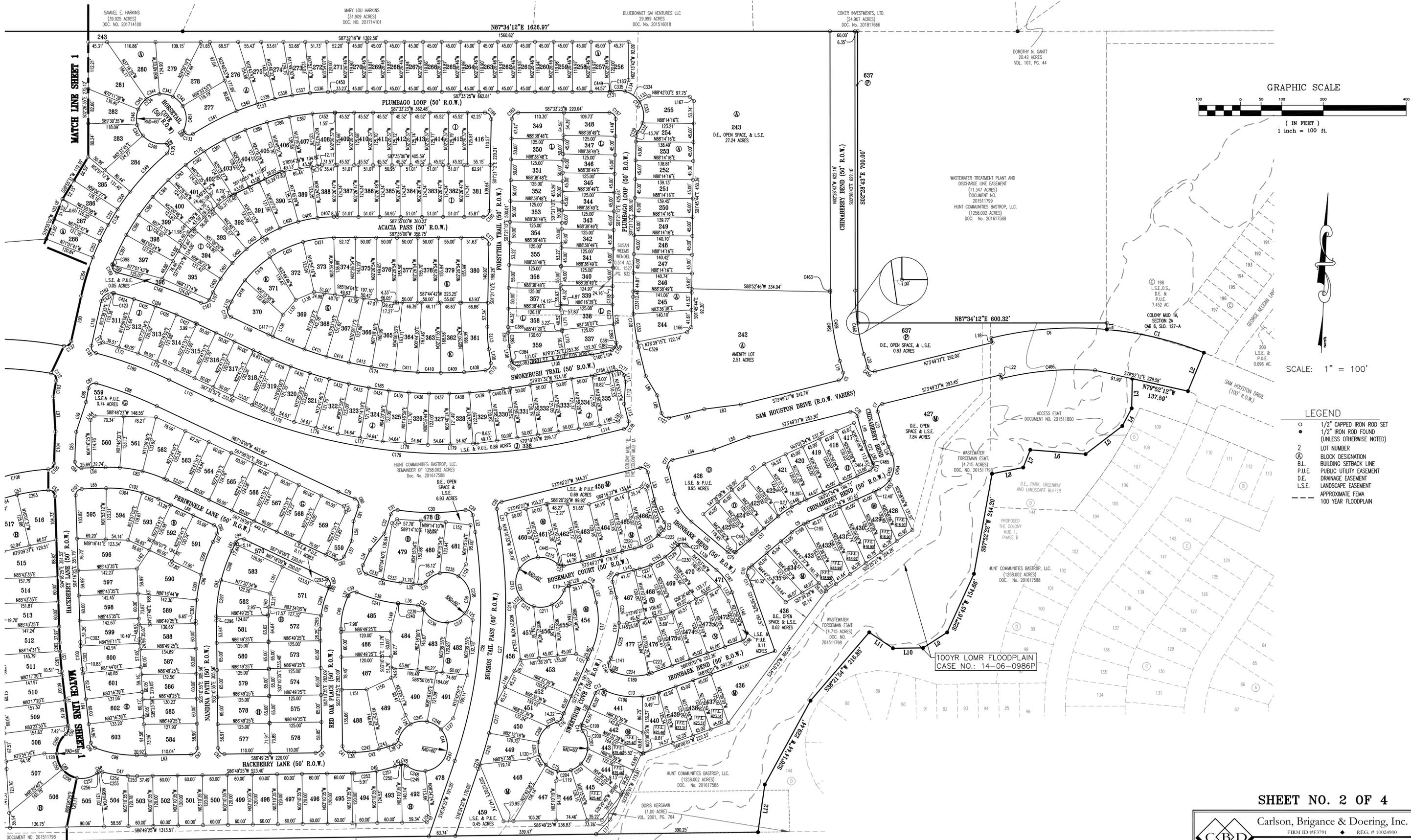


## SHEET NO. 1 OF 4

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #13791 REG. # 10024900

Civil Engineering 5501 West William Cannon Austin, Texas 78749  
Surveying 5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

# THE PRELIMINARY PLAT OF THE COLONY MUD 1B



SCALE: 1" = 100'

- LEGEND**
- 1/2" CAPPED IRON ROD SET
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 2 LOT NUMBER
  - Ⓛ BLOCK DESIGNATION
  - BUILDING SETBACK LINE
  - PUBLIC UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - LANDSCAPE EASEMENT
  - APPROXIMATE FEMA 100 YEAR FLOODPLAIN

SHEET NO. 2 OF 4

Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791    REG. # 10024900

Civil Engineering	Surveying
5501 West William Cannon	Austin, Texas 78749
Phone No. (512) 280-5160	Fax No. (512) 280-5165

# THE PRELIMINARY PLAT OF THE COLONY MUD 1B

**FLOOD PLAIN NOTE:**

A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE AE, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0195E, 48021 C 0215E, AND 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

1. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
2. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE 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 PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
3. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
4. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
7. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.

**GENERAL NOTES:**

1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. 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.
3. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE MUD.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT A NEW PRELIMINARY PLAT MAY NEED TO BE SUBMITTED AND APPROVED, AT THE OWNER'S SOLE EXPENSE IF THE PRELIMINARY PLANS CHANGE SUBSTANTIALLY.
5. BY APPROVING THIS PRELIMINARY 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. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
6. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
7. WATER IS PROVIDED BY THE COLONY MUD 1B.
8. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B.
9. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
10. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
11. CABLE SERVICE IS PROVIDED BY SPECTRUM.
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
14. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
15. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.
16. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
17. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
18. AN OWNER'S ASSOCIATION AND OR MUD IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
19. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
20. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
21. A STORMWATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
22. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CURB DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
23. SAM HOUSTON, CHINABERRY ROAD, AND BURROS TRAIL PASS SHALL NOT BE GATED, BUT THE RESIDENTIAL STREETS OFF OF SAM HOUSTON, CHINABERRY ROAD, AND BURROS TRAIL PASS SHALL RESERVE THE RIGHT TO BE GATED.

STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_

DOUGLAS R. RUMMEL, JR., P.E. NO. 97387  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_

AARON V. THOMASON ~ R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



APPROVED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2019 A.D. BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR, CONNIE SCHROEDER \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

**FIELD NOTES**

BEING ALL OF THAT CERTAIN 155.959 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANOS, ABSTRACT NO. 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC, RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), SAID 155.959 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND IN THE NORTH BOUNDARY LINE OF SAID 1258.002 ACRE TRACT, BEING ALSO THE SOUTHWEST CORNER OF A CALLED 39.925 ACRE TRACT OF LAND CONVEYED TO SAMUEL E. HARRIS IN DOCUMENT NUMBER 201714100 (O.P.R.B.C.T.X.), AND BEING ALSO THE SOUTHWEST CORNER OF A CALLED 31.909 ACRE TRACT OF LAND CONVEYED TO MARY LOU HARRIS IN DOCUMENT NUMBER 201714101 (O.P.R.B.C.T.X.), FOR THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT, SAID 31.909 ACRE TRACT, A CALLED 29.999 ACRE TRACT OF LAND CONVEYED TO BLUEBONNET 54 VENTURES, LLC IN DOCUMENT NUMBER 201516018 (O.P.R.B.C.T.X.), AND A CALLED 24.907 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD., IN DOCUMENT NUMBER 201817666 (O.P.R.B.C.T.X.), N87°34'12"E, A DISTANCE OF 1626.97 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A THE NORTHERN BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 24.907 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A WASTEWATER TREATMENT PLANT AND DISCHARGE LINE EASEMENT DESCRIBED IN DOCUMENT NUMBER 201511799 (O.P.R.B.C.T.X.), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID 1258.002 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

1. S022°43'E, A DISTANCE OF 700.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
2. S18°02'02"E, A DISTANCE OF 122.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
3. N17°49'27"E, A DISTANCE OF 300.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 840.00 FEET, AN ARC LENGTH OF 372.11 FEET, AND WHOSE CHORD BEARS N86°29'30"E, A DISTANCE OF 369.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
5. S88°58'55"E, A DISTANCE OF 58.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, BEING A POINT ON A SOUTHWESTERN BOUNDARY LINE OF LOT 198, BLOCK C OF COLONY MUD 1A, SECTION 2A, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 127-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.),

THENCE, WITH THE SAID SOUTHWESTERN BOUNDARY LINE OF SAID LOT 198, BLOCK C, COLONY MUD 1A, SECTION 2A, AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 86.93 FEET, AND WHOSE CHORD BEARS S73°51'09"E, A DISTANCE OF 86.89 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A SOUTHEASTERN CORNER OF SAID LOT 198, BLOCK C AND BEING ALSO A NORTHWESTERN TERMINUS CORNER OF SAM HOUSTON DRIVE (100' R.O.W.), FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WESTERN TERMINUS LINE OF SAID SAM HOUSTON DRIVE, S20°07'07"W, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A SOUTHWESTERN TERMINUS CORNER OF SAID SAM HOUSTON DRIVE,

THENCE, CROSSING SAID 1258.002 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15,

- 1) N79°52'12"W, A DISTANCE OF 137.59 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 2) S01°17'11"E, A DISTANCE OF 71.20 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 3) S25°39'34"W, A DISTANCE OF 48.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 4) S57°15'50"W, A DISTANCE OF 111.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 5) N88°02'50"W, A DISTANCE OF 133.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 6) S19°25'06"W, A DISTANCE OF 45.59 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 7) S76°22'12"W, A DISTANCE OF 76.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 8) S07°52'22"W, A DISTANCE OF 244.20 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 9) S22°16'45"W, A DISTANCE OF 154.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 10) S54°49'06"W, A DISTANCE OF 69.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 11) S86°53'55"W, A DISTANCE OF 72.69 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 12) N58°35'01"W, A DISTANCE OF 66.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 13) S35°21'54"W, A DISTANCE OF 216.85 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 14) S05°14'44"W, A DISTANCE OF 228.44 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- 15) S05°47'14"W, A DISTANCE OF 115.34 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND BEING ALSO A POINT ON A NORTHERN BOUNDARY LINE OF A CALLED 410.599 ACRE TRACT OF LAND CONVEYED TO DAVID K. GRASSLE IN VOLUME 714, PAGE 306 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, S86°51'37"W, A DISTANCE OF 3169.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A SOUTHERN BOUNDARY LINE IF SAID 1258.002 ACRE TRACT AND BEING ALSO A POINT ON A NORTHERN BOUNDARY LINE OF SAID 410.599 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD FOUND AT AN ANGLE POINT ON A SOUTHERN BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND BEING ALSO A POINT ON A NORTHERN BOUNDARY LINE OF LOT 31, BLOCK A, OF THE WOODLANES SUBDIVISION, A SUBDIVISION RECORDED IN CABINET 2, PAGE 350A (P.R.B.C.T.X.), BEARS S86°51'37"W, A DISTANCE OF 5,147.97 FEET,

THENCE, CROSSING SAID 1258.002 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15,

- 1) N1°00'41"W, A DISTANCE OF 116.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 30.84 FEET, AND WHOSE CHORD BEARS N25°47'24"E, A DISTANCE OF 30.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 3) N88°36'06"E, A DISTANCE OF 24.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) N62°21'55"E, A DISTANCE OF 136.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) N31°53'32"W, A DISTANCE OF 48.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) N19°53'53"E, A DISTANCE OF 124.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 7) N16°58'38"E, A DISTANCE OF 132.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 8) N24°55'51"W, A DISTANCE OF 83.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 9) N43°34'52"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 10) N00°34'18"E, A DISTANCE OF 388.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 11) N08°34'16"W, A DISTANCE OF 530.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 12) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 314.88 FEET, AND WHOSE CHORD BEARS N30°02'50"W, A DISTANCE OF 307.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 13) S38°28'36"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 14) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 46.47 FEET, AND WHOSE CHORD BEARS N55°56'44"W, A DISTANCE OF 46.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 15) N29°37'54"E, A DISTANCE OF 196.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 39.925 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND SAID 39.925 ACRE TRACT, N87°34'20"E, A DISTANCE OF 1,892.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 155.959 ACRE TRACT.

**SHEET NO. 3 OF 4**

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #F3791    ♦    REG. # 10024900

Civil Engineering    ♦    Surveying  
5501 West William Cannon    ♦    Austin, Texas 78749  
Phone No. (512) 280-5160    ♦    Fax No. (512) 280-5165

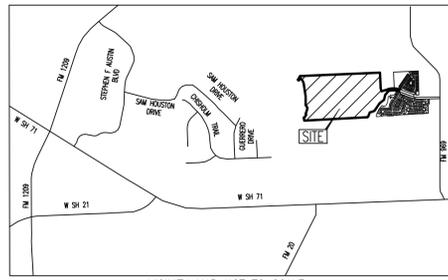
PATH-J:\AC3D\5035\SURVEY\PRELIM PLAT MUD 1B

THE PRELIMINARY PLAT OF  
**THE COLONY MUD 1B**

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	241.35	850.00	S79°03'26"E	240.54	121.49	161°08'08"
C2	30.84	50.00	N25°47'24"E	30.35	15.93	32°09'09"
C3	314.86	420.00	S03°02'50"W	307.54	165.24	45°29'11"
C4	46.47	300.00	N55°56'44"W	46.42	23.28	8°52'28"
C5	24.05	15.00	N27°53'42"E	21.55	15.49	91°51'29"
C6	280.14	850.00	S83°22'00"W	278.88	141.35	18°53'00"
C7	24.05	15.00	S27°53'42"W	21.55	15.49	91°51'29"
C8	27.29	175.00	S22°30'04"E	27.26	13.67	8°56'03"
C9	46.83	175.00	S55°20'56"W	46.79	23.61	15°21'56"
C10	20.38	15.00	S08°44'34"W	18.85	12.11	77°50'48"
C11	24.99	175.00	N26°05'25"W	24.97	12.52	81°02'52"
C12	132.73	175.00	N89°43'41"E	129.57	69.74	43°27'20"
C13	23.56	15.00	S66°27'21"W	21.21	15.00	90°00'00"
C14	16.28	15.00	S09°38'36"E	15.50	9.05	61°11'55"
C15	309.25	60.00	S13°05'15"E	64.20	38.00	289°18'37"
C16	13.90	15.00	N87°01'42"E	13.41	7.50	53°06'42"
C17	114.94	175.00	N02°38'24"E	112.89	59.63	37°33'55"
C18	23.56	15.00	N61°10'33"W	21.21	15.00	90°00'00"
C19	15.12	15.00	S44°56'22"W	14.49	8.28	57°46'09"
C20	309.49	60.00	S16°10'33"E	64.00	37.83	295°32'17"
C21	15.12	15.00	S77°17'29"E	14.49	8.28	57°46'09"
C22	69.94	125.00	N67°47'46"E	69.03	35.91	32°03'22"
C23	20.38	15.00	N02°50'40"E	18.85	12.11	77°50'48"
C24	20.39	175.00	S26°07'39"E	61.48	30.70	19°54'10"
C25	63.76	15.00	N87°01'33"W	20.21	15.00	90°00'00"
C26	22.25	15.00	S31°20'05"W	20.26	13.74	84°58'43"
C27	585.56	1210.00	N02°42'32"E	579.86	298.63	274°33'39"
C28	556.52	1150.00	N02°42'32"E	551.11	283.82	274°33'39"
C29	23.62	15.00	N56°16'15"W	21.26	15.06	90°13'56"
C30	164.04	527.00	N87°31'48"E	163.37	82.69	17°50'22"
C31	21.63	15.00	S55°06'46"W	19.80	13.18	82°36'07"
C32	48.44	540.00	N16°24'54"E	48.42	24.24	5°08'22"
C33	24.13	15.00	S22°51'16"E	21.61	15.58	92°10'19"
C34	85.89	275.00	S77°53'15"E	85.54	43.30	17°53'40"
C35	15.12	15.00	N64°16'51"E	14.49	8.28	57°46'09"
C36	309.49	60.00	N03°09'55"E	64.00	37.83	295°32'17"
C37	15.12	15.00	N57°57'01"W	14.49	8.28	57°46'09"
C38	104.40	325.00	S77°33'55"E	103.95	52.65	18°42'20"
C39	23.13	15.00	S67°24'05"W	20.90	14.57	88°20'21"
C40	80.66	175.00	S10°10'40"W	79.95	41.06	264°29'24"
C41	23.56	15.00	S48°10'35"E	21.21	15.00	90°00'00"
C42	84.48	275.00	N87°01'22"E	84.15	42.58	17°36'06"
C43	15.12	15.00	N02°20'15"E	14.49	8.28	57°46'09"
C44	309.49	60.00	N41°49'25"E	64.00	37.83	295°32'17"
C45	15.12	15.00	N81°53'37"W	14.49	8.28	57°46'09"
C46	99.84	325.00	N87°01'22"E	99.45	50.32	17°36'06"
C47	84.39	325.00	S29°51'15"E	84.15	42.43	14°52'39"
C48	13.68	15.00	S75°34'02"W	13.21	7.36	52°16'04"
C49	187.73	60.00	S40°05'03"E	120.00	93.65	179°15'50"
C50	15.12	15.00	N19°48'50"W	14.49	8.28	57°46'09"
C51	69.08	825.00	S08°40'20"E	69.06	34.56	44°57'50"
C52	24.08	15.00	N50°15'22"W	21.57	15.52	91°57'55"
C53	145.01	475.00	S79°00'56"W	144.45	73.07	17°09'27"
C54	23.56	15.00	S21°16'12"W	21.21	15.00	90°00'00"
C55	295.95	825.00	N13°27'12"E	294.37	149.58	20°33'13"
C56	14.83	15.00	S31°41'14"E	14.32	8.15	57°01'18"
C57	193.40	60.00	N32°08'29"E	119.90	148.72	184°40'43"
C58	13.82	15.00	N81°54'29"W	13.33	7.44	52°46'38"
C59	85.77	325.00	N79°15'48"E	85.52	43.13	15°07'13"
C60	55.52	325.00	S88°16'56"E	55.45	27.83	9°47'17"
C61	11.32	15.00	S74°59'46"W	11.05	5.94	43°13'52"
C62	184.79	60.00	S28°23'18"E	119.94	194.96	176°27'45"
C63	11.32	15.00	N82°13'39"E	11.05	5.94	43°13'52"
C64	182.59	225.00	S29°51'33"W	177.62	96.66	46°29'42"
C65	120.61	525.00	S99°41'18"W	120.35	60.57	13°09'48"
C66	23.56	15.00	S21°26'12"E	21.21	15.00	90°00'00"
C67	0.99	5.00	N29°23'22"W	0.99	0.50	11°10'07"
C68	34.57	175.00	S23°22'22"E	34.51	17.34	11°19'07"
C69	24.45	15.00	N10°22'11"E	23.83	15.91	93°22'46"
C70	164.78	965.00	S57°59'55"W	164.58	82.59	9°47'02"
C71	100.98	1235.00	N52°26'57"E	100.95	50.52	4°41'05"
C72	35.06	225.00	S22°30'04"E	35.05	17.58	8°56'03"
C73	21.99	14.00	N18°01'54"E	19.80	14.00	90°00'00"
C74	20.34	225.00	S52°20'56"W	19.16	30.35	15°21'56"
C75	60.91	15.00	N87°35'43"E	60.26	12.55	9°51'31"
C76	79.19	125.00	S34°19'32"E	77.88	40.98	36°17'58"
C77	23.56	15.00	S28°49'27"W	21.21	15.00	90°00'00"
C78	22.12	15.06	N60°12'29"W	20.19	13.60	84°09'32"

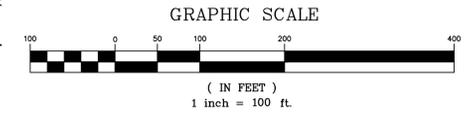
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C79	43.07	527.35	S69°33'30"E	43.06	21.55	4°40'48"
C80	22.55	15.00	N28°49'38"W	20.49	14.02	86°07'58"
C81	37.69	460.00	N16°54'15"E	37.68	18.86	41°41'11"
C82	23.42	15.00	N67°53'52"E	21.11	14.86	89°27'57"
C83	152.99	325.00	N80°47'17"W	151.58	77.94	26°58'15"
C84	24.16	15.00	S48°07'51"E	21.63	15.61	92°17'08"
C85	72.09	975.00	S00°07'49"W	72.08	36.06	4°14'11"
C86	33.74	960.00	S07°37'02"W	33.74	16.87	2°00'50"
C87	24.83	15.00	S56°02'20"W	22.09	16.32	94°49'45"
C88	155.69	965.00	N17°55'28"W	155.52	78.01	91°43'38"
C89	23.80	15.00	N21°50'52"W	21.38	15.24	90°54'36"
C90	103.70	225.00	S10°01'40"W	102.79	52.79	26°24'29"
C91	23.56	15.00	N41°49'25"E	21.21	15.00	90°00'00"
C92	23.56	15.00	S48°10'35"E	21.21	15.00	90°00'00"
C93	172.84	375.00	S10°10'40"W	171.31	87.98	26°24'29"
C94	23.42	15.00	S67°57'52"W	21.11	14.86	89°27'57"
C95	23.70	15.00	N22°02'08"W	21.31	15.14	89°32'03"
C96	195.89	425.00	S10°10'40"W	194.16	99.71	26°24'29"
C97	23.56	15.00	N41°49'25"E	21.21	15.00	90°00'00"
C98	103.35	275.00	S22°44'35"E	102.74	52.29	21°31'59"
C99	16.38	15.00	S40°21'25"E	15.58	9.12	62°34'21"
C100	64.99	775.00	S06°40'20"E	64.87	32.46	44°75'50"
C101	23.56	15.00	S40°43'35"W	21.21	15.00	90°00'00"
C102	129.45	275.00	N80°47'17"W	128.26	65.95	26°58'15"
C103	38.45	1040.00	S07°34'12"W	38.45	19.44	27°07'06"
C104	75.33	1025.00	S00°04'12"E	75.32	37.68	41°24'40"
C105	22.59	15.00	N40°58'32"E	20.52	14.06	86°18'07"
C106	163.62	525.00	S79°11'54"W	162.96	82.48	17°51'24"
C107	23.56	15.00	S68°43'48"E	21.21	15.00	90°00'00"
C108	0.99	5.00	N18°04'15"E	0.99	0.50	11°19'07"
C109	34.57	175.00	N18°04'15"W	34.51	17.34	11°19'07"
C110	24.45	15.00	S22°57'35"W	21.83	15.91	93°22'46"
C111	457.51	965.00	S83°13'53"W	453.24	233.14	27°09'51"
C112	24.08	15.00	N37°12'09"W	21.57	15.52	91°58'05"
C113	278.02	775.00	N13°27'12"E	276.53	140.52	20°33'13"
C114	17.93	15.00	N31°04'07"E	16.88	10.21	68°29'24"
C115	103.24	275.00	N06°04'07"E	102.63	52.23	21°30'36"
C116	23.56	15.00	S48°10'35"E	21.21	15.00	90°00'00"
C117	290.30	525.00	N19°01'03"W	286.62	148.97	31°40'56"
C118	23.03	15.00	S09°07'27"W	20.83	14.48	87°57'55"
C119	109.13	475.00	S99°41'18"W	108.89	54.80	13°09'48"
C120	23.56	15.00	N68°43'48"W	21.21	15.00	90°00'00"
C121	262.66	475.00	N19°01'03"W	259.32	134.78	31°40'56"
C122	23.56	15.00	N41°49'25"E	21.21	15.00	90°00'00"
C123	46.98	275.00	S88°16'56"E	46.92	23.55	9°47'17"
C124	23.56	15.00	S32°21'18"E	21.21	15.00	90°00'00"
C125	142.01	175.00	S29°51'15"E	138.15	75.18	46°29'42"
C126	24.09	15.00	N80°52'33"W	21.59	15.54	92°02'05"
C127	23.56	15.00	S61°10'33"E	21.21	15.00	90°00'00"
C128	122.88	475.00	S08°45'53"E	122.54	61.79	14°49'21"
C129	10.39	15.00	S18°29'46"W	10.19	5.41	39°41'56"
C130	152.80	60.00	N34°36'37"W	114.73	195.71	14°54'42"
C131	6.60	25.00	S62°34'20"W	6.58	3.32	13°07'24"
C132	361.33	625.00	S71°04'54"W	356.32	185.87	33°07'27"
C133	22.55	15.00	S82°25'12"E	20.48	14.02	86°07'14"
C134	325.42	60.00	S50°38'24"W	50.00	27.50	31°04'05"
C135	22.70	15.00	N03°39'47"E	20.60	14.16	86°42'46"
C136	406.42	625.00	S28°43'27"W	399.30	210.69	37°15'28"
C137	22.99	15.00	N54°01'25"E	20.81	14.44	67°49'00"
C138	505.86	1035.00	S83°55'49"W	500.84	258.09	28°00'13"
C139	22.60	15.00	S66°54'03"E	20.53	14.07	86°20'29"
C140	167.53	275.00	S21°26'05"E	164.95	86.45	34°54'13"
C141	15.12	15.00	S24°45'05"W	14.49	8.28	57°46'09"
C142	309.49	60.00	S80°01'01"W	64.00	37.83	295°32'17"
C143	15.12	15.00	N32°52'03"W	14.49	8.28	57°46'09"
C144	197.98	325.00	S21°26'12"E	194.94	102.17	34°54'13"
C145	23.56	15.00	N06°06'46"E	21.21	15.00	90°00'00"
C146	84.96	475.00	N56°14'14"E	84.85	42.59	10°14'53"
C147	60.80	275.00	N67°40'26"E	60.48	30.42	13°27'36"
C148	15.77	15.00	S75°53'55"E	15.05	8.70	60°13'45"
C149	309.43	60.00	S13°13'37"E	64.05	37.87	289°18'37"
C150	14.62	15.00	S46°39'04"W	14.05	7.95	55°50'31"
C151	74.94	325.00	N67°58'00"E	74.77	37.63</	

# THE PRELIMINARY PLAT OF THE COLONY MUD 1B



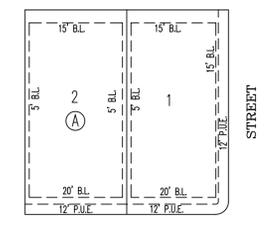
VICINITY MAP NOT TO SCALE

558  
PARK, OPEN SPACE, & L.S.E.  
2.82 ACRES



SCALE: 1" = 100'

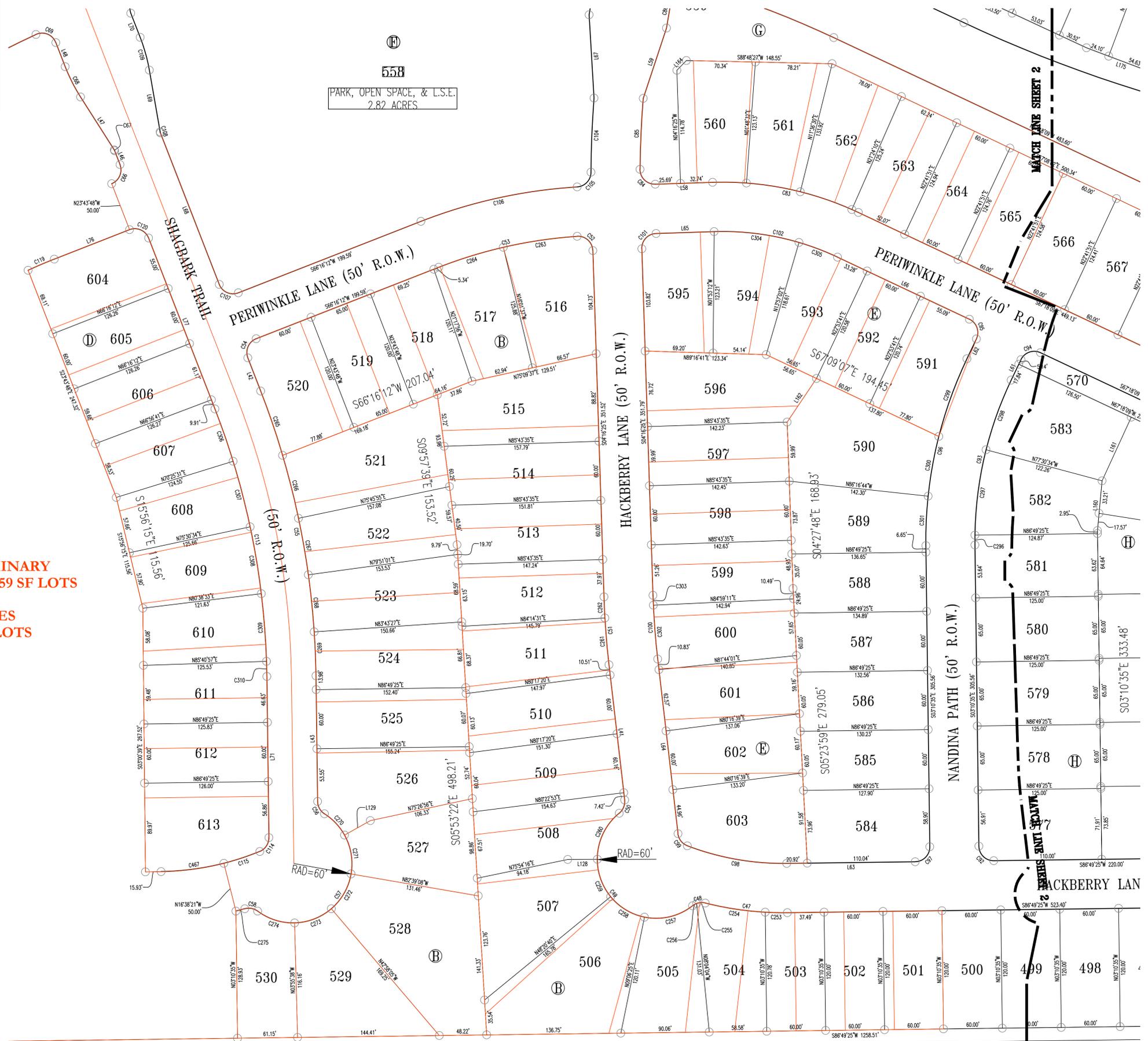
- LEGEND**
- 1/2" CAPPED IRON ROD SET
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - ② LOT NUMBER
  - Ⓢ BLOCK DESIGNATION
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.S.E. LANDSCAPE EASEMENT
  - - - APPROXIMATE FEMA 100 YEAR FLOODPLAIN



TYPICAL LOT EASEMENTS FOR COLONY - S

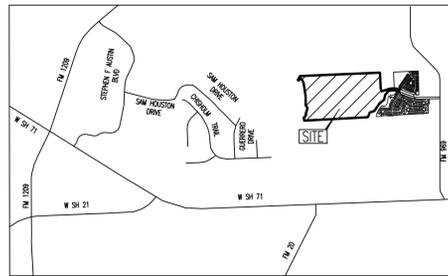
**APPROVED PRELIMINARY  
PLAN LOT COUNT: 59 SF LOTS**

**PROPOSED CHANGES  
LOT COUNT: 69 SF LOTS**



**Carlson, Brignace & Doering, Inc.**  
FIRM ID #13791 REG. # 10024900

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165



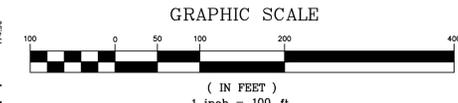
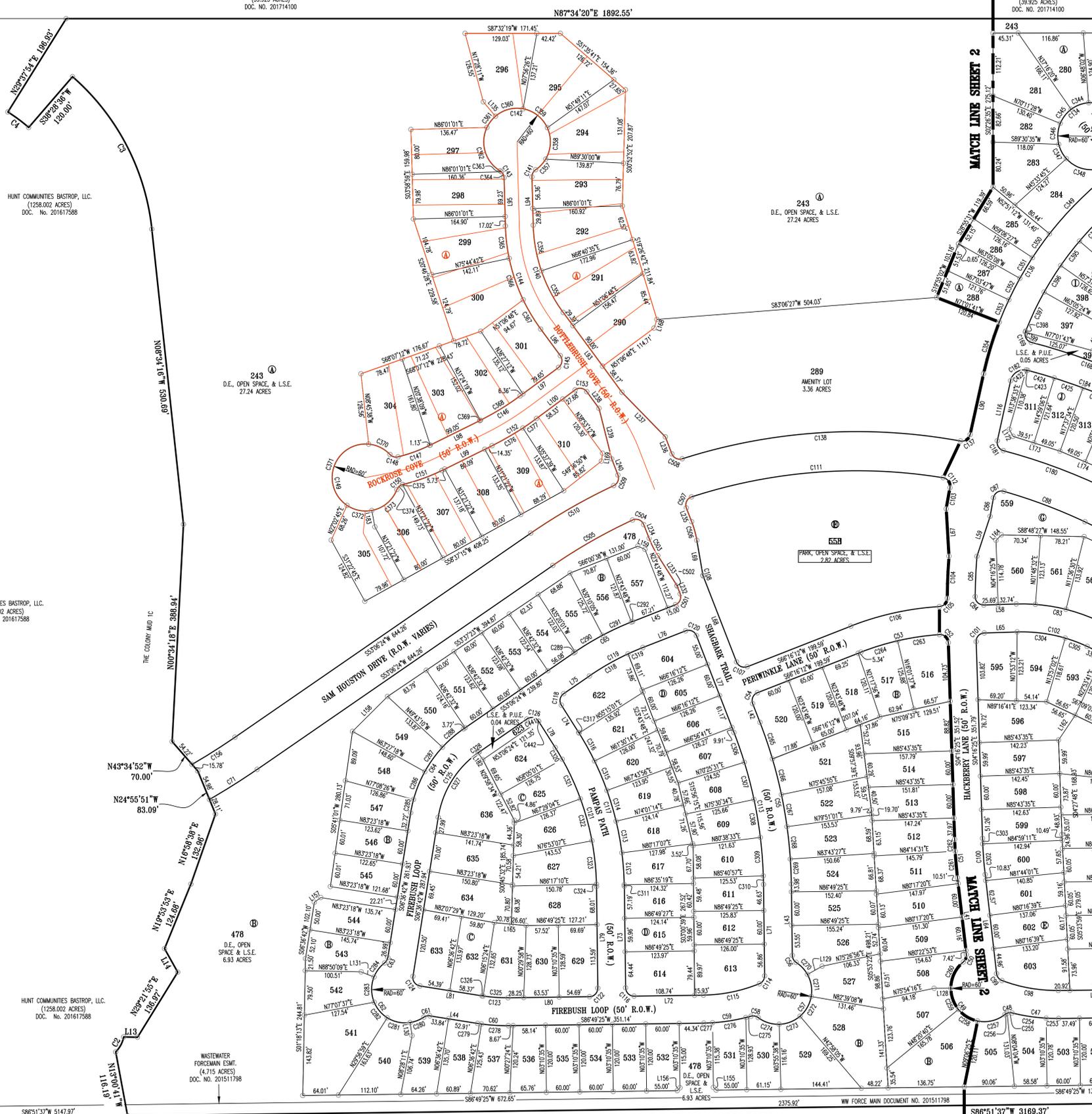
VICINITY MAP NOT TO SCALE

# THE PRELIMINARY PLAT OF THE COLONY MUD 1B

ROBERT & KATHLEEN HAYKOST  
50.06 ACRES  
VOL. 575, PG. 509

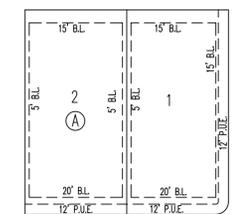
SAMUEL E. HARKINS  
39.925 ACRES  
DOC. NO. 201714100

SAMUEL E. HARKINS  
39.925 ACRES  
DOC. NO. 201714100



SCALE: 1" = 100'

- LEGEND**
- 1/2" CAPPED IRON ROD SET
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - ② LOT NUMBER
  - Ⓜ BLOCK DESIGNATION
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.S.E. LANDSCAPE EASEMENT
  - - - APPROXIMATE FEMA 100 YEAR FLOODPLAIN



**APPROVED PRELIMINARY  
PLAN LOT COUNT: 21 SF LOTS**

**PROPOSED CHANGES  
LOT COUNT: 33 SF LOTS**

HUNT COMMUNITIES BASTROP, LLC.  
(1258.002 ACRES)  
DOC. No. 201617588

HUNT COMMUNITIES BASTROP, LLC.  
(1258.002 ACRES)  
DOC. No. 201617588

478  
D.E. OPEN SPACE & L.S.E.  
6.93 ACRES

WASTEWATER  
FORCEMAIN ESM.  
(4.715 ACRES)  
DOC. NO. 201511798

DAVID K. GRASSEL  
410.589 ACRES  
VOL. 714, PG. 306

WW FORCE MAIN DOCUMENT NO. 201511798

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #13791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165



# STAFF REPORT

**MEETING DATE:** September 24, 2020

**AGENDA ITEM:** 3C

**TITLE:**

Consider action to approve, the West Bastrop Village, Phase 1, Section 1 Preliminary Plat, consisting of 25.557 acres out of the Nancy Blakey Survey No. 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

**ITEM DETAILS:**

Site Address:	West of F.M. 20 (Attachment 1)
Total Acreage:	25.557 acres
Legal Description:	25.557 acres of the Nancy Blakey Survey No. 98
Property Owner:	West Bastrop Village, Ltd./Myra Goepp
Agent:	Carlson, Brigrance & Doering, Inc./ Ryan W. Perry, P.E.
Existing Use:	Vacant
Existing Place Type Zoning:	None – ETJ
Character District:	None – ETJ
Development Agreement:	West Bastrop Planned Development Agreement, August 11, 2006
Future Land Use:	Neighborhood Residential

**BACKGROUND/HISTORY:**

The West Bastrop Village Development is a Municipal Utility District that was started in 2006. The City approved the Consent Agreement for the creation of the MUD and approved a Planned Development Agreement in August 2006. The Development Agreement contains development regulations, a controlling land use plan and master plan for 348.048 acres of land located to the southwest of the Bastrop city limits (Attachment 2). The development contains a master plan to include 1,200 residential units (mix of densities and types), 125,000 square feet of commercial space, 15.3 acres of civic space and 75 acres of open space (public and private).

The City has been working with the developer to establish a utility agreement so the City can serve wholesale water and wastewater to the development. Now that that agreement is in place, they are moving forward with the first phase of the development with the West Bastrop Village, Phase 1, Section 1 Preliminary Plat.

The section contains 91 single-family residential lots, 35-feet to 45-feet wide, which will have alley access for parking. There are three reserve lots along F.M. 20, one drainage lot and two future commercial lots. This plat has the main entry off of F.M. 20 with Weaverton Boulevard, three residential connectors for the residential lots and seven alleyways.

### Streets

The subdivision will connect directly to F.M. 20 at two points, Axel Lane and Weaverton Boulevard. These connections are under review with preliminary approval. The traffic impact analysis required by the Texas Department of Transportation will require the developer to contribute to a future traffic signal at Weaverton Boulevard.

### Utilities

The Preliminary Infrastructure Plan was approved July 2, 2020 by the City Engineer. This area is will be served the West Bastrop Village MUD for stormwater, water, and wastewater and Bluebonnet Electric within the development. The City of Bastrop will serve wholesale water and wastewater service to the MUD.

### Drainage

A Preliminary Drainage Plan was approved June 18, 2020 by the City Engineer. The drainage for this subdivision will convey to the drainage pond on the east side of the property.

### **POLICY EXPLANATION:**

On August 27, 2019, Ordinance 2019-26 and the Bastrop Building Block (B<sup>3</sup>) Code, Ordinance 2019-51, deemed the Planning & Zoning Commission as the official municipal authority for approval of plats that require public review.

### Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

*This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area, providing residential lots with walkable access to neighborhood commercial areas.*

### Local Government Code

- Sec. 212.002. Rules.  
After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).*

- Sec. 212.010. Standards for Approval
  - (a) The municipal authority responsible for approving plats shall approve a plat if:
    - (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;  
  
*The plat conforms to the Future Land Use Plan, which is designated as Neighborhood Residential.*
    - (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

*The plat will dedicate 7,509 linear feet of right-of-way with a gridded street pattern and alley loaded lots. The development will install water and wastewater lines from within the development and connect to existing utilities along F.M. 20.*

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

*A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.*

- (4) it conforms to any rules adopted under Section 212.002.

*The preliminary plat complies with the requirements of the adopted B<sup>3</sup> Code and the approved West Bastrop Village Planned Development Agreement.*

B<sup>3</sup> Code - Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

*The Development Review Committee has reviewed the West Bastrop Village Phase 1, Section 1, Preliminary Plat for compliance with subdivision and utility standards. A Preliminary Drainage Plan and Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer. The DRC recommended approval of the Preliminary Plat on August 13, 2020.*

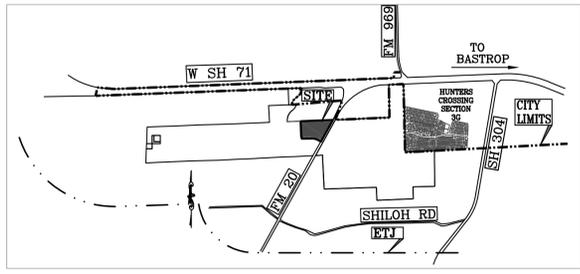
**RECOMMENDATION:**

The Assistant Planning Director recommends approval the West Bastrop Village, Phase 1, Section 1 Preliminary Plat, consisting of 25.557 acres out of the Nancy Blakey Survey No. 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: West Bastrop Village, Phase 1, Section 1 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: West Bastrop Village Master Plan Area

# THE PRELIMINARY PLAT OF WEST BASTROP VILLAGE SECTION 1, PHASE 1



LOCATION MAP  
NOT TO SCALE

### LEGEND

- 1/2" CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND UNLESS OTHERWISE NOTED
- ① LOT NUMBER
- ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- E.E. ELECTRIC EASEMENT
- O.S. OPEN SPACE
- S.W.E. SIDEWALK EASEMENT

DATE: AUGUST 21, 2020

### LINEAR FOOTAGE OF RIGHT-OF-WAY

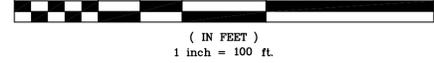
AXEL LANE	50' R.O.W.	1420'
WEAVERTON BLVD	50' R.O.W.	975'
BREIDA LANE	50' R.O.W.	652'
GOUDA DRIVE	50' R.O.W.	576'
ALLEY "A"	20' R.O.W.	201'
ALLEY "B"	20' R.O.W.	1121'
ALLEY "C"	20' R.O.W.	515'
ALLEY "D"	20' R.O.W.	442'
ALLEY "E"	20' R.O.W.	443'
ALLEY "F"	20' R.O.W.	720'
<b>TOTAL</b>		<b>7,509'</b>

TOTAL ACREAGE: 25.557 ACRES  
SURVEY: NANCY BLAKEY SURVEY, A-98

RESERVE LOTS:	3	TOTAL:	8.513 ACRES
RESIDENTIAL LOTS:	91	TOTAL:	8,936 ACRES
P.U.E. AND OPEN SPACE LOT:	3	TOTAL:	0.131 ACRES
P.U.E., OPEN SPACE AND D.E. LOTS:	1	TOTAL:	0.040 ACRES
S.W.E. AND P.U.E. LOTS:	1	TOTAL:	0.026 ACRES
R.O.W. AND ALLEY:	10	TOTAL:	7.911 ACRES
NO. OF BLOCKS:			

SCALE: 1" = 100'

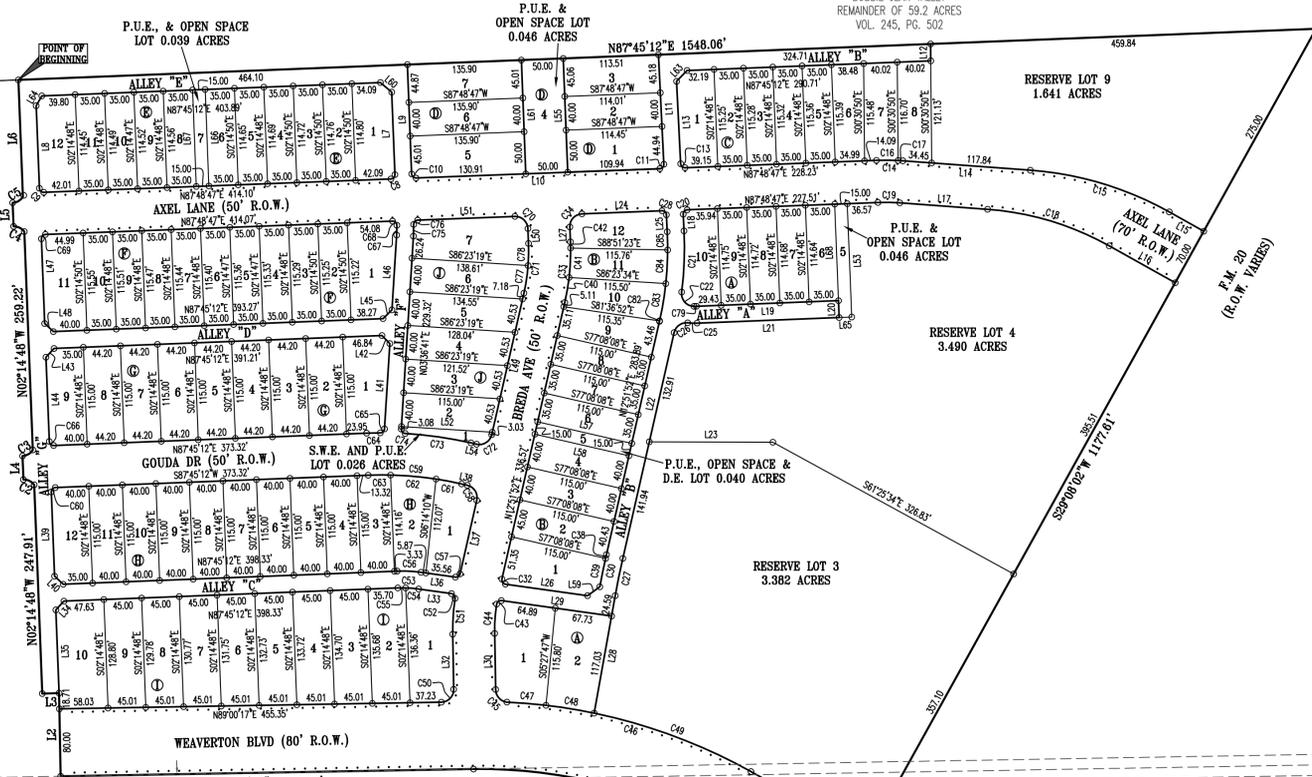
### GRAPHIC SCALE



### BLOCK LOT SQ. FT.

A	1	7,762	F	1	6,179
A	2	7,291	F	2	4,033
A	3	147,340	F	3	4,034
A	4	152,015	F	4	4,035
A	5	2,019	F	5	4,037
A	6	4,011	F	6	4,038
A	7	4,014	F	7	4,040
A	8	4,014	F	8	4,041
A	9	4,016	F	9	4,042
A	10	4,851	F	10	4,043
B	1	5,901	G	1	5,098
B	2	5,174	G	2	5,189
B	3	4,600	G	3	4,593
B	4	4,600	G	4	4,600
B	5	1,724	G	5	4,600
B	6	4,025	G	6	4,600
B	7	4,025	G	7	4,600
B	8	4,025	G	8	4,600
B	9	4,554	G	9	4,600
B	10	4,613	G	10	4,600
B	11	4,330	H	11	4,600
B	12	4,330	H	12	5,119
C	1	5,066	H	3	4,593
C	2	4,034	H	4	4,600
C	3	4,035	H	5	4,600
C	4	4,036	H	6	4,600
C	5	4,038	H	7	4,600
C	6	4,239	H	8	4,600
C	7	4,630	H	9	4,600
C	8	4,755	H	10	4,600
C	9	71,470	H	11	4,600
D	1	5,730	I	1	7,086
D	2	4,569	I	2	6,074
D	3	5,132	I	3	6,074
D	4	6,751	I	4	6,078
D	5	6,700	I	5	5,982
D	6	5,436	I	6	5,936
D	7	6,107	I	7	5,890
D	8		I	8	5,843
D	9	5,324	I	9	5,797
D	10	4,017	I	10	5,751
D	11	4,016	I	11	5,751
D	12	4,016	I	12	7,392
E	5	4,013	J	1	1,154
E	6	4,012	J	2	4,470
E	7	1,719	J	3	4,731
E	8	4,010	J	4	4,991
E	9	4,008	J	5	5,252
E	10	4,008	J	6	5,485
E	11	4,006	J	7	7,077
E	12	5,332	J		

REVISION	DATE	COMMENT



WEAVERTON BLVD (80' R.O.W.)  
 GOUDA DR (50' R.O.W.)  
 AXEL LANE (50' R.O.W.)  
 BRIDA AVE (50' R.O.W.)  
 ALLEY "A" (20' R.O.W.)  
 ALLEY "B" (20' R.O.W.)  
 ALLEY "C" (20' R.O.W.)  
 ALLEY "D" (20' R.O.W.)  
 ALLEY "E" (20' R.O.W.)  
 ALLEY "F" (20' R.O.W.)

25' PIPELINE EASEMENT  
VOL. 356, PG. 916

NANCY BLAKEY SURVEY,  
ABSTRACT NO. 98

340.80 ACRES  
WEST BASTROP VILLAGE LTD.  
VOL. 1903, PG. 479

340.80 ACRES  
WEST BASTROP VILLAGE LTD.  
VOL. 1903, PG. 479

JESUS ALFARO  
0.999 ACRES  
VOL. 1342, PG. 709

FLOOD PLAN NOTE:  
NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. F.E.M.A. MAP NO. 4802100335E, DATED JANUARY 19, 2006 & F.E.M.A. MAP NO. 4802100335E DATED JANUARY 19, 2006.

COMMUNITY NUMBER PANEL SUFFIX  
CITY OF BASTROP 480022 0355 E  
BASTROP COUNTY 481193 0355 E  
BASTROP COUNTY 481193 0355 E

STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLETES WITHIN THE JURISDICTION OF THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN, AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: DOUGLAS R. RUMMEL, JR., P.E. NO. 97387  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

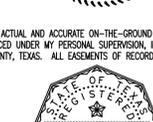


STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

I, ARON V. THOMASON, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

ENGINEERING BY: ARON V. THOMASON ~ P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

WEST BASTROP VILLAGE, LTD. (5/0 MYRA COEPP)  
610 W 5TH STREET, STE 601  
AUSTIN, TX 78701 USA

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ A.D. BY THE  
PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_  
ATTEST: \_\_\_\_\_

CITY SECRETARY

PLANNING & ZONING COMMISSION CHAIRPERSON

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

BEING ALL THAT CERTAIN 25.557 ACRES TRACT OF LAND SITUATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF SAID 340.80 ACRES TRACT OF LAND CONVEYED TO WEST BASTROP VILLAGE LTD. IN VOLUME 1903, PAGE 479, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (P.L.S.C.T.), SAID 25.557 ACRES TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CAPPED IRON ROD FOUND (BURY) FOR THE SOUTHWESTERN CORNER OF A CALLED REMAINDER OF 59.2 ACRES TRACT CONVEYED TO GEORGE B. TALLEY AND BOBBIE JEAN TALLEY IN VOLUME 245, PAGE 502, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (P.L.S.C.T.), ALSO BEING AN INTERIOR ELL CORNER OF SAID 340.80 ACRES TRACT, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT.

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 340.80 ACRES TRACT AND SAID REMAINDER OF 59.2 ACRES TRACT, A DISTANCE OF 640.33 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "300 SESSION", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 340.80 ACRES TRACT AND ALSO BEING A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 59.2 ACRES TRACT, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

THENCE, CONTINUING WITH THE COMMON BOUNDARY LINE OF SAID 340.80 ACRES TRACT AND SAID REMAINDER OF 59.2 ACRES TRACT, A DISTANCE OF 154.08 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "300 SESSION", AT THE EASTWESTERN NORTHERN CORNER OF SAID 340.80 ACRES TRACT, SAME BEING THE SOUTHWESTERN CORNER OF SAID REMAINDER OF 59.2 ACRES TRACT AND BEING ALSO IN THE NORTHERN RIGHT-OF-WAY LINE OF F.M. 20 (P.L.S. 1903, PG. 479), FOR THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 340.80 ACRES TRACT, AND SAID RIGHT-OF-WAY OF F.M. 20, SOUTHWEST, A DISTANCE OF 117.74 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 340.80 ACRES TRACT, FOR A CALLED 0.999 ACRES TRACT OF LAND CONVEYED TO JESUS ALFARO IN VOLUME 1342, PAGE 709 (P.L.S.C.T.), AND BEING ALSO A POINT ON A WESTERN RIGHT-OF-WAY LINE OF SAID F.M. 20, BEARS S89°00'17"W 492.21' TO A POINT OF BEGINNING OF SAID 0.999 ACRES TRACT.

THENCE, CROSSING SAID 340.80 ACRES TRACT, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, MARKED 1 THROUGH 14:

1. N87°45'12"E 640.33'
2. N87°45'12"E 15.00'
3. N87°45'12"E 15.00'
4. N87°45'12"E 15.00'
5. N87°45'12"E 15.00'
6. N87°45'12"E 15.00'
7. N87°45'12"E 15.00'
8. N87°45'12"E 15.00'
9. N87°45'12"E 15.00'
10. N87°45'12"E 15.00'
11. N87°45'12"E 15.00'
12. N87°45'12"E 15.00'
13. N87°45'12"E 15.00'
14. N87°45'12"E 15.00'

THENCE, CROSSING SAID 340.80 ACRES TRACT, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, MARKED 1 THROUGH 14:

1. N87°45'12"E 15.00'
2. N87°45'12"E 15.00'
3. N87°45'12"E 15.00'
4. N87°45'12"E 15.00'
5. N87°45'12"E 15.00'
6. N87°45'12"E 15.00'
7. N87°45'12"E 15.00'
8. N87°45'12"E 15.00'
9. N87°45'12"E 15.00'
10. N87°45'12"E 15.00'
11. N87°45'12"E 15.00'
12. N87°45'12"E 15.00'
13. N87°45'12"E 15.00'
14. N87°45'12"E 15.00'

NOTE:  
ZONING IS SF-7-PD PER THE PLANNED DEVELOPMENT AGREEMENT.

GENERAL NOTES:  
1. THIS SUBDIVISION CONTAINS 25.557 ACRES IN 92 SINGLE FAMILY RESIDENTIAL LOTS, 3 RESERVE LOTS, 3 P.U.E. & O.S. LOTS, 1 P.U.E., OPEN SPACE AND D.E. LOTS, 1 S.W.E. AND P.U.E. LOTS AND ROADWAYS.  
2. ALL LOTS IN THIS PLAT ARE TO BE DEVELOPED WITHIN THE CITY OF BASTROP, TEXAS. THE CITY OF BASTROP, TEXAS, IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SUBDIVISION CONTRACTOR FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SUBDIVISION CONTRACTOR.  
3. ALL LOTS IN THIS PLAT ARE TO BE DEVELOPED WITHIN THE CITY OF BASTROP, TEXAS. THE CITY OF BASTROP, TEXAS, IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SUBDIVISION CONTRACTOR.  
4. ALL UTILITIES SHALL BE PLACED UNDER OR ACROSS ANY DRAINAGE EASEMENTS HEREIN DESIGNATED WITH THIS PLAT.  
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.  
6. PUBLIC UTILITY AND DRAINAGE EASEMENTS WERE SHOWN AND/OR DESCRIBED HEREON. THESE ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.  
7. ALL BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.  
8. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.  
9. BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.  
10. 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.  
11. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SWEEPING AND DUST CONTROL.  
12. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.  
13. FISCAL LIABILITY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO FINAL APPROVAL BY THE CITY.  
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT LOCATION OR RE-PLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.  
15. 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 SUBDIVISION CONTRACTOR. 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.  
16. SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.  
17. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (STRIP) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (ABA).  
18. WATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.  
19. WASTEWATER SERVICE IS PROVIDED BY THE WEST BASTROP VILLAGE MUNICIPAL UTILITY DISTRICT.  
20. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.  
21. GAS SERVICE IS PROVIDED BY CENTRAL ENERGY SERVICES.  
22. CABLE SERVICE IS PROVIDED BY THE WARRIOR CABLE.  
23. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.  
24. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS. ON PUMP OPERATIONS, 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 DAMAGE. MAXIMUM ACCEPTANCE OF THIS PLAT CREATES LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OTHER EMPLOYER THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION UNLAWFULLY MADE HEREON.  
25. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/STRUCTURES SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND HIS OR HER ASSIGNS.  
26. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.  
27. PROPERTY OWNER SHALL PROVIDE ACCESS FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY AGENCIES OF GOVERNMENT.  
28. ALL CORNER LOTS WITHIN EACH SECTION OF THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE WIDER OF THE TWO STREETS.  
29. FOR STREETS THAT END IN A CURB-TO-CURB, THE MINIMUM ROADWAYS FOR THE CURB-TO-CURB IS 80'.  
30. RESERVE TRACTS (INCLUDING TRAILS) WILL BE MAINTAINED BY THE CITY OF BASTROP.  
31. THE MINIMUM WIDTH OF DRIVEWAYS SHALL BE 24 FEET AS MEASURED AT THE PROPERTY LINE.  
32. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS.  
33. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CURBS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CURBS IN CONNECTION HEREWITH.  
34. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSTALL STREET NAME SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION. ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.  
35. NO PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK) WILL BE ALLOWED IN THIS SUBDIVISION. WASTEWATER FROM EACH LOT WILL BE SERVED BY A SEWAGE COLLECTION LINE. THIS WASTE WILL BE COLLECTED AND DISCHARGED INTO A WASTEWATER TREATMENT PLANT PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY BY PERMIT NO. 14027-001, DATED FEBRUARY 24, 2004. TO THE PERMITTEE, LOWER COLORADO RIVER AUTHORITY, 3700 LAKE ACTON BLVD., TEXAS, 76703.  
36. OPERATION, MAINTENANCE AND CERTIFICATION TO COMPLIANCE WITH THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITTEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE UTILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.  
37. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION.  
38. ALL DRAINAGE EASEMENTS SHALL BE FREE OF OBSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE M.U.D.  
39. ALL DRAINAGE EASEMENTS SHALL BE FREE OF OBSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE M.U.D.  
40. ALL DRAINAGE EASEMENTS SHALL BE FREE OF OBSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE M.U.D.  
41. ALL DRAINAGE EASEMENTS SHALL BE FREE OF OBSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE M.U.D.  
42. WITHIN THE WEST BASTROP VILLAGE SECTION 1, PHASE 1, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW.  
43. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS.  
44. ALL CONSTRUCTION WITHIN AND/OR ADJACENT TO PD 20 SHALL BE PREVIOUSLY APPROVED AND PERMITTED BY NOTTING.  
45. THE BENCHMARKS USED ARE:  
BM 1 CONTROL POINT ON NORTHEAST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1, EASTING 3231958.5010', NORTING 10014765.9300', ELEVATION 407.77  
BM 2 PD 20 WEST CORNER OF WEST BASTROP VILLAGE PHASE 1, SEC. 1, EASTING 3202645.4495', NORTING 10014694.9000', ELEVATION 460.290  
46. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.  
47. AS SHOWN HEREON, A 10' (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON LOTS A, FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH BLOCK LOT LINE.  
48. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE) AND ALL LOCAL STREETS, SHALL BE MAINTAINED BY THE HOA AND REVISIONS HEREON TO BE MAINTAINED BY THE M.U.D.  
49. UNLESS SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.



Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

FIRM ID #37301 REG. # 10024900

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ A.D. BY THE  
PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_  
ATTEST: \_\_\_\_\_

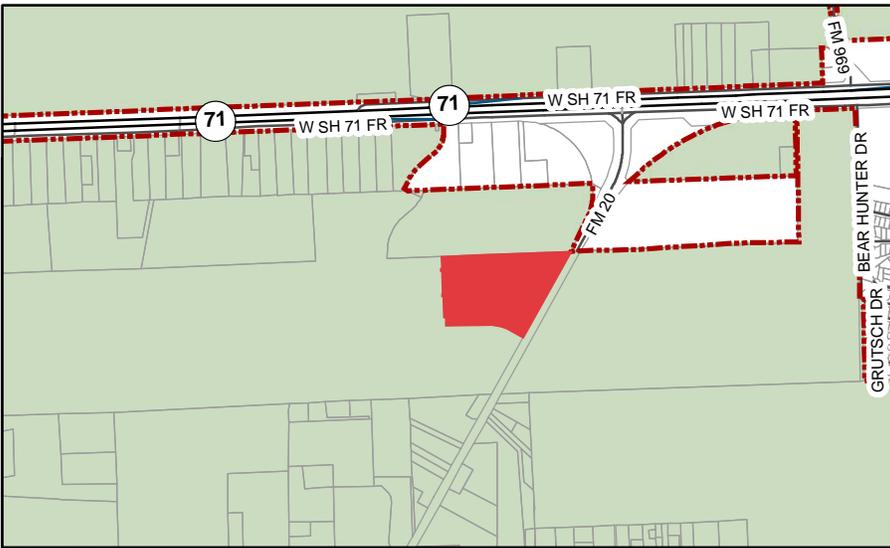
CITY SECRETARY

PLANNING & ZONING COMMISSION CHAIRPERSON

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THIS STATE

# Attachment 1 Location Map



## Preliminary Plat West Bastrop Village Phase 1 Section 1



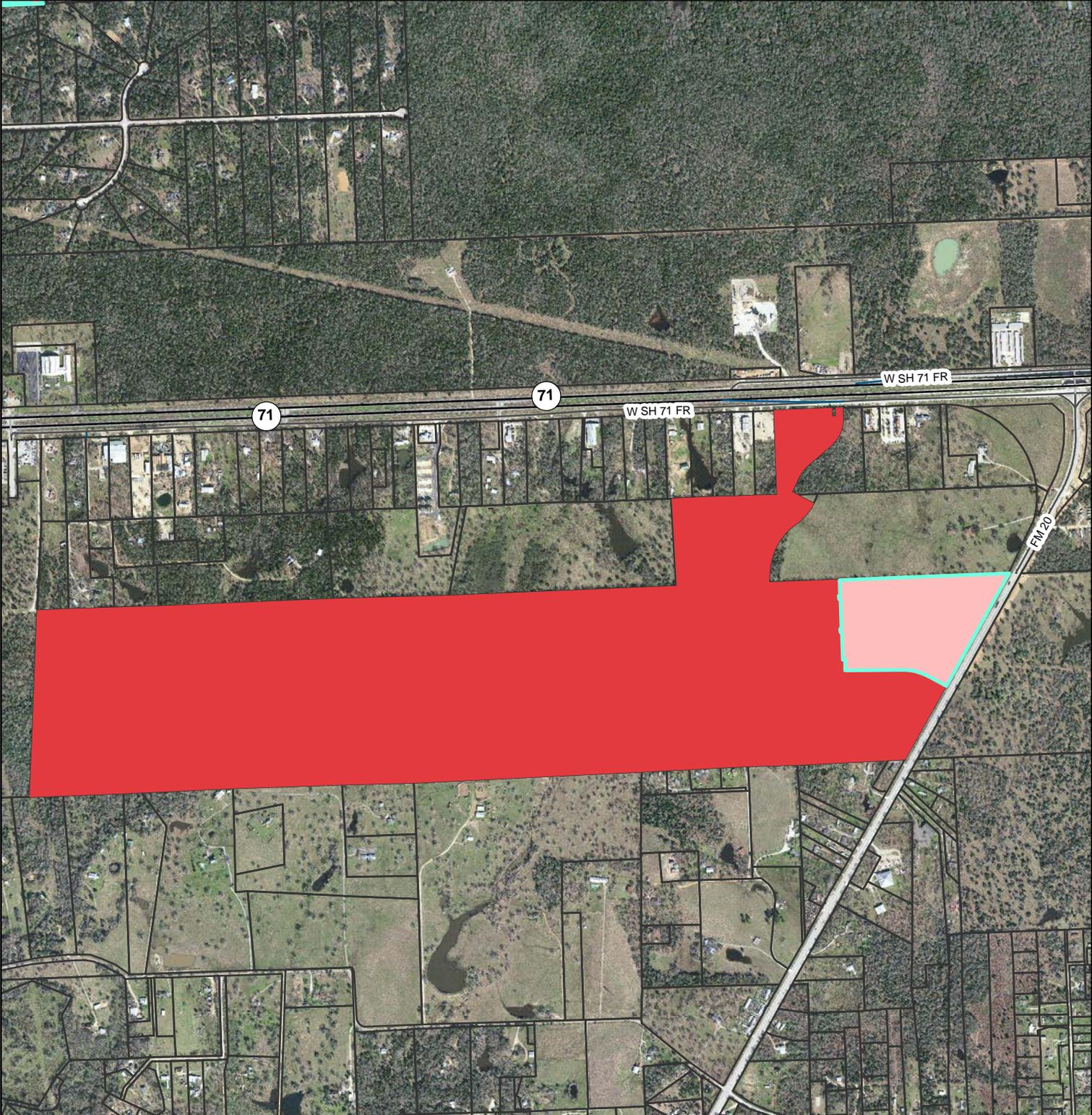
1 inch = 400 feet



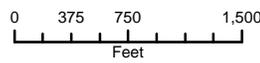
Date: 9/18/2020

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

# Attachment 1 Location Map



## West Bastrop Village Phase 1 Section 1



1 inch = 1,260 feet

Date: 9/18/2020

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# STAFF REPORT

**MEETING DATE:** September 24, 2020

**AGENDA ITEM:** 4A

**TITLE:**

Discussion on Bastrop Building Block (B<sup>3</sup>) Code, related to subdivision authority, including but not limited to:

- Why is it important?
- Local Government Code Chapter 212 – Municipal Regulations of Subdivisions and Property Development
- 1445 Interlocal Agreement with Bastrop County for Extraterritorial Jurisdiction Subdivision Review
- Platting Exemptions and Exceptions
- Major Thoroughfare Map and Grid System
- Direction for B<sup>3</sup> Code Updates

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

**BACKGROUND/HISTORY:**

The Bastrop Building Block (B<sup>3</sup>) Code is a fluid document that reflects the community's values and is guided by the City Council's purpose statement:

“Create a fiscally sustainable community through land-use standards that are authentically Bastrop and geographically sensitive.”

One of the first steps in land development is the subdivision of property into accessible lots that are appropriate for occupation or uninhabited use. The City of Bastrop, through state regulations and an Interlocal Agreement with Bastrop County, have regulatory authority of the subdivision process in the City Limits, the Statutory Extraterritorial Jurisdiction, and the Voluntary Extraterritorial Jurisdiction – Area A (see ETJ map link).

Staff will provide a presentation to discuss the current rules in place and request direction for drafting amendments, most particularly amendments to be applied in the Extraterritorial Jurisdiction. During code implementation, City staff has identified areas of the Code that need clarification and additional standards for the ETJ.

**REFERENCE DOCUMENTS:**

**Texas Local Government Code Chapter 212**

<https://statutes.capitol.texas.gov/Docs/LG/htm/LG.212.htm>

**1445 Interlocal Agreement with Bastrop County**

<https://www.co.bastrop.tx.us/upload/page/0108/ILAs/2018.12.10%20ETJ%20ILA%20w%20City%20of%20Bastrop.pdf>

**Bastrop Building Block (B<sup>3</sup>) Code**

<https://www.cityofbastrop.org/upload/page/0107/B3%20Code%20-%20UPDATED%20-%20JANUARY%2015%202020.pdf>

**City of Bastrop Extraterritorial Jurisdiction**

<https://www.cityofbastrop.org/upload/page/0108/Maps/CityLimitETJ-201812-24x36.pdf>

**Transportation Master Plan – Chapter 5 Thoroughfare Plan**

[https://www.cityofbastrop.org/upload/page/0267/docs/TMP\\_Update%20Chapter%205\\_20191011.pdf](https://www.cityofbastrop.org/upload/page/0267/docs/TMP_Update%20Chapter%205_20191011.pdf)

