### Planning & Zoning Commission Meeting Agenda

City Council Chambers 1311 Chestnut Street Bastrop, TX 78602



This meeting will be live streamed on the City of Bastrop Facebook Page (<a href="www.facebook.com/bastroptx">www.facebook.com/bastroptx</a>) 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 (<a href="www.cityofbastrop.org">www.cityofbastrop.org</a>).

### December 17, 2020 at 6:00 P.M.

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.

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.

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 October 29, 2020 Planning & Zoning Commission meeting.
- 3B. Consider action to approve the Pecan Park, Section 7 Final Plat, being 21.767 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers Drive within the City Limits of Bastrop, Texas, as shown in Exhibit A.
- 3C. Consider action to approve The Colony MUD 1C, Section 1 Preliminary Plat, being 19.028 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve The Colony MUD 1C, Section 2 Preliminary Plat, being 21.596 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve The Colony MUD 1C, Section 3 Preliminary Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### 4. WORKSHOP SESSION

4A. Discussion on the Introduction to the 2036 Comprehensive Plan.

#### 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, <a href="www.cityofbastrop.org">www.cityofbastrop.org</a> and said Notice was posted on the following date and time: December 11, 2020 at 2:00 p.m. and remained posted for at least two hours after said meeting was convened.

Jennifer C. Bills, Assistant Planning Director



# STAFF REPORT

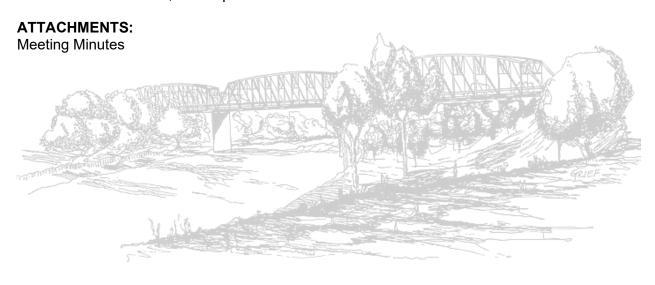
MEETING DATE: December 17, 2020 AGENDA ITEM: 3A

#### TITLE:

Consider action to approve meeting minutes from the October 29, 2020 meeting of the Planning & Zoning Commission.

#### **STAFF REPRESENTATIVE**:

Vivianna Nicole Andres, Development Coordinator



# Planning and Zoning Commission October 29, 2020 Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, October 29, 2020 at 6:00 p.m. online and in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

#### 1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 p.m.

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

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the September 24, 2020 Planning & Zoning Commission meeting.

Pablo Serna made a motion to recommended approval of the September 24, 2020 meeting minutes. Cheryl Long seconded the motion and the motion carried unanimously.

3B. Public hearing and consider action to recommend approval of Ordinance 2020-31 of the City Council of the City of Bastrop, Texas amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the November 10, 2020 City Council meeting.

Allison Land presented the information sent out to the Commission in the Planning and Zoning Commission Agenda packet for the Annual Adoption of Schedule of Uniform Submittal Dates. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding what constitutes a completeness check for a submittal, what happens when a plat is approved with conditions, provisions for emergency meetings, rezoning requirements in relation to HB3167, general platting

# Planning and Zoning Commission October 29, 2020 Meeting Minutes

requirements, and how the Board of Adjustments serves as alternates for the Planning and Zoning Commission.

Debbie Moore opened the Public Hearing.

There were no comments from the public.

Debbie Moore closed the Public Hearing.

Carrie Caylor made a motion to recommend approval of Ordinance 2020-31 of the City Council of the City of Bastrop, Texas amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the November 10, 2020 City Council meeting. Ishmael Harris seconded the motion and the motion carried unanimously.

#### 4. WORKSHOP SESSION

4A. Discussion on the topics for the Bastrop Building Block (B³) Code, including the Development Review Committee, the Development Process, and the Sign Code and any additional topics recommended by the Planning & Zoning Commission.

Jennifer Bills presented the information sent out to the Commission in the Planning and Zoning Commission Agenda packet for the Bastrop Building Block (B³) Code. She informed the Commission the review and discussion for changes to the Development Review Committee, the Development Process, and the Sign Code would occur at the Joint Meeting with City Council Scheduled for January 28, 2020.

The following topics were agreed upon for discussion to the Joint Meeting with Council:

Development Review Committee Development Process Sign Code Scenic Corridors

4B. Discussion on timeline for review of the 2036 Comprehensive Plan.

Jennifer Bills presented the information sent out to the Commission in the Planning and Zoning Commission Agenda packet the proposed timeline for the review of the 2036 Comprehensive Plan.

The Commission and Staff agreed the start of 2021 would be the appropriate time to begin the review of the Goals and Objectives within each chapter, and the first chapter their review would focus on would be Chapter 4 Housing Types.

# Planning and Zoning Commission October 29, 2020 Meeting Minutes

The workshop concluded.

#### 5. UPDATES

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

Jennifer Bills informed the Commission the discussion from their previous meeting regarding subdivision standards in the ETJ had been presented at the City Council. She stated the general consensus from the Council is they agree with the Commissions recommendations regarding the need for subdivision standards in the ETJ.

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

No requests were made at this time.

#### 6. ADJOURNMENT

Cynthia Meyer made a motion motion carried unanimously.	n to adjourn at 6:33 p.m. Cheryl Lee seconded the motion, and the
Debbie Moore, Chair	
Pablo Serna, Vice-Chair	



### STAFF REPORT

MEETING DATE: December 17, 2020 AGENDA ITEM: 3B

#### TITLE:

Consider action to approve the Pecan Park, Section 7 Final Plat, being 21.767 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers Drive within the City Limits of Bastrop, Texas, as shown in Exhibit A.

#### STAFF REPRESENTATIVE:

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

**ITEM DETAILS:** 

Site Address: South of Childers Drive (Attachment 1)

Total Acreage: 21.767 acres

Legal Description: 21.767 acres out of the Mozea Rousseau Survey, Abstract 56

Property Owner: Ranch Road Development, LLC/Scott Miller Agent Contact: Carlson, Brigance, & Doering/Christine Methvin

Existing Use: Vacant/Undeveloped

Existing Zoning: Pecan Park Residential Planned Development

Planned Development

District:

Single Family Select (PD-SFS) & Patio Home (PD-PH)

Future Land Use: Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted the Final Plat for Pecan Park, Section 7. This section was approved in the Preliminary Plat for Sections 1B, 2, & 7. After Section 7 is complete, Section 1B is the last section of Pecan Park Residential to be platted. The plat is creating 103 single-family lots, one landscape lot, and one open space and drainage easement lot (Exhibit A). The development has a mix of single-family detached lots allowed in the Planned Development zoning with the Patio Homes and Single-Family Select districts. The Patio Homes have a minimum width of 40 feet and a minimum of size of 4,600 square feet and the Single-Family Select have a minimum width of 50 feet and a minimum size of 6,000 square feet.

#### Traffic Impact and Streets

Section 7 takes access from Childers Drive running along the north edge, which was extended with Section 2 & 3D. Five neighborhood streets will be built in this section for a total of 2,858 linear feet of street. Sidewalks will be installed along all proposed streets and will connect to the proposed neighborhood trail system on Childers Street and Bluffview Drive.

#### **Utilities**

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Sterling Drive and Childers Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City and will require the installation of lines that will connect to the wastewater lift station in the northeast corner of Section 7.

#### Drainage

The underground storm sewer system is designed to drain runoff generated from the development into an open channel system to the east, which outlets to the floodway to the south. The existing system was designed to accommodate this increase in peak flows and connects to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's close proximity to the river, stormwater detention is not required.

Two Letters of Map Revision were approved by the Federal Emergency Management Agency to elevate the area for construction of the lots, so no lots in this section are within the 100-year flood plain.

#### Recreation and Open Space

A 1.2 acre lot is being constructed in Section 2 for a Homeowner's Association managed lot that will include recreation opportunities, including an outdoor pool. Along the Colorado River, 38.083 acres of the floodway will be dedicated to the city in Section 2 as open space, and 17.224 acres within Section 6B will be owned and maintained by the Homeowner's Association, both with natural trails and picnic/benches. As the area is regulated by the Federal Emergency Management Agency, minimal improvements will be allowed, but having the open space dedicated to the city will provide access to and future management of the river.

#### **POLICY EXPLANATION:**

Final 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 final plat complies with the Future Land Use Plan. The plat includes 103 single-family lots that will provide single-family detached units. There are also one open space lot that provide open space and drainage areas for this plat. This section is part of the Pecan Park development, in which the total development includes multiple phases that include parks, trails, and recreation facilities.

 Objective 2.4.1: Invest in wastewater system expansion in areas that promote infill and contiguous development. This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner.

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

The Pecan Park Development includes six different residential lot standards. This plat utilizes the Patio Homes district, which allows 4,600 square foot lots and Single-Family Select district, which allows 6,000 square foot lots, both with reduced rear and side setbacks to allow various single-family product types and with varied 20 and 25 foot front setbacks to provide visual appeal.

#### 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 Code of Ordinances, Chapter 10 – Subdivisions outlines the 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 dividing an undeveloped 21.767 acre tract into 103 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City 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; The plat conforms to the adopted Transportation Master Plan. It also conforms with the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

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

Required improvements and bonds will be furnished before the approval of the Final Plat.

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

The Final Plat complies with the requirements of the adopted Subdivision Ordinance.

#### Bastrop Building Block (B³) Code - Chapter 1: Subdivision

- Section 1.3.001 Standard Procedure Platting
   Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.
- Section 1.3.002 Preliminary Plat
   The Preliminary Plat for Pecan Park Sections 1B, 2, & 7 was approved by City Council on
   September 10, 2019.
- Section 1.3.003 Final Plat

The Public Improvement Plan for the construction of the subdivision improvements was administratively approved on February 20, 2020.

The Public Improvement Plan Agreement to provide fiscal guarantee to complete the public improvements was approved by City Council on June 9, 2020.

Section 1.3.004 Plat Requirements

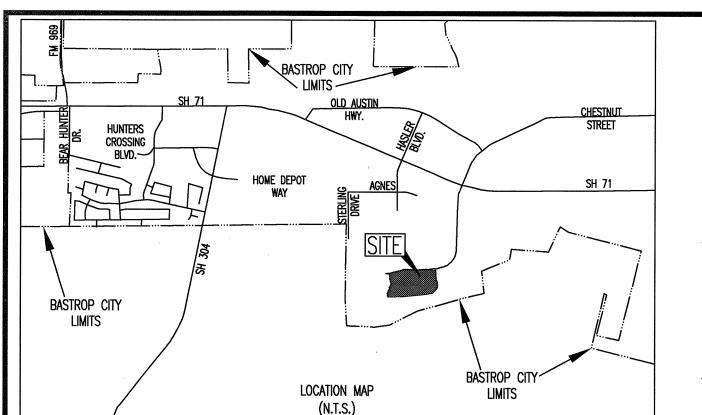
The Development Review Committee reviewed the Final Plat for Pecan Park, Section 7 for compliance with subdivision and utility standards on December 10, 2020 and deemed the plat administratively complete. The Planning Director recommends approval.

#### **RECOMMENDATION:**

Consider action to approve the Pecan Park, Section 7 Final Plat, being 21.767 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers Drive within the City Limits of Bastrop, Texas, as shown in Exhibit A.

#### **ATTACHMENTS:**

Exhibit A: Pecan Park 7 Final PlatAttachment 1: Location Map



SCALE: 1" = 100'

1 inch = 100 ft.

LOT NUMBER

BLOCK LETTER L.S.E. LANDSCAPE EASEMENT

DRAINAGE EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

---- FEMA 100 YEAR FLOODPLAIN

B.L. BUILDING LINE

1/2" CAPPED IRON ROD SET

CAPPED IRON ROD FOUND

(UNLESS OTHERWISE NOTED)

LEGEND

### THE FINAL PLAT OF PECAN PARK SECTION 7



Curve Table									
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA			
C1	11.80	175.00	N67°41'45"W	11.80	5.90	3'51'49"			
C2	31.50	25.00	N54°50'06"E	29.46	18.23	72'11'13"			
C3	153.23	530.00	N82°31'57"E	152.70	77.15	16'33'53"			
C4	225.01	720.00	N83'11'48"E	224.09	113.43	17"54"20"			
C5	228.07	1030.00	N85°48'23"E	227.60	114.50	12°41'12"			
C6	40.40	25.00	S40°51'27"W	36.14	26.15	92'34'54"			
<b>C</b> 7	35.96	25.00	N46°38'30"W	32.94	21.89	82*25'02"			
C8	23.56	15.00	N39°34'00"E	21.21	15.00	90'00'00"			
C9	23.88	15.00	S51°02'16"E	21.44	15.32	91'12'32"			
C10	72.73	475.00	N78*58'17 <b>*</b> E	72.66	36.44	8'46'23"			
C11	91.46	525.00	N79°34'33"E	91.35	45.85	9"58'55"			
C12	21.03	25.00	N81"19'13"W	20.41	11.18	48'11'23"			
C13	153.94	50.00	N34°34'33"E	99.95	1589.87	176°23'51"			
C14	20.95	15.00	N34°34'33"E	19.29	12.59	80°01'05"			
C15	21.03	25.00	S29'31'41"E	20.41	11.18	48'11'23"			
C16	22.12	15.00	S36°48'56"W	20.17	13.62	84°29'51"			
C17	267.75	58.00	N53'11'04"W	85.87	63.86	264'29'51"			
C18	23.56	15.00	S50°26'00"E	21.21	15.00	90'00'00"			
C19	23.56	15.00	N39'34'00"E	21.21	15.00	90'00'00"			
C20	23.56	15.00	S50'26'00 <b>"</b> E	21.21	15.00	90.00,00,			
C21	23.56	15.00	N39'34'00"E	21.21	15.00	90.00,00,			
C22	101.34	225.00	S82'31'50"E	100.48	51.54	25'48'20"			
C23	90.62	175.00	S80°35'55 <b>"</b> E	89.61	46.35	29'40'09"			
C24	14.86	15.00	S22°57'13"W	14.26	8.11	56'46'26"			
C25	14.86	15.00	N33°49'13"₩	14.26	8.11	56*46'26"			
C26	297.16	58.00	S84°34'00"W	63.56	37.99	293'32'52"			
C27	267.75	58.00	S42°19'05"W	85.87	63.86	264'29'51"			
C28	22.12	15.00	N47'40'55"₩	20.17	13.62	84"29"51"			
C29	24.72	50.00	S71°23'16"E	24.47	12.62	28"19'29"			
C30	41.60	50.00	N70°36'57"E	40.41	22.09	47"40'04"			
C31	36.52	50.00	N25'51'26"E	35.71	19.12	41'50'59"			
C32	50.05	50.00	N23'44'33"W	47.98	27.35	57"20"59"			
C33	1.05	50.00	N53'01'12"W	1.05	0.53	1'12'20"			
C34	32.18	58.00	S10°27'37*W	31.77	16.51	31°47'13"			
C35	40.79	58.00	S46'30'11"W	39.96	21.28	40°17'55"			

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C36	194.78	58.00	N17"08'30"W	115.32	533.38	192°24'43
C37	39.79	525.00	N76°45'23 <b>"</b> E	39.78	19.91	4*20'34*
C38	48.05	525.00	N81*32'59 <b>"</b> E	48.03	24.04	5'14'38"
C39	9.34	225.00	N85'45'22 <b>"</b> E	9.34	4.67	2"22'43"
C40	46.00	225.00	S87"11'52 <b>"</b> E	45.92	23.08	11°42'48"
C41	46.00	225.00	S75'29'04"E	45.92	23.08	11'42'48"
C42	90.62	175.00	S80'35'55 <b>"</b> E	89.61	46.35	29°40'09"
C43	56.91	58.00	S61°49'24"E	54.65	30.98	56"12'53"
C44	41.25	58.00	S13'20'33"E	40.38	21.54	40°44'50"
C45	53.07	58.00	S33'14'36"W	51.2 <del>4</del>	28.56	52"25'29"
C46	46.57	58.00	S82°27'24"W	45.33	24.62	46'00'07"
C47	27.89	58.00	N60°46'09"W	27.62	14.22	27"32'48"
C48	27.43	58.00	N33°26'51"W	27.17	13.98	27"05'47"
C49	14.64	58.00	N12'39'58"W	14.60	7.36	14°27'58"
C50	44.40	58.00	N29°24'35 <b>°</b> E	43.32	23.35	43"51'42"
C51	41.20	58.00	N12'52'16"W	40.34	21.51	40°42'00"
C52	38.16	58.00	N52'04'03"W	37.47	19.80	37°41'36"
C53	46.58	58.00	S86'04'44"W	45.34	24.63	46°00'49"
C54	41.22	58.00	S42°42'48"W	40.36	21.52	40°43'03"
C55	41.20	58.00	S02°00'16"W	40.34	21.51	40°42'00"
C56	44.40	58.00	S40°16'34"E	43.32	23.35	43'51'42"
C57	7.56	25.00	N14'06'05"W	7.54	3.81	17°20'11"
C58	28.40	25.00	N55*18'36"W	26.89	15.95	65'04'51"
C59	138.16	1030.00	N83°18'20"E	138.06	69.18	7'41'07"
C60	89.91	1030.00	N89°38'56"E	89.88	44.98	5'00'05"
C61	3.62	525.00	N84°22'09"E	3.62	1.81	0°23'43"
C62	14.04	15.00	S21°23'09*W	13.54	7.58	53°38'17"
C63	8.08	15.00	S63'38'04"W	7.98	4.14	30°51'34"
C64	6.30	15.00	S39'18'25"W	6.25	3.20	24°04'03"
C65	8.56	15.00	S10°55'12"W	8.45	4.40	32°42'23"
C66	8.56	15.00	N21'47'11"W	8.45	4.40	32'42'23"
C67	6.30	15.00	N50'10'24"W	6.25	3.20	24°04'03"
C68	16.83	15.00	N57'47'12 <b>"</b> W	15.96	9.43	6 <b>4</b> °17'16 <b>"</b>
C69	5.29	15.00	N15'32'17"W	5.26	2.67	20"12"35"

			Easement Curv	ve Table		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C70)	69.88	58.00	N28'20'07"W	65.73	39.89	69*01'57*

128.76 N16'54'55"W

96.06 N07\*50\*59\*W

59.84 N05\*59'00"E

119.79 N88'43'48"W

41.80 S88'01'09"W

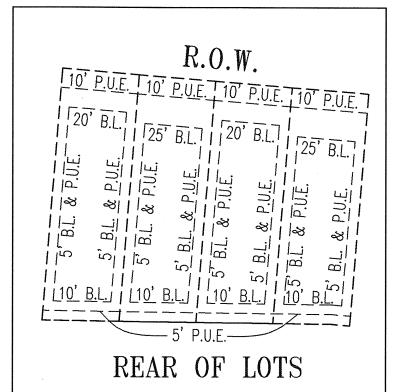
49.09 N29°23'23"E 22.50 S39°13'11"W

15.22 N36°14'10"W

17.10 S27'59'49"W 29.99 S37'40'29"E 76.91 S13'41'18"W

	Line To	able		Line To	able
Line #	Length	Direction	Line #	Length	Direction
L1	54.79	S10"56'09"E	L12	128.76	N16'54'55'
L2	107.75	N79°03'51"E	L13	96.06	N07*50'59'
L3	74.68	S10°56'09"E	L14	59.84	N05'59'00'
L4	23.87	S12'52'13"W	L15	119.79	N88'43'48'
L5	153.00	S05°26'00"E	L16	41.80	S88'01'09"
L6	85.80	S23°14'00"E	L17	49.09	N29'23'23'
L7	122.09	S05°26'00"E	L18	22.50	S39'13'11"
L8	87.55	S13'41'18"W	L19	15.22	N36"14'10"
L9	172.49	S43'00'21"W	L20	17.10	S27'59'49'
L10	100.69	N09'00'34"W	L21	29.99	S37'40'29'
L11	120.00	N24'14'09 <b>"</b> E	L22	76.91	S13'41'18'

	Line To	
Line #	Length	Direction
(L23)	107.75	N79°03'51"
(L24)	74.68	S10"56'09"I
(L25)	88.09	S79'03'51"\
(L26)	11.95	N10°56'09"\



BUILDING LINE & P.U.E. DETAIL





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

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

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

PATH-J:\AC3D\5152\SURVEY\PLAT-PECAN PARK SEC. 7.DWG

MERCER STREET 50' R.O.W. MARINERS LANDING 50' R.O.W. OXBOW TRAIL 50' R.O.W. DATE: NOVEMBER 19, 2020

RAINMAKER LANE

TOTAL

BASTROP, TX 78602 ENGINEER & SURVEYOR: CARLSON, BRIGANCE & DOERING, Inc. 5501 WEST WILLIAM CANNON AUSTIN, TX 78749 (512) 280-5160

RANCH ROAD DEVELOPMENT, LLC.

3951 HIGHWAY 71 E BUILDING A

(512) 280-5165 fax

TOTAL ACREAGE: 21.767 ACRES SURVEY: MOZEA ROUSSEAU SURVEY, ABSTRACT No. 56

**RESIDENTIAL LOTS:** 103 TOTAL: 17.657 ACRES LANDSCAPE EASEMENT LOTS: 1 TOTAL: 0.775 ACRES OPEN SPACE, GREENBELT,

D.E. & P.U.E. LOTS:

NO. OF BLOCKS: R.O.W.: FLOOD PLAIN NOTE:

TOTAL: 0.140 ACRES

1 TOTAL: 3.195 ACRES

A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY LOMR CASE # 19-06-0976P, EFFECTIVE NOVEMBER 18, 2019 AND BY LOMR CASE # 20-061063P, EFFECTIVE SEPTEMBER 21, 2020.

LINEAR FOOTAGE OF RIGHT-OF-WAY

487 FT LOCAL

408 FT LOCAL

414 FT LOCAL

1,549 FT LOCAL

2,858 FT

50' R.O.W.

WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.

- WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- ELECTRIC SERVICE IS PROVIDED BY THE BLUEBONNET ELECTRIC.
- 4. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: SEPTEMBER 6, 2017, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 1736054-BCP ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON
- 5. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 6. 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 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 VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 8. 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 OWNERS OF THE LOTS. 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.
- 9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- 12. ALL UTILITIES WILL BE UNDERGROUND.
- 13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE PUBLIC IMPROVEMENT PLAN AGREEMENT, RESOLUTION R2020-115.
- 14. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 15. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY LOMR CASE # 19-06-0976P, EFFECTIVE NOVEMBER 18, 2019.
- 16. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100-YEAR STORM EVENTS.
- 17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 18. AS SHOWN IN DETAIL PAGE 1, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- 21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 22. 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 PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 23. 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 SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- 24. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 25. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON 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 CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 26. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BASTROP CODE OF ORDINANCES OF THE CITY OF BASTROP.
- 27. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF
- 28. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF BASTROP PLANNED DEVELOPMENT DISTRICT.
- 29. A CITY OF BASTROP BUILDING PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 30. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF BASTROP ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC
- UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. 32. THIS PROJECT IS GOVERNED BY THE MEMORANDUM OF UNDERSTANDING DATED 12-12-2013; ZONING ORDINANCE 2015-15; AMENDED ZONING ORDINANCE 2017-14; AND IS SUBJECT TO THE PECAN PARK TRAFFIC IMPACT ANALYSIS DATED 9-22-2015 PREPARED BY ALLIANCE TRANSPORTATION
- 33. THIS PLAT IS SUBJECT TO THE CITY OF BASTROP ORDINANCE 2015-15 & 2017-14 & IS IN DISTRICT PD-SFS.

### FLOOD PLAIN NOTE:

A\_PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY LOMR CASE # 19-06-0976P, EFFECTIVE NOVEMBER 18, 2019 AND BY LOMR CASE #20-06-1063P, EFFECTIVE SEPTEMBER 21, 2020

### **BENCHMARK INFORMATION:**

BM #1: COTTON SPINDLE SET IN THE SOUTHWEST EDGE OF PAVEMENT OF TRAILSIDE LANE, +/- 160' SOUTHWEST OF INTERSECTION OF DEERFOOT TRAIL. ELEVATION (NAVD88) = 358.31

BLOCK	LOT	SQ. FT.									
K	45	7,409	K	71	7,258	М	1	6,697	М	30	5,858
K	46	7,085	K	72	6,983	M	2	5,396	М	31	5,040
K	47	6,104	K	73	6,328	M	3	5,396	М	32	4,609
K	48	5,956	K	74	6,000	M	4	5,396	М	33	5,460
K	49	7,195	K	75	5,978	M	5	5,396	М	34	6,009
K	50	6,000	K	76	7,322	M	6	5,396	М	35	5,075
K	51	6,000	K	77	6,086	M	7	5.396	M	36	4,809
K	52	6,000	K	78	6,000	M	8	5,396	M	37	4,800
K	53	6,000	K	79	6,000	M	9	4,800	М	38	5,332
K	54	6,000	K	80	6,000	М	10	4,800	M	39	5,332
K	55	7,200	K	81	6,000	M	11	4,798	М	40	5,332
K	56	6,000	K	82	6,000	M	12	5,534	M	41	5,332
K	57	6,000	K	83	8,041	M	13	4,738	M	42	5,332
K	58	6,000	K	84	6,687	M	14	5,171	M	43	5,332
K	59	6,000	K	85	4,800	M	15	5,390	М	44	6,616
K	60	6,000	K	86	4,829	M	16	5,396	M	45	7,535
K	61	6,000	K	87	4,800	M	17	5,396	М	46	6,132
K	62	7,200	K	88	4,800	M	18	5,396	М	47	9,071
K	63	6,541	K	89	4,800	М	19	5,396	М	54	4,794
K	64	6,764	K	90	4,800	M	20	5,396	M	55	4,640
K	65	6,793	K	91	4,800	M	21	6,793	М	56	5,790
K	66	7,233	K	92	4,800	M	22	6,697	M	57	7,115
K	67	7,072	K	93	4,800	M	23	6,616	M	58	6,889
K	68	8,906	K	94	139,105	M	24	5,332	M	59	6,564
K	69	10,140	K	95	10,140	M	25	5,332	M	60	6,692
K	70	7,067	K	96	7,067	M	26	5,332	М	61	33,783
						M	27	5,332			
							00	F 770			

5.332

### THE FINAL PLAT OF

# PECAN PARK SECTION 7

THAT RANCH ROAD D	\$ KNOW ALL MEN BY THESE PRESENTS:  DEVELOPMENT LLC., ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 174.334 ACRE TRACT OF LAND AS CONVEYED TO RANCH
ROAD DEVELOPMENT, LLC	C., IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN S, DOES HEREBY SUBDIVIDE 21.767 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:
	"THE FINAL PLAT OF PECAN PARK, SECTION 7"
AND DOES HEREBY DEDI	ICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
WITNESS MY HAND, THIS	THE DAY OF, 20, A.D.
RANCH ROAD DEVELOPME 3951 HIGHWAY 71 E BUILDING A BASTROP, TX 78602	ENT, LLC.
DASIRUP, IX 70002	
CTATE OF TEVAC	ę
STATE OF TEXAS COUNTY OF BASTROP	§ KNOW ALL MEN BY THESE PRESENTS:
	DERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT KNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND AND	SEAL OF OFFICE, THIS THE DAY OF, 20, A.D.
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS
STATE OF TEXAS COUNTY OF BASTROP	§ KNOW ALL MEN BY THESE PRESENTS:
ON THE DAY OF	ERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE
WITNESS MY HAND AND	SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF, 20, A.D.
BY: DEPUTY	
APPROVED THIS THE	DAY OF, 20, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
APPROVED:	ATTEST:

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

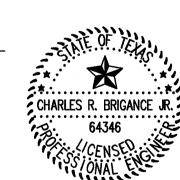
DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

CHAIRMAN

STATE OF TEXAS

I, CHARLES R. BRIGANCE, 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 PLAIN IS AS SHOWN. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006, COMMUNITY NUMBER 481193, AS MODIFIED BY LOMR CASE # 19-06-0976P, EFFECTIVE NOVEMBER 18, 2019, AND LOMR CASE # 20-06-1063P, EFFECTIVE SEPTEMBER 21, 2020, AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR

ENGINEERING BY: CHARLES R. BRIGANCE, JR., P.E. NO. 64346 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749



AARON V. THOMASON

6214

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. \_ DATE 10 DEC 2020 AARON V. THOMASON ~ R.P.L.S. NO. 6214 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

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

BEING ALL THAT CERTAIN 21.767 ACRES TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 174.334 ACRE TRACT OF LAND, CONVEYED TO RANCH ROAD DEVELOPMENT, LLC., AND DESCRIBED IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, (O.P.R.B.C.TX.) SAID 21.767 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF CHILDERS DRIVE (60' R.O.W.), BEING AT A NORTH CORNER OF LOT 96, BLOCK K, PECAN PARK, SECTION 2, A SUBDIVISION RECORDED IN CABINET \_\_\_, SLIDE \_\_\_\_\_, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 174.334 ACRE TRACT AND ALONG A WEST AND A NORTH LINE OF SAID LOT 96, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

1) S10'56'09"E, A DISTANCE OF 54.79 FEET TO A CAPPED IRON ROD FOUND, 2) N79°03'51"E, A DISTANCE OF 107.75 FEET TO A CAPPED IRON ROD FOUND, 3) S10°56'09"E, A DISTANCE OF 74.68 FEET TO A CAPPED IRON ROD FOUND, 4) S12'52'13"W, A DISTANCE OF 23.87 FEET TO A CAPPED IRON ROD FOUND, 5) S05°26'00"E, A DISTANCE OF 153.00 FEET TO A CAPPED IRON ROD FOUND, 6) \$23°14'00"E, A DISTANCE OF 85.80 FEET TO A CAPPED IRON ROD FOUND,

7) S05°26'00"E, A DISTANCE OF 122.09 FEET TO A CAPPED IRON ROD FOUND, 8) S13'41'18"W, A DISTANCE OF 87.55 FEET TO A CAPPED IRON ROD FOUND, 9) S43'00'21"W, A DISTANCE OF 172.49 FEET TO A CAPPED IRON ROD FOUND. 10)S76'35'25"W, A DISTANCE OF 174.87 FEET TO A CAPPED IRON ROD FOUND, 11)S83°13'17"W, A DISTANCE OF 665.80 FEET TO A CAPPED IRON ROD FOUND,

12)S86'52'49"W, A DISTANCE OF 422.94 FEET TO A CAPPED IRON ROD FOUND, AND 13)NO9°00'34"W, A DISTANCE OF 100.69 FEET TO A CAPPED IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 96, BEING AT THE SOUTHERNMOST CORNER OF LOT 44, BLOCK K, OF SAID PECAN PARK, SECTION 2,

THENCE, CONTINUING ALONG AN EAST LINE OF SAID PECAN PARK, SECTION 2, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1

1) N20°22'20°E, A DISTANCE OF 177.10 FEET TO A CAPPED IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE

NORTH TERMINUS OF RAINMAKER LANE (50' R.O.W.),

2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 11.80 FEET, AND A CHORD THAT BEARS N67"41'45"W, A DISTANCE OF 11.80 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF LOT 48, BLOCK M, OF SAID

3) N24°14'09"E, A DISTANCE OF 120.00 FEET TO A CAPPED IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 48, 4) N16°54'55"W, A DISTANCE OF 128.76 FEET TO A CAPPED IRON ROD FOUND IN THE EAST LINE OF LOT 50, BLOCK M, OF SAID PECAN

5) NO7'50'59"W, A DISTANCE OF 96.06 FEET TO A CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 52, BLOCK M, AND THE SOUTHEAST CORNER OF LOT 53, BLOCK M OF SAID PECAN PARK, SECTION 2,

6) NO5'59'00"E, A DISTANCE OF 59.84 FEET TO A CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 53, AND 7) N88'43'48"W, A DISTANCE OF 119.79 FEET TO A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 53, BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID RAINMAKER LANE, AND THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED CHILDERS DRIVE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND BEING AT THE BEGINNING OF A CURVE

THENCE, ALONG THE SOUTH LINE OF SAID CHILDERS DRIVE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.50 FEET, AND A CHORD THAT BEARS

N54°50'06°E, A DISTANCE OF 29.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT. 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 153.23 FEET, AND A CHORD THAT BEARS N82'31'57"E, A DISTANCE OF 152.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,

3) N74°14'38"E, A DISTANCE OF 279.32 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO

4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET, AN ARC LENGTH OF 225.01 FEET, AND A CHORD THAT BEARS

N83"11"48"E, A DISTANCE OF 224.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER. 5) S87'51'01"E, A DISTANCE OF 236.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO

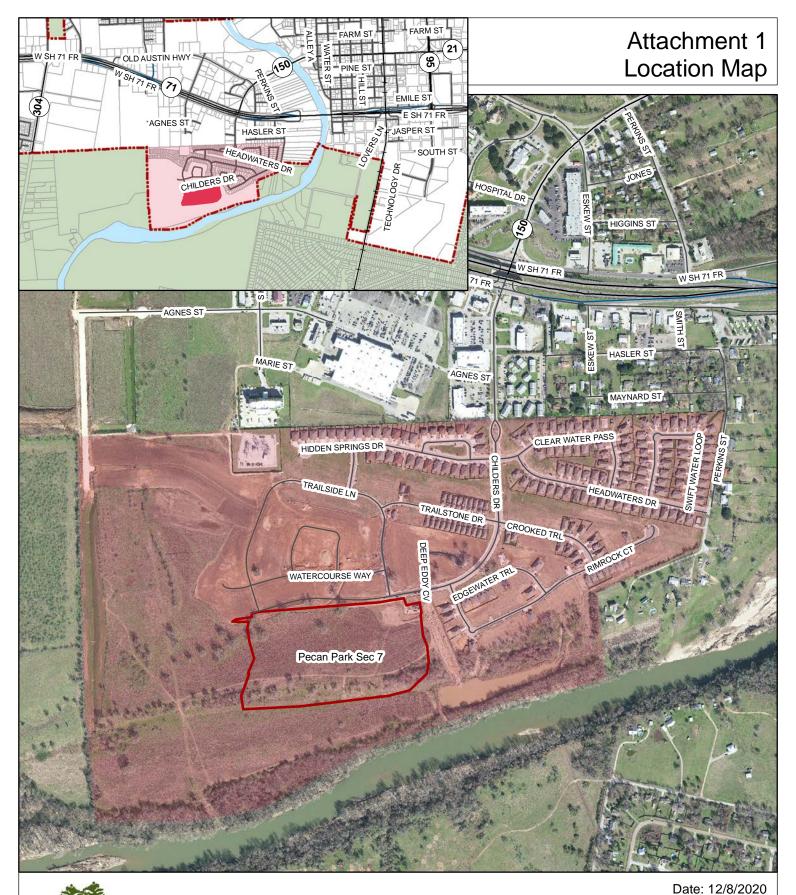
6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 228.07 FEET, AND A CHORD THAT BEARS N85'48'23"E, A DISTANCE OF 227.60 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER, AND 7) N79°27'47"E, A DISTANCE OF 159.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.767 ACRES OF LAND.



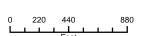


PATH-J:\AC3D\5152\SURVEY\PLAT-PECAN PARK SEC. 7.DWG

Phone No. (512) 280-5160 Fax No. (512) 280-5165







### Pecan Park Section 7

Date: 12/8/2020

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 tederal 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 usefullness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



## STAFF REPORT

MEETING DATE: December 17, 2020 AGENDA ITEM: 3C

#### TITLE:

Consider action to approve The Colony MUD 1C, Section 1 Preliminary Plat, being 19.028 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, 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 Allison Land, Planner II

**ITEM DETAILS:** 

Site Address: West of FM 969 (Attachment 1)

Total Acreage: 19.028 acres

Legal Description: 19.028 acres of the Jose Manuel Bangs Survey, Abstract 5

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

Agent Contact: Brendan McEntee, Carlson, Brigance, and Doering, Inc.

Existing Use: Vacant/Undeveloped

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

Adopted Plan: Third Amendment to the Colony MUD Consent Agreement,

Approved March 4, 2020

Future Land Use: Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1C Section 1 (Exhibit A). The plat includes 21 residential lots and 1 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

#### 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.

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive 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. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

#### 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. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

#### **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 plat proposes residential 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.

#### 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 19.028-acre tract into 21 residential lots and 1 non-residential lot. 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

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

Section 1.3.002 Preliminary Plat
 The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on September 8, 2020.

The Preliminary Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 6, 2020.

Section 1.3.004 Plat Requirements

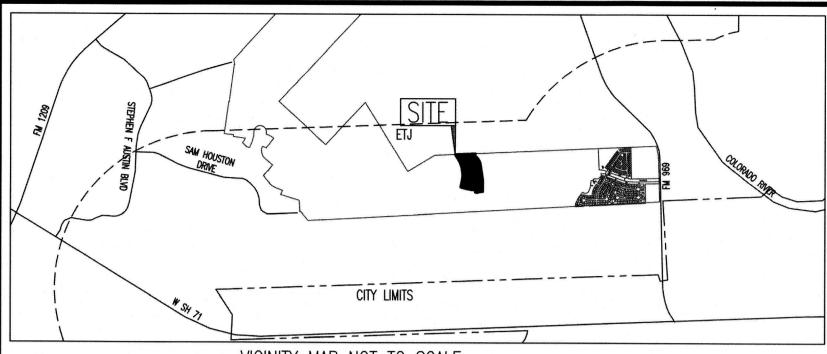
The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1B, Section 1 for compliance with subdivision and utility standards on December 10, 2020 and deemed the plat administratively complete. The Planning Director recommends approval.

#### **RECOMMENDATION:**

Consider action to approve The Colony MUD 1C, Section 1 Preliminary Plat, being 19.028 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### **ATTACHMENTS:**

- Exhibit A: The Colony MUD 1C, Section 1 Preliminary Plat
- Attachment 1: Location Map



VICINITY MAP NOT TO SCALE

FIELD NOTES

BEING ALL OF THAT CERTAIN 19.028 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 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, SAID 19.028 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID 1258.002 ACRE TRACT OF LAND. BEING AT THE SOUTHEAST CORNER OF A CALLED 50.056 ACRE TRACT OF LAND CONVEYED TO ROBERT & KATHLEEN HAVEKOST IN VOLUME 575, PAGE 509, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 39.925 ACRE TRACT OF LAND CONVEYED TO SAMUEL E. HARKINS IN DOCUMENT NUMBER 201714100, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A NORTHERN CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT.

THENCE, N87°34'20"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 39.925 ACRE TRACT OF LAND, A DISTANCE OF 274.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING IN THE SOUTH LINE OF SAID 39.925 ACRE TRACT, BEARS N87'34'20"E, A DISTANCE OF 1892.55 FEET.

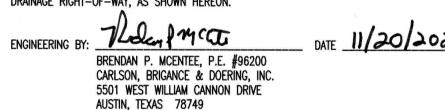
THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES, NUMBERED 1

- S29'37'54"W, A DISTANCE OF 196.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE
- BEGINNING OF A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 46.47 FEET, AND A CHORD THAT BEARS
- S55'56'44"E, A DISTANCE OF 46.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, N38'28'36"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE
- BEGINNING OF A CURVE TO THE RIGHT. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 314.86 FEET, AND A CHORD THAT BEARS
- S30'02'50"E, A DISTANCE OF 307.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- SO8'34'16"E, A DISTANCE OF 530.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- SO0°34'18"W, A DISTANCE OF 320.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- SO1'32'21"E. A DISTANCE OF 70.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST
- CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 160.77 FEET, AND A CHORD THAT BEARS S83'00'50"W, A DISTANCE OF 160.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.97 FEET, AND A CHORD THAT BEARS S42'51'56"W, A DISTANCE OF 20.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- S01°00'44"E. A DISTANCE OF 0.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S88°59'16"W. A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.19 FEET, AND A CHORD THAT BEARS N45'18'02"W, A DISTANCE OF 20.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE
- BEGINNING OF A CURVE TO THE RIGHT, 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 19.86 FEET, AND A CHORD THAT BEARS
- N89'07'42"W, A DISTANCE OF 19.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. NO1'19'56"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE
- BEGINNING OF A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 275.93 FEET, AND A CHORD THAT BEARS
- N81°52°57"W, A DISTANCE OF 275.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N75'05'50"W. A DISTANCE OF 220.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT.
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.30 FEET, AND A CHORD THAT BEARS
- N30°35'55"W, A DISTANCE OF 21.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, N13'54'00"E, A DISTANCE OF 158.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE
- BEGINNING OF A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, AN ARC LENGTH OF 812.73 FEET, AND A CHORD THAT BEARS
- NO8'48'54"W, A DISTANCE OF 791.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND N31'31'49"W. A DISTANCE OF 187.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING IN THE SOUTH LINE OF SAID 50.056 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER OF THE

THENCE, N87"44"45"E, A DISTANCE OF 412.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.028 ACRES OF LAND.

#### STATE OF TEXAS COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS:

I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES 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.





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





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

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

### THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 1

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

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
- 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:**

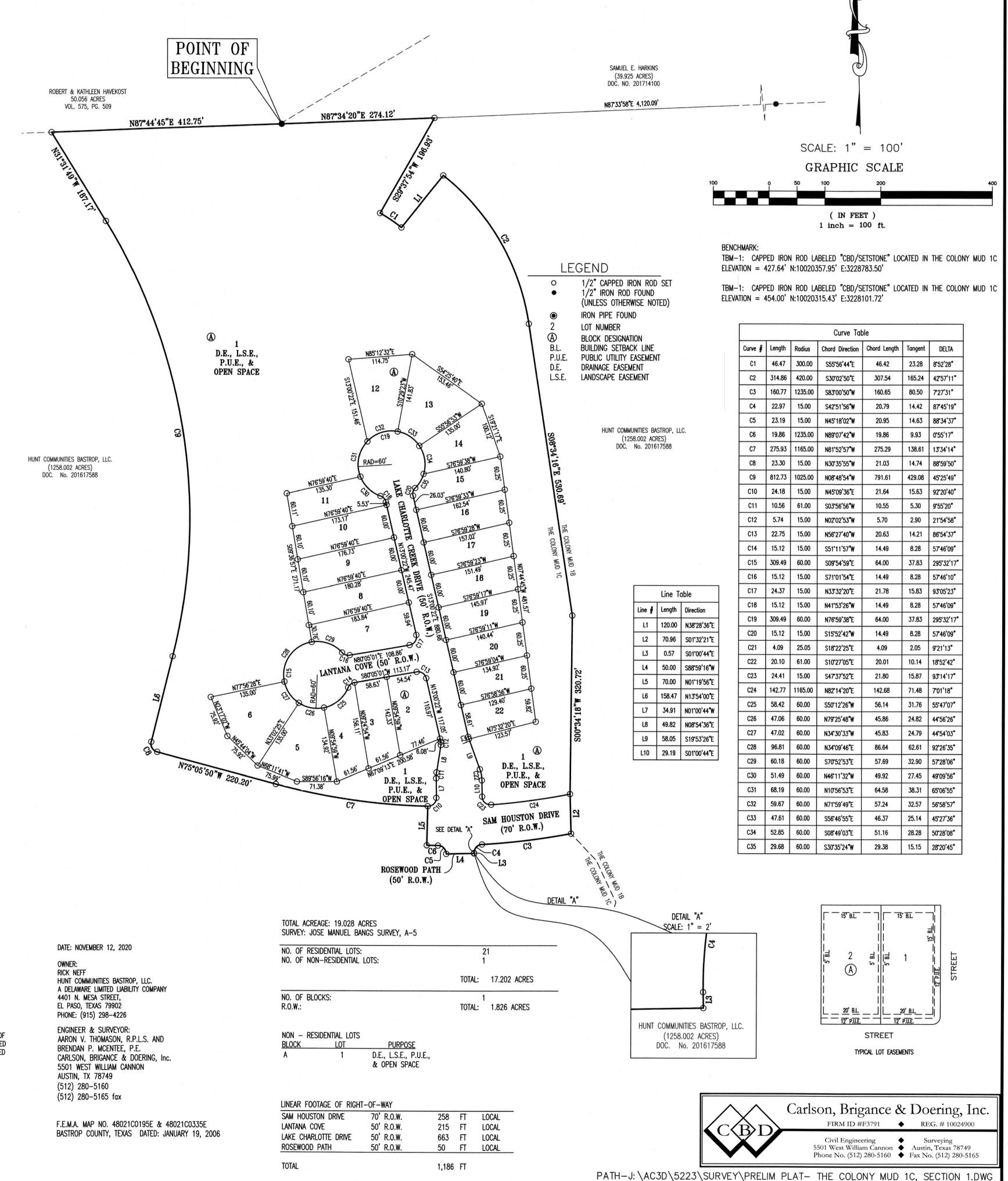
- 1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP
- PRIOR TO 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 PLAT VACATION OR RE-PLATTING MAY BE REQUIRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 1C.
- 8. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1C.
- 9. ELECTRIC SERVICE WILL 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
- 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 GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS
- 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
- 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 MAINTNANCE 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. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT
- APPROVAL BY THE CITY. 23. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 24. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 25. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY
- ON ALL LOTS. A FIVE(5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE. 26. NO BUILDING. FENCES. LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY
- THE CITY OF BASTROP AND/OR BASTROP COUNTY. 27. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON 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, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES. 28. BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT #\_\_\_\_\_ HAS BEEN PROVIDED FOR CONSTRUCTION
- 29. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 30. 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). SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- 31. UNTIL 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.
- 32. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- 33. SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD
- AMENDMENT TO THE COVENANT AGREEMENT FOR THE COLONY MUD'S. 34. 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/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE
- SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. 35. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 36. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- 37. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, AND 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.
- 38. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.

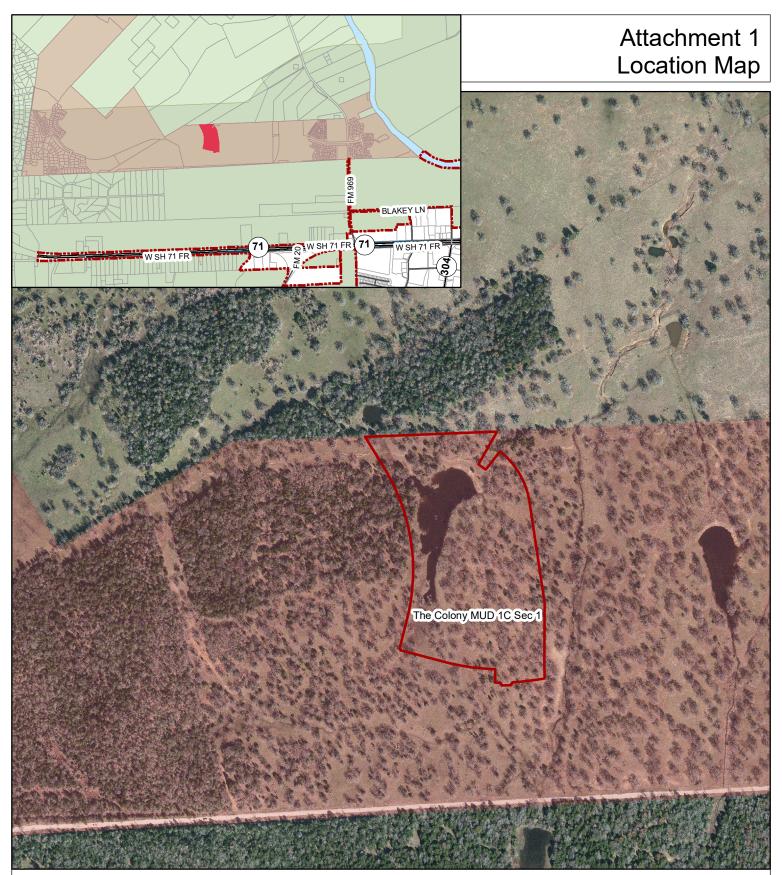
### KNOW ALL MEN BY THESE PRESENTS

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF 1258,002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY. ABSTRACT NUMBER 5. SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN INSTRUMENT NUMBER DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDED 19.028 ACRE TRACT OF LANDWITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1C. SECTION 1" SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY 4401 N. MESA STREET, EL PASO, TEXAS 79902









1 inch = 500 feet

#### Date: 12/8/2020

Date: 12/8/2020

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 usefullness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



## STAFF REPORT

MEETING DATE: December 17, 2020 AGENDA ITEM: 3D

#### TITLE:

Consider action to approve The Colony MUD 1C, Section 2 Preliminary Plat, being 21.596 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, 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 Allison Land, Planner II

**ITEM DETAILS:** 

Site Address: West of FM 969 (Attachment 1)

Total Acreage: 21.596 acres

Legal Description: 21.596 acres of the Jose Manuel Bangs Survey, Abstract 5

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

Agent Contact: Brendan McEntee, Carlson, Brigance, and Doering, Inc.

Existing Use: Vacant/Undeveloped

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

Adopted Plan: Third Amendment to the Colony MUD Consent Agreement,

Approved March 4, 2020

Future Land Use: Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1C Section 2 (Exhibit A). The plat includes 61 residential lots, 3 non-residential lots, and 1 ROW reservation lot (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

#### 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.

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive 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. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

#### 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. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

#### **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 plat proposes residential 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.

#### 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 21.596-acre tract into 61 residential lots, 3 non-residential lots, and 1 ROW reservation lot. 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

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

Section 1.3.002 Preliminary Plat
 The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on October 6, 2020.

The Preliminary Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 6, 2020.

Section 1.3.004 Plat Requirements

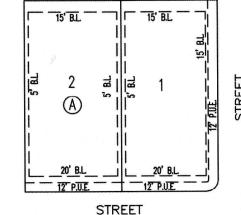
The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1B, Section 2 for compliance with subdivision, utility standards and Consent Agreement on December 3, 2020 and deemed the plat administratively complete. The Planning Director recommends approval.

#### RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 2 Preliminary Plat, being 21.596 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 2 Preliminary Plat
- Attachment 1: Location Map



TYPICAL LOT EASEMENTS

TBM-1: CAPPED IRON ROD LABELED "CBD/SETSTONE" LOCATED APPROXIMATELY

ELEVATION = 511.33' N:10020257.22' E:3226578.17'

TBM-2: CAPPED IRON ROD LABELED "CBD/SETSTONE" LOCATED APPROXIMATELY 872.17' WEST OF SITE ELEVATION = 514.07' N:10020269.51' E:3226969.96'

10.742 ACRES

5.934 ACRES

DATE: NOVEMBER 12, 2020

RICK NEFF HUNT COMMUNITIES BASTROP, LLC A DELAWARE LIMITED LIABILITY 4401 N. MESA STREET,

NO. OF RESIDENTIAL LOTS: NO. OF NON-RESIDENTIAL LOTS: NO. OF R.O.W. RESERVE LOTS

NO. OF BLOCKS: EL PASO, TEXAS 79902 TOTAL: 4.187 ACRES PHONE: (915) 298-4226

492

493

NON - RESIDENTIAL LOTS

TOTAL ACREAGE: 21.604 ACRES

SURVEY: JOSE MANUEL BANGS SURVEY, A-5

ENGINEER & SURVEYOR: AARON V. THOMASON, R.P.L.S. AND BRENDAN P. MCENTEE, P.E. CARLSON, BRIGANCE & DOERING, Inc. 5501 WEST WILLIAM CANNON AUSTIN, TX 78749 (512) 280-5160 (512) 280-5165 fax

LINEAR FOOTAGE OF RIGHT-OF-WAY 569 FT BIG PINE CREEK LANE 278 FT 50' R.O.W. LOCAL CORALBERRY COVE 645 FT R.O.W. RESERVE ROSEWOOD PATH 846 FT LOCAL 50' R.O.W. SALADO CREEK TRAIL 599 FT LOCAL SAM HOUSTON DRIVE 70' R.O.W. SWEETWATER CREEK DRIVE R.O.W. VARIES 701 FT LOCAL

R.O.W. RESERVE

D.E., L.S.E., P.U.E., & OPEN SPACE

D.E., L.S.E., P.U.E., & OPEN SPACE

D.E., L.S.E., P.U.E., & OPEN SPACE

F.E.M.A. MAP NO. 48021C0335E BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

PERSONNELL PROPERTY	and the second s									
1			Curve Tab	ole						
rve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		Curve #	Length	
C1	6.78	725.00	N74°45'56"W	6.78	3.39	0'32'10"		C23	152.69	
C2	24.71	15.00	N57'46'45"E	22.01	16.19	94*22'28"		C24	23.23	
C3	41.41	625.00	N14"56'08"E	41.40	20.71	3'47'46"		C25	22.85	
C4	6.54	61.00	N16"06'25"E	6.53	3.27	6'08'19"		C26	9.90	-
C5	27.16	125.00	N12'57'06"E	27.11	13.63	12"26'57"		C27	300.14	
C6	24.28	15.00	N53'05'59"E	21.72	15.74	92*44*44*		C28	30.01	
C7	138.84	1465.00	S77*48'44"E	138.79	69.47	5'25'48"		C29	25.60	-
C8	23.82	15.00	N59°24'05"E	21.40	15.26	91*00'10"		C30	124.44	_
C9	23.30	15.00	S30°35'55"E	21.03	14.74	88"59'50"		C31	16.80	-
C10	275.93	1165.00	S81°52'57"E	275.29	138.61	13'34'14"		C32	19.22	_
C11	19.86	1235.00	S89°07'42"E	19.86	9.93	0'55'17"	F2	C33	23.82	
C12	23.19	15.00	S45'18'02"E	20.95	14.63	88'34'37"		C34	312.37	
C13	22.97	15.00	N42°51′56″E	20.79	14.42	87"45'19"		C35	23.30	-
C14	160.77	1235.00	N83°00'50"E	160.65	80.50	7'27'31"		C36	20.10	_
C15	30.84	50.00	S25'47'24"W	30.35	15.93	35*20*09*		C37	14.91	
C16	125.60	525.00	N09°54'04"W	125.30	63.10	13'42'25"		C38	159.13	
C17	130.51	475.00	S08°53'00"E	130.10	65.67	15'44'32"		C39	21.92	Section of the latest designation of the lat
C18	144.25	525.00	S08*53'00"E	143.79	72.58	15'44'32"		C40	185.23	
C19	113.63	475.00	N09"54"04"W	113.36	57.09	13'42'25"	-	C41	24.11	Secretarion Company
C20	15.12	15.00	S73"10'21"E	14.49	8.28	57'46'09"		C42	15.12	Commence of the Commence of th
C21	309.49	60.00	N12"03'25"W	64.00	37.83	295*32'17*		C43	309.49	- Contract of Calendar
C22	15.12	15.00	S49'03'30"W	14.49	8.28	57"46'09"		C44	15.12	

			Curve Tab	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C23	152.69	975.00	S82°25'45"W	152.53	76.50	8'58'22"
C24	23.23	15.00	N48'42'46"W	20.98	14.67	88'44'36"
C25	22.85	15.00	N39°17'43"E	20.70	14.30	87"16'22"
C26	9.90	15.00	S78'09'32"E	9.72	5.14	37'49'09"
C27	300.14	60.00	N22'33'11"W	71.71	44.72	286'36'28
C28	30.01	25.00	S48'32'14"W	28.24	17.11	68*47'19"
C29	25.60	15.00	N48°10'16"W	22.61	17.19	97"47'40"
C30	124.44	975.00	N04°22'57"E	124.36	62.31	7"18'46"
C31	16.80	61.00	N15*55'50"E	16.75	8.46	15'47'00"
C32	19.22	111.00	N18"51'40"E	19.20	9.64	9'55'20"
C33	23.82	15.00	S59*24'05"W	21.40	15.26	91'00'10'
C34	312.37	1235.00	S82°20'35"E	311.54	157.02	14'29'31"
C35	23.30	15.00	N30°35'55"W	21.03	14.74	88'59'50'
C36	20.10	61.00	S04*27'39"W	20.01	10.14	18'52'42"
C37	14.91	61.00	N02"01'21"E	14.87	7.49	14'00'07'
C38	159.13	1025.00	S04°34'34"W	158.97	79.73	8"53'43"
C39	21.92	15.00	N41*59'52"E	20.02	13.44	83*44*20*
C40	185.23	725.00	S88'48'49"E	184.73	93.12	14'38'19'
C41	24.11	15.00	S35'27'04"E	21.60	15.56	92'05'10
C42	15.12	15.00	S39°28'35"W	14.49	8.28	57'46'09
C43	309.49	60.00	N79'24'29"W	64.00	37.83	295'32'1
C44	15.12	15.00	N18'17'33"W	14.49	8.28	57'46'09

			Curve Tab	le		18
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C45	287.09	775.00	N85°06'35"W	285.45	145.21	21"13'28"
C46	23.92	15.00	N50°01'53"W	21.47	15.37	91*22'51"
C47	23.89	15.00	N41°17'14"E	21.44	15.33	91'15'24"
C48	43.72	1025.00	N85*41'38"E	43.71	21.86	2*26'37"
C49	49.06	1025.00	N83*06'03"E	49.06	24.53	2'44'32"
C50	49.06	1025.00	N80°21'31"E	49.06	24.54	2"44'33"
C51	18.68	1025.00	N78'27'54"E	18.68	9.34	1*02'39"
C52	47.11	60.00	S66°46'45"E	45.90	24.84	44*58'55*
C53	42.00	60.00	N70°40'31"E	41.15	21.90	40°06'34'
C54	37.73	60.00	N32'36'16"E	37.11	19.51	36'01'55'
C55	37.73	60.00	N03°25'39"W	37.11	19.51	36'01'55'
C56	47.84	60.00	N44*17'06"W	46.58	25.27	45'41'00'
C57	43.29	60.00	N87'47'40"W	42.35	22.63	41*20'08'
C58	53.79	60.00	S45'51'21"W	52.01	28.85	51°21'50'
C59	8.12	15.00	S35'41'16"W	8.02	4.16	31'01'40'
C60	7.00	15.00	S64°34'20"W	6.94	3.57	26'44'28'
C61	13.88	975.00	S78'21'03"W	13.88	6.94	0"48"57"
C62	57.64	975.00	S80°27'08"W	57.63	28.83	3'23'14"
C63	58.41	975.00	S83'51'43"W	58.40	29.21	3'25'56"
C64	22.76	975.00	S86°14'49"W	22.76	11.38	1'20'15"
C65	14.87	60.00	S66°21'00"E	14.83	7.47	14"12'06
C66	52.25	60.00	N81°36'09"E	50.61	27.91	49'53'37

			Curve Tat	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C67	40.51	60.00	N37°18′53″E	39.74	21.06	38*40'56
C68	31.85	60.00	N02°46'07"E	31.47	16.31	30°24'36
C69	37.74	60.00	N30°27'21"W	37.12	19.52	36'02'21
C70	37.73	60.00	N66'29'29"W	37.11	19.51	36'01'55
C71	46.33	60.00	S73°22'12"W	45.19	24.39	44*14'4
C72	38.86	60.00	S32°41'43"W	38.18	20.14	37'06'1
C73	55.60	725.00	S86°03'51"W	55.59	27.81	4*23'38'
C74	129.63	725.00	N86°37'00"W	129.46	64.99	10°14'4
C75	33.56	60.00	N52"20'21"E	33.12	17.23	32'02'3
C76	51.58	60.00	N11"41'17"E	50.01	27.51	49 15 3
C77	109.37	60.00	N65'09'33"W	94.84	77.40	104*26*
C78	57.19	60.00	S35*19'03*W	55.05	30.98	54'36'3
C79	57.79	60.00	S19'34'57"E	55.59	31.36	55'11'2
C80	3.15	15.00	S41°09'46"E	3.14	1.58	12'01'4
C81	11.97	15.00	S12"16'42"E	11.66	6.33	45'44'2
C82	48.00	775.00	N76"16'18"W	47.99	24.01	3"32'54
C83	48.78	775.00	N79'50'56"W	48.77	24.40	3°36′21
C84	48.77	775.00	N83°27'17"W	48.77	24.40	3°36'21
C85	48.77	775.00	N87"03'38"W	48.77	24.40	3'36'21
C86	48.78	775.00	S89"20'00"W	48.77	24.40	3'36'21
C87	43.99	775.00	S85'54'15"W	43.98	22.00	3°15'08
C88	160.52	1025.00	N82°25'45"E	160.35	80.42	8'58'22

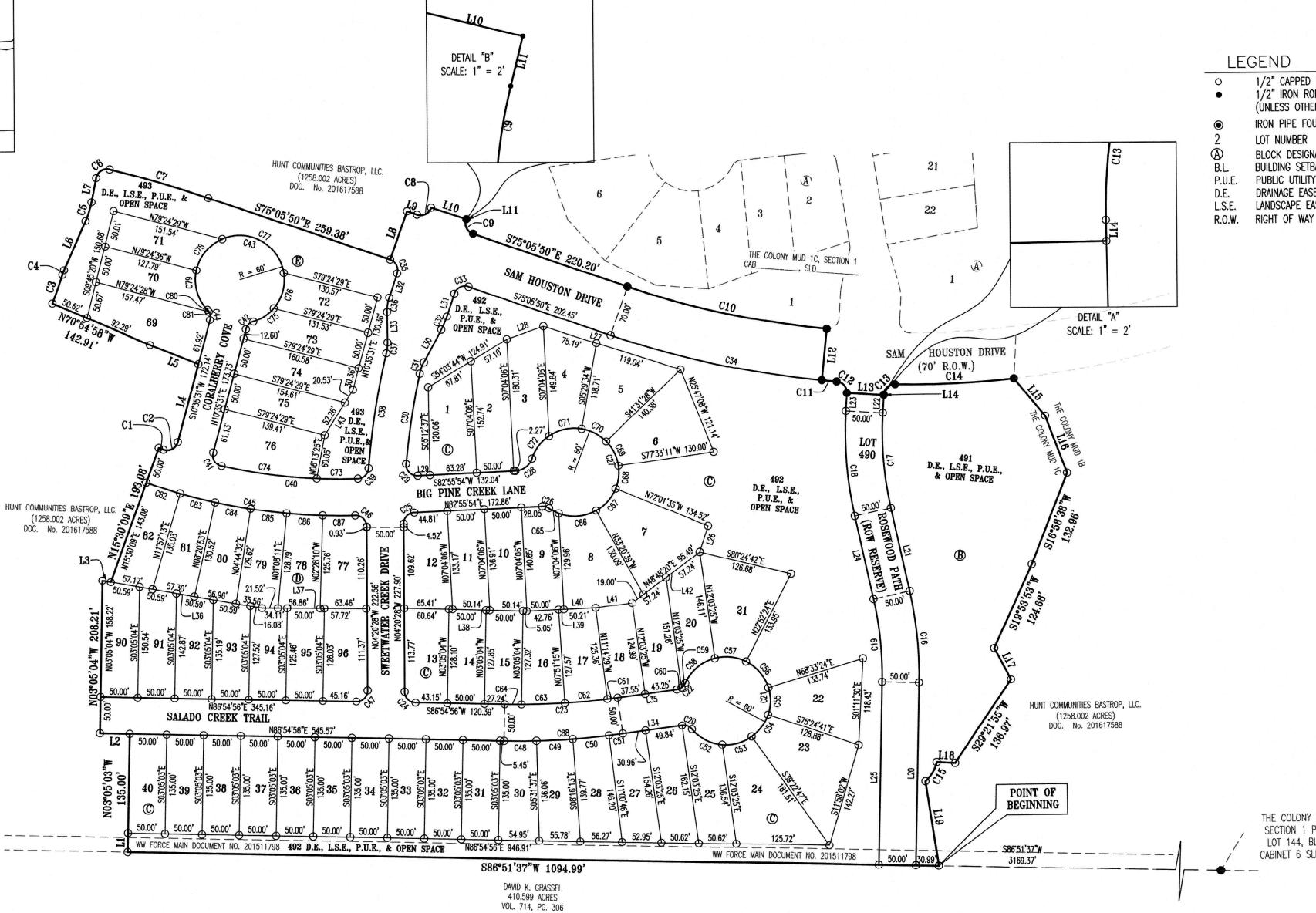
L1	25.83	N03°10'17"W
L2	40.12	S86*54'56"W
L3	11.43	S84°21'37"E
L4	110.21	N10"35'31"E
L5	70.48	N72'35'05"W
L6	73.21	N19"10'35"E
L7	33.92	N06'43'37"E
L8	70.00	N14°54'10"E
L9	14.25	S75*05'50"E
L10	50.00	S76'06'00"E
L11	1.40	S13°54'00"W
L12	70.00	S01*19'56"W
L13	50.00	N88'59'16"E
L14	0.57	N01'00'44"W
L15	66.25	S43*34'52"E
L16	83.09	S24°55'51"E
L17	48.09	S31'53'32"E
L18	24.83	S88'36'06"W
L19	116.19	S13'00'41"E
L20	249.06	N03'02'51"W
L21	115.01	N16'45'16"W
L22	25.19	N01°00'44"W

Line # Length Direction

Line Table Line # Length Direction L23 24.62 S01°00'44"E L24 | 115.01 | S16'45'16"E L25 249.14 S03°02'51"E L26 36.92 N13'36'34"E L27 188.68 N76°27'39"W L28 52.15 S66°24'19"W L29 16.49 N82°55'54"E L30 50.19 N23°49'20"E L31 33.03 N13\*54'00"E L32 34.49 S13\*54'00"W L33 41.32 S04\*58'42"E L34 | 80.80 | N77°56'35"E L35 80.80 S77\*56'35"W L36 218.42 S84°21'37"E L37 | 141.83 | N86°16'21"E L38 | 165.69 | N87"12'28"E L39 | 50.21 | N82\*58'21"1 L40 42.97 N82\*58'21"E L41 49.64 N78"28'23"E L42 | 114.49 | N48\*48'20"E L43 72.79 N27\*30'08"E

THE PRELIMINARY PLAT OF

# THE COLONY M.U.D. 1C, SECTION 2



SCALE: $1" = 100'$	
GRAPHIC SCALE	
100 0 50 100 200	
( IN FEET )	

GENERAL NOTES:

1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C. 2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.

3. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.

4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

1 inch = 100 ft.

5. 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. 6. 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 VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO

CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. 7. 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. 8. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT

9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION

10. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS. 11. ALL NEW UTILITIES WILL BE UNDERGROUND.

12. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.

13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES. 14. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

15. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.

16. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

17. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.

18. 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). 19. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL

20. 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.

21. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

22. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.

23. UNTIL 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. 24. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

THE COLONY MUD 1A.

SECTION 1 PHASE B

LOT 144, BLOCK D

25. BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT #\_ \_\_ HAS BEEN PROVIDED FOR CONSTRUCTION ACCESS. CABINET 6 SLIDE 189A 26. 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. 27. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

28. 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.

29. 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.

30. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.

31. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.

32. CABLE SERVICE IS PROVIDED BY SPECTRUM.

33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS

34. 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

35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.

36. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.

37. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS. 38. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.

39. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON 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, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES. 40. SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT

TO THE COVENANT AGREEMENT FOR THE COLONY MUD'S. 41. 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/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.

42. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT. 43. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.

44. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193. 45. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.

## SHEET NO. 1 OF 2



PATH-J:\AC3D\5224\SURVEY\PRELIM PLAT - THE COLONY MUD 1C, SECTION 2.DWG

### THE PRELIMINARY PLAT OF

# THE COLONY M.U.D. 1C, SECTION 2

#### FIELD NOTES

BEING ALL OF THAT CERTAIN 21.604 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 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, SAID 21.604 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF LOT 144, BLOCK D, THE COLONY MUD 1A, SECTION 1, PHASE B TRACT, BEING ON THE NORTH BOUNDARY LINE OF A CALLED 410.599 ACRE TRACT OF LAND CONVEYED TO DAVID K. GRASSEL IN VOLUME 714, PAGE 306, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S86°51'37"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, A DISTANCE OF 3169.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, S86°51'37"W, CONTINUING WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, A DISTANCE OF 1094.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING FORTY-THREE (43) COURSES AND DISTANCES, NUMBERED 1 THROUGH 43,

- 1. NO3'10'17"W, A DISTANCE OF 25.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2. NO3\*05'03"W, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- 3. S86'54'56"W, A DISTANCE OF 40.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4. NO3'05'04"W, A DISTANCE OF 208.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 5. S84'21'37"F. A DISTANCE OF 11.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CRD SETSTONE" FOR CORNER
- 5. S84°21'37"E, A DISTANCE OF 11.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6. N15'30'09"E, A DISTANCE OF 193.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 7. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, AND ARC LENGTH OF 6.78 FEET, AND A CHORD THAT BEARS N74°45'56"W, A DISTANCE OF 6.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.71 FEET, AND A CHORD THAT BEARS N57\*46'45"E, A DISTANCE OF 22.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9. N10"35"31"E, A DISTANCE OF 110.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10. N72'35'05"W, A DISTANCE OF 70.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- 11. N70°54'58"W, A DISTANCE OF 142.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 41.41 FEET, AND A CHORD THAT BEARS N14\*56\*08"E, A DISTANCE OF 41.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT.
- 13. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, AN ARC LENGTH OF 6.54 FEET, AND A CHORD THAT BEARS N16°06'25"E, A DISTANCE OF 6.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14. N19\*10'35"E, A DISTANCE OF 73.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT.
- 15. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 27.16 FEET, AND A CHORD THAT BEARS N12'57'06"E, A DISTANCE OF 27.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16. NO6"43"37"E, A DISTANCE OF 33.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 17. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.28 FEET, AND A CHORD THAT BEARS N53"05"59"E, A DISTANCE OF 21.72 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

  18. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 138.84 FEET, AND A CHORD THAT BEARS S77'48'44"E, A DISTANCE OF 138.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19. S75°05'50"E, A DISTANCE OF 259.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20. N14°54'10"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
  21. S75°05'50"E, A DISTANCE OF 14.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 22. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.82 FEET, AND A CHORD THAT BEARS N59°24'05"E, A DISTANCE OF 21.40 FEET TO A CAPPED 1/2 INCHIRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- 23. S76"06"00"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24. S13'54'00"W, A DISTANCE OF 1.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 25. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.30 FEET, AND A CHORD THAT BEARS S30"35"55"E, A DISTANCE OF 21.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 26. S75\*05'50"E, A DISTANCE OF 220.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,

  27. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 275.93 FEET, AND A CHORD THAT BEARS S81\*52\*57"E, A DISTANCE OF 275.29 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

  28. S01\*19'56"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 29. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 19.86 FEET, AND A CHORD THAT BEARS S89°07'42"E, A DISTANCE OF 19.86 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,

  30. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.19 FEET, AND A CHORD THAT BEARS S45\*18\*02\*E, A DISTANCE OF 20.95 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 31. N88°59'16"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
  32. N01°00'44"W, A DISTANCE OF 0.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 33. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.97 FEET, AND A CHORD THAT BEARS N42'51'56"E, A DISTANCE OF 20.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT.
- 34. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 160.77 FEET, AND A CHORD THAT BEARS N83'00'50"E, A DISTANCE OF 160.65 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 35. S43'34'52"E, A DISTANCE OF 66.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 36. S24'55'51"E, A DISTANCE OF 83.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 37. S16\*58'38"W, A DISTANCE OF 132.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 38. S19\*53'53"W, A DISTANCE OF 124.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 39. S31\*53'32"E, A DISTANCE OF 48.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 40. S29°21'55"W, A DISTANCE OF 136.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
  41. S88°36'06"W, A DISTANCE OF 24.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 42. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 30.84 FEET, AND A CHORD THAT BEARS \$25'47'24"W, A DISTANCE OF 30.35 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
  43. S13"00"41"E, A DISTANCE OF 116.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.604 ACRES OF LAND.

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

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDED 21.604 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 2"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS 12 20 DAY OF \_\_\_\_\_\_\_, 20 20, A.D.

RICK NEAF
HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET, EL PASO, TEXAS 79902

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

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

FLOOD PLAIN NOTE:

APPROVED:

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

THIS FLOOD STATEMENT, AS DETERMINED BY A THE 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 THE ENGINEER OR SURVEYOR.

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

I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES 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:

| Wording March | Mar



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

AUSTIN, TEXAS 78749

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 ~ R.P.L.S. NO. 6214

CARLSON, BRIGANCE & DOERING, INC.

5501 WEST WILLIAM CANNON DRIVE

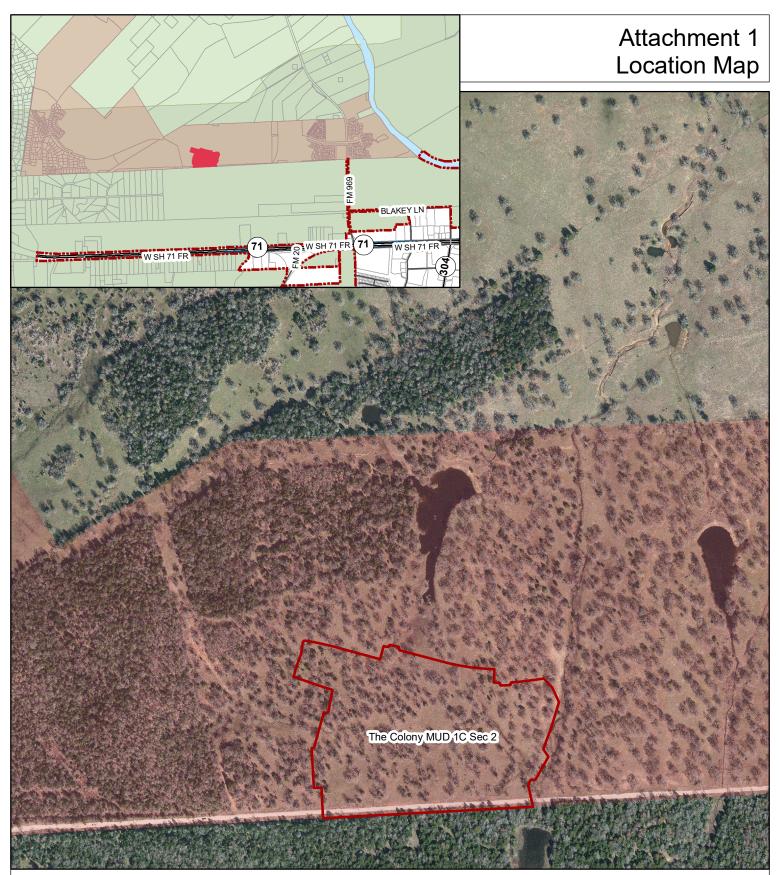
AUSTIN, TEXAS 78749



SHEET NO. 2 OF 2



PATH-J:\AC3D\5224\SURVEY\PRELIM PLAT - THE COLONY MUD 1C, SECTION 2.DWG







1 inch = 500 feet

#### Date: 12/8/2020

Date: 12/8/2020

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 usefullness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



## STAFF REPORT

MEETING DATE: December 17, 2020 AGENDA ITEM: 3E

#### TITLE:

Consider action to approve The Colony MUD 1C, Section 3 Preliminary Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, 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 (Attachment 1)

Total Acreage: 18.143 acres

Legal Description: 18.143 acres of the Jose Manuel Bangs Survey, Abstract 5

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

Agent Contact: Brendan McEntee, Carlson, Brigance, and Doering, Inc.

Existing Use: Vacant/Undeveloped

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

Adopted Plan: Third Amendment to the Colony MUD Consent Agreement,

Approved March 4, 2020

Future Land Use: Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1C Section 3 (Exhibit A). The plat includes 69 residential lots and 1 non-residential lot (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

#### **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.

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive 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. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

#### 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. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

#### 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 plat proposes residential 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.

#### 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 18.143-acre tract into 69 residential lots and 1 non-residential lot. 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
   Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.
- Section 1.3.002 Preliminary Plat

  The Preliminary Drainage Plan to determine drainage requirements was approved by the

  City Engineer on December 8, 2020.

The Preliminary Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on December 10, 2020.

Section 1.3.004 Plat Requirements
 The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1B, Section 3 for compliance with subdivision, utility standards, and Consent Agreement on December 10, 2020 and deemed the plat administratively complete. The Planning Director recommends approval.

#### RECOMMENDATION:

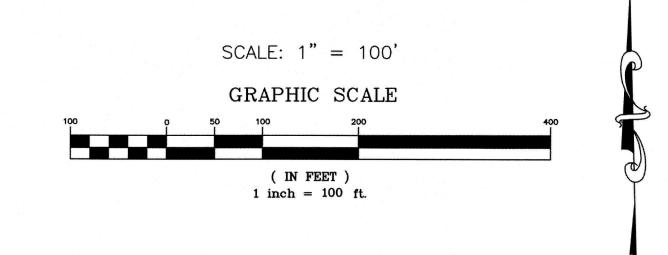
Consider action to approve The Colony MUD 1C, Section 3 Preliminary Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 3 Preliminary Plat
- Attachment 1: Location Map

# CITY LIMITS VICINITY MAP NOT TO SCALE

# THE COLONY MUD 1C, SECTION 3



LEGEND

1/2" CAPPED IRON ROD SET 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

> IRON PIPE FOUND LOT NUMBER BLOCK DESIGNATION

BUILDING SETBACK LINE PUBLIC UTILITY EASEMENT DRAINAGE EASEMENT L.S.E. LANDSCAPE EASEMENT

STREET TYPICAL LOT EASEMENTS

TBM-1: CAPPED IRON ROD LABELED "CBD/SETSTONE" LOCATED APPROXIMATELY 1,411' SOUTHWEST OF SITE ELEVATION = 511.33' N:10020257.22' E:3226578.17'

TBM-2: CAPPED IRON ROD LABELED "CBD/SETSTONE" LOCATED APPROXIMATELY 1,120' SOUTHWEST OF SITE ELEVATION = 514.07' N:10020269.51' E:3226969.96'

### DATE: NOVEMBER 12, 2020

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

**ENGINEER & SURVEYOR:** AARON V. THOMASON, R.P.L.S. AND BRENDAN P. MCENTEE, P.E. CARLSON, BRIGANCE & DOERING, Inc. 5501 WEST WILLIAM CANNON AUSTIN, TX 78749 (512) 280-5160 (512) 280-5165 fax

F.E.M.A. MAP NO. 48021C0195E, AND 48021C0335E BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

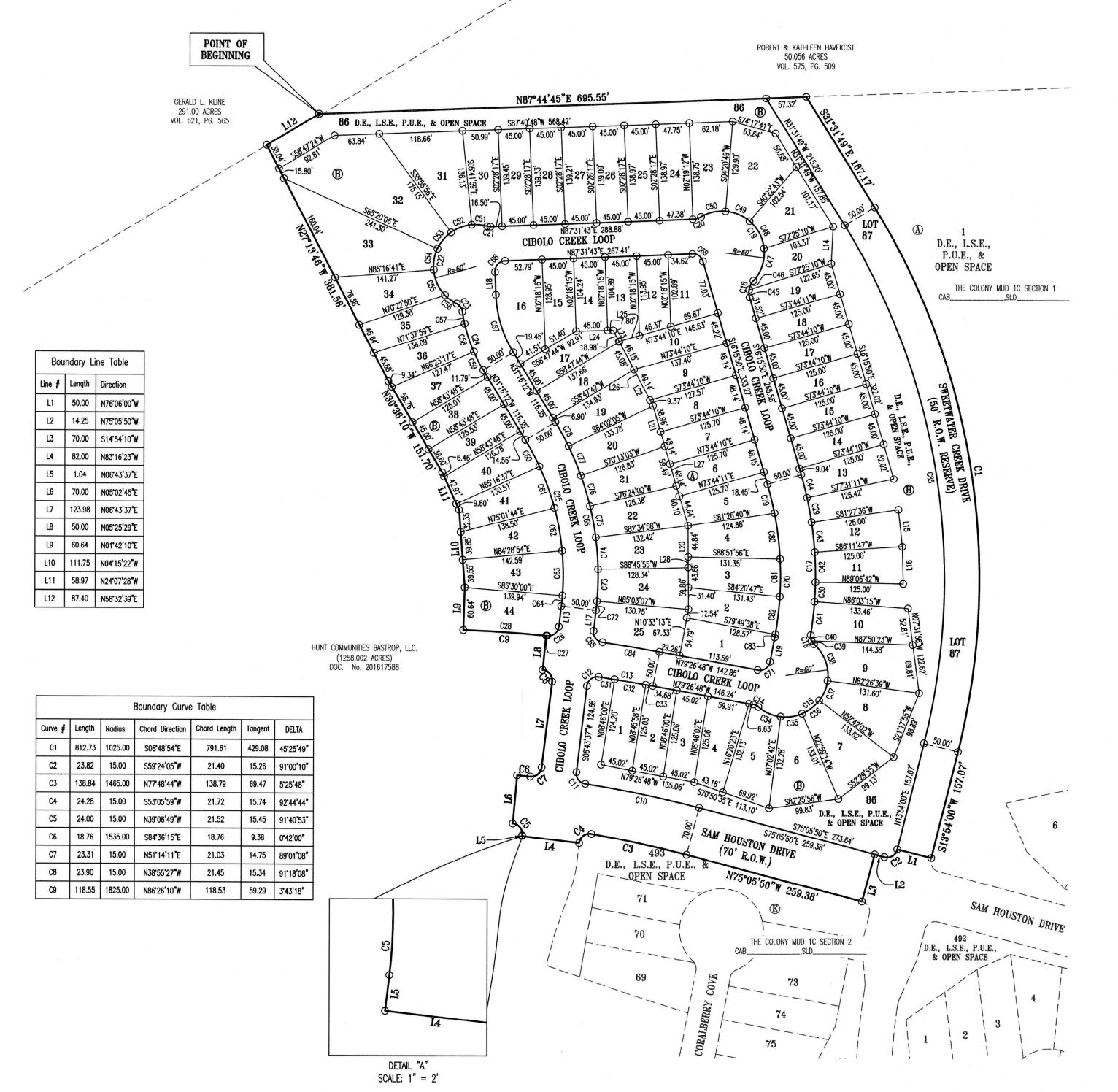
#### TOTAL ACREAGE: 18.143 ACRES SURVEY: JOSE MANUEL BANGS SURVEY, A-5

LOT

NO. OF RESIDENTIAL LOTS:	69	10.874 ACRES
NO. OF NON-RESIDENTIAL LOTS:	2	3.743 ACRES
	TOTAL: 71	14.617 ACRES
NO. OF BLOCKS:	2	
R.O.W.:	TOTAL:	3.526 ACRES
NON - RESIDENTIAL LOTS		

86 D.E., L.S.E., P.U.E., & OPEN SPACE R.O.W. RESERVE

LINEAR FOOTAGE OF RIGHT	ſ−OF−WAY		
CIBOLO CREEK LOOP	50' R.O.W.	2,245 FT	LOCAL
SAM HOUSTON DRIVE	70' R.O.W.	517 FT	LOCAL
SWEETWATER CREEK DRIVE	R.O.W. RESERVE	1,151 FT	LOCAL
TOTAL		3,913 FT	



GENERAL NOTES:

1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.

2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.

PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

6. 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 VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. 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

8. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.

9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES

10. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.

11. ALL NEW UTILITIES WILL BE UNDERGROUND. 12. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.

13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.

14. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS. 15. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.

16. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

17. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP

18. 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

19. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.

DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS

21. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

22. 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), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.

23. UNTIL 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.

24. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

25. 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. 26. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

27. 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.

28. 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. 29. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.

30. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.

31. CABLE SERVICE IS PROVIDED BY SPECTRUM.

32. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT

33. 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.

34. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTNANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.

35. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE. 36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.

37. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.

38. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LÍMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONUITS, ELECTRICAL CONDUCTORS, DRAINAGE

39. BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT #\_\_\_\_\_\_ HAS BEEN PROVIDED FOR CONSTRUCTION ACCESS.

40. SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT TO THE COVENANT AGREEMENT FOR THE

41. 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/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.

42. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.

43. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION. 44. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO.

48021C0195E, AND 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

45. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.

SHEET NO. 1 OF 2



### THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 3

Line Table					
Line #	Length	Direction			
L13	29.34	N06'43'37"E			
L14	53.33	N02°46'47"E			
L15	53.72	S06°10'19"E			
L16	53.23	S01*27'25"E			
L17	29.34	N06'43'37"E			
L18	32.55	N02'28'17"W			
L19	35.81	N10"33'12"E			
L20	60.04	N00'26'25"W			
L21	60.29	N16 15'50"W			
L22	58.51	N27"47'53"W			
L23	17.91	S27°47′53″E			
L24	52.80	S88°21'21"W			
L25	30.39	N73'44'10"E			
L26	122.57	N27"47'53"W			
L27	179.89	S16"15'50"E			
L28	119.90	N00°26'25"W			

			Curve Tal	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C10	166.08	1535.00	S78"11'49"E	166.00	83.12	6'11'58"
C11	23.04	15.00	S37*17'05"E	20.84	14.49	88"01'25"
C12	23.90	15.00	S52*22'41*W	21.45	15.34	91'18'08"
C13	78.19	1775.00	N80°42'31"W	78.19	39.10	2*31*27*
C14	7.83	15.00	N64*29'01"W	7.75	4.01	29'55'36"
C15	187.00	60.00	S41"11'42"W	119.99	4806.60	178'34'11"
C16	14.99	15.00	S19°28'13"E	14.37	8.18	57"14'21"
C17	232.86	525.00	S03*33'27 <b>"</b> E	230.96	118.38	25'24'47"
C18	25.32	25.00	S12'45'12"W	24.25	13.87	58'02'03"
C19	169.98	60.00	S39'23'12"E	118.57	385.67	162"18'51"
C20	12.25	25.00	N73°29'33"E	12.13	6.25	28'04'21"
C21	4.77	15.00	S83"21'44"E	4.75	2.41	18*13'05"
C22	177.07	60.00	N21*12'13 <b>"</b> E	119.46	628.09	169°05'11"
C23	14.42	15.00	N35*48'00"W	13.87	7.82	55'04'46"
C24	90.36	225.02	N19'45'53"W	89.76	45.80	23*00'31"
C25	248.69	375.00	N12'16'18"W	244.16	129.11	37"59'50"
C26	23.24	15.00	N51°06'15"E	20.98	14.68	88*45'16"
C27	1.80	1825.00	N84*32'49*W	1.80	0.90	0'03'24"
C28	120.35	1825.00	S86*24'28 <b>"</b> E	120.33	60.20	3'46'42"

		11 to 12	Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C29	36.11	525.00	N10°30′36″W	36.10	18.06	3'56'25"
C30	28.00	525.00	N02*25'04"E	28.00	14.01	3'03'22"
C31	22.84	1775.00	S81*36'07"E	22.84	11.42	0°44'15"
C32	45.00	1775.00	S80°30'25"E	45.00	22.50	1"27'10"
C33	10.35	1774.98	S79°36'49"E	10.35	5.17	0°20'02"
C34	35.01	60.00	S66°14'15″E	34.52	18.02	33'26'05"
C35	31.45	60.00	N82*01'44"E	31.09	16.10	30°01'56"
C36	31.12	60.00	N52'09'22"E	30.77	15.92	29°42'47"
C37	31.15	60.00	N22°25'40"E	30.80	15.93	29°44'37"
C38	58.27	60.00	N20'16'01 <b>"W</b>	56.01	31.66	55'38'44"
C39	6.02	15.00	N36"34'59"W	5.98	3.05	23'00'48"
C40	8.96	15.00	N07'57'49"W	8.83	4.62	34"13'32"
C41	47.68	525.00	N06'32'51"E	47.66	23.86	5'12'12"
C42	43.00	525.00	N01°27'25"W	42.99	21.51	4*41'36"
C43	43.40	525.00	N06'10'19"W	43.39	21.71	4*44'10"
C44	34.67	525.00	N14°22'20"W	34.66	17.34	3'47'01"
C45	11.01	25.00	N03"38'57"W	10.92	5.59	25'13'47"
C46	14.31	25.00	N25'22'05"E	14.12	7.36	32'48'17"
C47	50.12	60.00	N17"50'26"E	48.67	26.63	47"51'35"

			Curve Tab	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C48	45.59	60.00	N27"51'19"W	44.50	23.96	43'31'55'
C49	37.73	60.00	N67*38'14"W	37.11	19.51	36'01'55'
C50	36.54	60.00	S76°54'05"W	35.98	18.86	34'53'26"
C51	22.46	60.00	N84°58'34"W	22.33	11.36	21*26'45"
C52	31.68	60.00	S69'10'34"W	31.31	16.22	30"14'58"
C53	30.78	60.00	S39"21'25"W	30.44	15.73	29"23'19"
C54	30.77	60.00	S09*58'13"W	30.44	15.73	29"23'05"
C55	40.25	60.00	S23°56'30"E	39.50	20.92	38*26'21"
C56	21.13	60.00	S53*15'02"E	21.02	10.68	20'10'42"
C57	17.62	225.02	S10°30'11"E	17.61	8.81	4"29'07"
C58	42.67	225.02	S18'10'43"E	42.61	21.40	10°51′57″
C59	30.07	225.02	S27"26'25"E	30.05	15.06	7"39'26"
C60	43.00	375.00	S27"59'07"E	42.97	21.52	6"34'10"
C61	63.68	375.00	S19*50'09*E	63.60	31.92	9*43'46"
C62	62.87	375.00	S10°10'05"E	62.80	31.51	9"36'21"
C63	64.21	375.00	S00°27'36"E	64.13	32.18	9'48'38"
C64	14.93	374.99	S05'35'10"W	14.93	7.47	2"16'54"
C65	23.24	15.00	N37"39'01 <i>"</i> W	20.98	14.68	88'45'16"
C66	281.85	425.06	N12*16'18"W	276.71	146.32	37"59'29"

	-		Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C67	87.96	175.00	N16'52'15"W	87.04	44.93	28'47'56'
C68	23.56	15.00	N42'31'43"E	21.21	15.00	90,00,00,
C69	19.95	15.00	S54"22'04"E	18.51	11.76	76°12'27'
C70	222.32	475.00	S02*51'19 <b>"</b> E	220.30	113.24	26'49'02'
C71	23.56	15.00	N55'33'13"E	21.21	15.00	90'00'01'
C72	13.20	425.06	N05'50'05"E	13.20	6.60	1'46'43"
C73	45.86	425.06	N01'51'17"E	45.84	22.95	6*10'54"
C74	45.86	425.06	N04'19'38"W	45.84	22.95	6'10'54"
C75	45.86	425.06	N10'30'32"W	45.84	22.95	6'10'54"
C76	45.86	425.06	N16'41'26"W	45.84	22.95	6'10'54"
C77	45.86	425.06	N22'52'20"W	45.84	22.95	6"10'54"
C78	39.35	425.06	N28'36'55"W	39.34	19.69	5"18'15"
C79	43.00	475.00	S13°40'14"E	42.98	21.51	5'11'12"
C80	66.57	475.00	S07°03'44"E	66.52	33.34	8'01'49"
C81	54.03	475.00	S00°12'42"W	54.00	27.05	6'31'03"
C82	53.89	475.00	S06°43'13"W	53.86	26.97	6'30'00"
C83	4.83	475.00	S10°15′43″W	4.83	2.42	0"34'59"
C84	82.20	1825.00	N80°44'13"W	82.19	41.11	2*34'50"
C85	773.08	975.00	N08"48'54"W	752.99	408.15	45"25'49"

SUBJECT TO EXSLANTS AND ASSEQUENCE SHEREOTERS (SAMED AND NOT RELEASED AND DO HEREST DEBOCK ANY STREETS AND/OR EXSLAND'S SHOWN HEREON TO THE PUBLIC.  ***RECEIVED SHOWN FOR THE SHOWN FROM TO THE PUBLIC.**  ***RECEIVED SHOWN FROM THE SHOWN FROM TO THE PUBLIC.**  ***RECEIVED SHOWN FROM THE SHOWN FROM THE SHOWN FROM THE SHOWN FROM THE PUBLIC TO THE SHOWN FROM	TO US BY DEED RECORDED IN DOCUMENT NUMBER 2	SOLD 1/200 OF THE OFFICIAL POBLIC RECORDS OF SAID COMMIN DO	F 1258.002 ACRE TRACT OF LANDOUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SI HEREBY SUBDIVIDED 18.143 ACRE TRACT OF LANDWITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS	ITUATED IN BASTROP COUNTY, TEXAS, AS $^{\prime\prime}$
RICK HET  HANT COMMANTS SISTERS, LLC. A DELAWAGE UNITED LIBBILITY COMPANY 4401 N. MESA STREET, EL PASO, TEAS 78902  APPROAD THIS DAY	SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFO	LILE - VAR STANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY	CULUNY MUD IC, SECTION 3	
HINT COMMINISE BEGINDER (L.C. A RELIAMNEE LIMITED LIBELITY COMPANY 4401 N. MESA STREET, EL PASO, TEAS 79902  APPROVED INS DAY  OF	WITNESS MY HAND THIS	10 50 , 20 ZO, A.D.	TALLIS AND ON EASEMENTS SHOWN RENEON TO THE PUBLIC.	
HINT COMMINISE BEGINDER (L.C. A RELIAMNEE LIMITED LIBELITY COMPANY 4401 N. MESA STREET, EL PASO, TEAS 79902  APPROVED INS DAY  OF				
HANT COMMANTES SERTIFE, EL PASO, TEXAS 79902  APPROVED HIS DAY:  OF	PIOK NEET			
APPROVED THIS DAY		ED LIABILITY COMPANY		
APPROVED: ATTEST:  PLANNING & ZONING COMMISSION CHARPERSON CITY SECRETARY  FLOOD PLAN NOTE:  NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4802100355E, FOR BASTROP COUNTY TEMS, DATED 19, 2006. COMMONITY HUMBER 481193.  THIS TLOOD STATEMENT, AS DETERMINED BY A HULD.—FLA. 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 OCCUR, AND FLOOD HEART'S MAY INCRESSE BY MAY—MADE OR NATURAL COMPSES.  THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEMAS  (NOW ALL MEN BY THESE PRESENTS:  (), BRENDAN P, MICHIEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED IN TRAINING EXSENDENT AND OR DAMAGE RIGHT—O—WAY, AS SHOWN HEREON.  ENGINEERING BY:  **BRENDAN P, MICHIEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED IN TRAINING EXSENDENT AND OR DAMAGE RIGHT—O—WAY, AS SHOWN HEREON.  **BRENDAN P, MICHIEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED IN TRAINING FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED IN TRAINING FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED IN THE PLAN OF THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED IN THE PLAN OF THE	4401 N. MESA STREET, EL PASO, TEXAS 79902			
APPROVED:  ATTEST:  PUNNING & ZONING COMMISSION CHARPERSON  CITY SECRETARY  FLOOD PLAIN NOTE:  NO PORTION OF THIS TRACT LES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, AND 48021C0335E, FOR BASTROP COUNTY TEMS, DATED 19, 2006. COMMINITY RUMBER 481193.  THIS FLOOD STATEMENT, AS DETERMINED BY A HALD.—FLA. 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 COCCUR, AND FLOOD HEIGHTS MAY INCRESSE BY MAN-MADE OR NATURAL COMESS.  THIS STATEMENT SHALL NOT CREATE LUBILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEXAS  X KNOW ALL MEN BY THESE PRESENTS:  1, BRENDAN P, MICRITEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBBINASION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO PROMISE EXESURENT AND OR DRAWAGE RIGHT—OF—WAY, AS SHOWN HEREON.  ENGINEERING BY MICRITIES P.E., BO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBBINASION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO PROMISE EXESSENCE AND OR DRAWAGE RIGHT—OF—WAY, AS SHOWN HEREON.  ENGINEERING BY MICRITIES P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  SOUTH OF THE MICRITIES P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  SOUTH WEST MILLIAN CALNING THE MICRITIES P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  BERLIDAN P. MICRITIES P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  SOUTH WEST MILLIAN CALNING DRIVE.  BERLIDAN P. MICRITEE P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  SOUTH P. MICRITIES P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  BERLIDAN P. MICRITIES P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  BERLIDAN P. MICRITEE P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  BERLIDAN P. MICRITEE P.E., BOSOD CARRISON, BROWNER & DOESNIN, INC.  B				
PLANNING & ZONING COMMISSION CHAIRPERSON  CITY SECRETARY  FLOOD PLAIN NOTE:  NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4802103135E, AND 4802103335E, FOR BASTROP COUNTY TEXAS, DATED 19, 2006. COMMUNITY NUMBER 481193.  THIS FLOOD STATEMENT, AS DETERMINED BY A HALD.—FLA. 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 CONCOUR, AND FLOOD HIGHEST MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.  STATE OF TEXAS  X KNOW ALL MEN BY THESE PRESENTS:  1, BRENDAN P. MICHITEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTINUED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.  BERDON P. MICHITEE, P.E., 196200  CARLSON, BRICKNOE & DOESNING, INC.	APPROVED THIS DAY OF	, 20 A.D. BY THE PLANNING & ZONING COMMISSION (	THE CITY OF BASTROP, TEXAS.	
FLOOD PLAIN NOTE:  NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4802100195E, AND 4802100335E, FOR BASTROP COUNTY TEXAS, DATED 19, 2006. COMMUNITY NUMBER 481193.  THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.—FLA. 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 OCCUR, AND FLOOD HEARTH OF THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEXAS  (COUNTY OF TRANS)  (KNOW ALL MEN BY THESE PRESENTS: (BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO PRAINAGE EASEMENT AND OR DRAINAGE RICHT—OF—WAY, AS SHOWN HEREON.  DATE  BERDOAN P. MCENTEE, P.E., 506200  CARLSON, BRIGNORE & DOERING, INC.  SOUTH OF MERCEN BY:  **CENTS**  **BERDOAN P. MCENTEE **GREAD OF MERCENTE BY:  **GREAD OF MERCENTE BY:  **CENTS**  **BERDOAN P. MCENTEE **GREAD OF MERCENTE BY:  **GREAD OF MERCENTE BY:  **BERDOAN P. MCENTEE **GREAD OF MERCENTE BY:  **GREAD OF MERCENTE BY:  **GREAD OF MERCENTE BY:  **BERDOAN P. MCENTEE **GREAD OF MERCENTE BY:  **GREAD OF MER	APPROVED:	ATTEST:		
FLOOD PLAIN NOTE:  NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0135E, AND 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED 19, 2006. COMMUNITY NUMBER 481193.  THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.—FLA. 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 COCUR, AND FLOOD HEADHY ON THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEXAS  ()  ()  ()  ()  ()  ()  ()  ()  ()  (				
NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED 19, 2006. COMMUNITY NUMBER 481193.  THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.—FLA. 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 OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN—MADE OR NATURAL CAUSES.  THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEXAS  ( KNOW ALL MEN BY THESE PRESENTS:  1, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO PRAINAGE EASEMENT AND OR DRAINAGE RIGHT—OF—WAY, AS SHOWN HEREON.  BRENDAN P. MCENTEE, P.E., 196200  CARLSON, BRIGANCE & DOERING, INC.  50200 WEST WILLIAM CANNON DRIVE  BRENDAN P. MCENTEE, P.E., 196200  CARLSON, BRIGANCE & DOERING, INC.  96200	PLANNING & ZONING COMMISSION CHAIRPERSON	CITY SECRETARY		
NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED 19, 2006. COMMUNITY NUMBER 481193.  THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.—FLA. 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 OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN—MADE OR NATURAL CAUSES.  THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEXAS  (I) KNOW ALL MEN BY THESE PRESENTS:  (I) BRENDAN P. MCENTEE, P.E., DO. HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO PRAINAGE EASEMENT AND OR BRAINAGE RIGHT—OF—WAY, AS SHOWN HEREON.  BRENDAN P. MCENTEE, P.E., \$65200 CARLSON, BRIGANCE & DOERING, INC.  500 WEST WILLIAM CANNON DRIVE.				
NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, AND 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED 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 OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN—MADE OR NATURAL CAUSES.  THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEXAS  (COUNTY OF TRAVIS  () KNOW ALL MEN BY THESE PRESENTS:  (), BRENDAN P, MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED TO PRAINAGE EASEMENT AND OR DRAINAGE RIGHT—OF—WAY, AS SHOWN HEREON.  DATE  BRENDAN P, MCENTEE, P.E., \$96200  CARLSON, BRIGANCE & DOERING, INC.  BRENDAN P, MCENTEE, P.E., \$96200  CARLSON, BRIGANCE & DOERING, INC.  BRENDAN P, MCENTEE, P.E., \$96200  CARLSON, BRIGANCE & DOERING, INC.  BRENDAN P, MCENTEE, P.E., \$96200  CARLSON, BRIGANCE & DOERING, INC.  BRENDAN P, MCENTEE, P.E., \$96200  CARLSON, BRIGANCE & DOERING, INC.				
THIS FLOOD STATEMENT, AS DEFINING BY A H.U.DF.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 OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.  THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEXAS  (COUNTY OF TRANS	FLOOD PLAIN NOTE:			
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  STATE OF TEXAS  (COUNTY OF TRAVIS)  (KNOW ALL MEN BY THESE PRESENTS:  (L) BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN DRAINAGE EASEMENT AND OR DRAINAGE RIGHT—OF—WAY, AS SHOWN HEREON.  ENGINEERING BY:  BRENDAN P. MCENTEE, P.E. #96200  CARLSON, BIRGANCE & DOERING, INC.  SOU WEST WILLIAM CANNON DRIVE	NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATE 19, 2006. COMMUNITY NUMBER 481193.	ED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN (	I THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, AND 48021C0335E,	FOR BASTROP COUNTY TEXAS, DATED JAI
STATE OF TEXAS  (COUNTY OF TRAVIS ) ( KNOW ALL MEN BY THESE PRESENTS:  I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIMISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED OF DRAINAGE FASEMENT AND OR DRAINAGE RIGHT—OF—WAY, AS SHOWN HEREON.  ENGINEERING BY:    Alla 145   BRENDAN P. MCENTEE   P.E. #96200	THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D. OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-	-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE F -MADE OR NATURAL CAUSES.	OPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RAF	RE OCCASIONS, GREATER FLOODS CAN A
COUNTY OF TRAVIS  () KNOW ALL MEN BY THESE PRESENTS:  I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN DRAINAGE EASEMENT AND OR DRAINAGE RIGHT—OF—WAY, AS SHOWN HEREON.  ENGINEERING BY:    DATE   11   20   30   30   30   30   30   30   30	THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE	PART OF THE ENGINEER OR SURVEYOR.		
COUNTY OF TRAVIS  () KNOW ALL MEN BY THESE PRESENTS:  I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN THE CITY OF BASTROP, AND THE CITY OF BASTR				
COUNTY OF TRAVIS  () KNOW ALL MEN BY THESE PRESENTS:  I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED IN DRAINAGE EASEMENT AND OR DRAINAGE RIGHT—OF—WAY, AS SHOWN HEREON.  ENGINEERING BY:    DATE   11   20   30   20				
ENGINEERING BY:    Description	and the second control of the second of the	THESE PRESENTS:		
BRENDAN P. MCENTEE, P.E. #96200 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE	I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY T DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WA	THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH T Y, AS SHOWN HEREON.	E SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS A	AS SHOWN AND WILL BE CONTAINED WITH
BRENDAN P. MCENTEE, P.E. #96200 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE			-SINTE OF TELLS	
BRENDAN P. MCENTEE, P.E. #96200 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE	<b>A</b>			
BRENDAN P. MCENTEE, P.E. #96200 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE	ENCINEEDING DV. VIELE 14965	11/20/2020	BRENDAN P. McENTEE	
CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE	ENGINEERING DI.			
	CARLSON, BRIGANCE & DOERING, IN	C.	CONSER	
Mical			ONAL	
CARLSON, BRIGANCE & DOERING, INC.			CARLSON BRIGANCE & DOFRING INC	

BEING ALL OF THAT CERTAIN 18.143 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 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, SAID 18.143 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON PIPE FOUND IN THE NORTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING IN THE SOUTH LINE OF A CALLED 291.00 ACRE TRACT OF LAND CONVEYED TO GERALD L. KLINE IN VOLUME 621, PAGE 565, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING AT A SOUTHWEST CORNER OF A CALLED 50.056 ACRE TRACT OF LAND CONVEYED TO ROBERT & KATHLEEN HAVEKOST IN VOLUME 575, PAGE 509, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A NORTHWESTERN CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, N87"44'45"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 50.056 ACRE TRACT OF LAND, A DISTANCE OF 695.55 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES, NUMBERED 1 THROUGH 25,

- 1. S31'31'49"E, A DISTANCE OF 187.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1025.00 FEET, AN ARC LENGTH OF 812.73 FEET, AND A CHORD THAT BEARS S08\*48'54"E, A DISTANCE OF 791.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3. S13"54"00"W, A DISTANCE OF 157.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND
- 4. N76°06'00"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, 5. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.82 FEET, AND A CHORD THAT BEARS \$59°24'05"W, A DISTANCE OF 21.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N75'05'50"W, A DISTANCE OF 14.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S14'54'10"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 8. N75°05'50"W, A DISTANCE OF 259.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 9. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 138.84 FEET, AND A CHORD THAT BEARS N77\*48'44"W, A DISTANCE OF 138.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 10. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.28 FEET, AND A CHORD THAT BEARS \$53.05.59.W, A DISTANCE OF 21.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11. N83\*16'23"W, A DISTANCE OF 82.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12. NO6'43'37"E, A DISTANCE OF 1.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 13. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.00 FEET, AND A CHORD THAT BEARS N39"06"49"W, A DISTANCE OF 21.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14. NO5'02'45"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 15. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1535.00 FEET, AN ARC LENGTH OF 18.76 FEET, AND A CHORD THAT BEARS S84'36'15"E, A DISTANCE OF 18.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 16. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.31 FEET, AND A CHORD THAT BEARS N51\*14'11"E, A DISTANCE OF 21.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 17. NO6'43'37"E, A DISTANCE OF 123.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 18. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.90 FEET, AND A CHORD THAT BEARS N38\*55'27"W, A DISTANCE OF 21.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19. NO5'25'29"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, 20. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1825.00 FEET, AN ARC LENGTH OF 118.55 FEET, AND A CHORD THAT BEARS N86°26'10"W, A DISTANCE OF 118.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21. NO1°42'10"E, A DISTANCE OF 60.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22. NO4°15'22"W, A DISTANCE OF 111.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 23. N24°07'28"W, A DISTANCE OF 58.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24. N30°36'10"W, A DISTANCE OF 151.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 25. N27"13'46"W, A DISTANCE OF 381.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING IN THE SOUTH LINE OF SAID 291.00 ACRE TRACT OF LAND, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N58\*32'39"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 291.00 ACRE TRACT, A DISTANCE OF 87.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.143 ACRES OF LAND.

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.

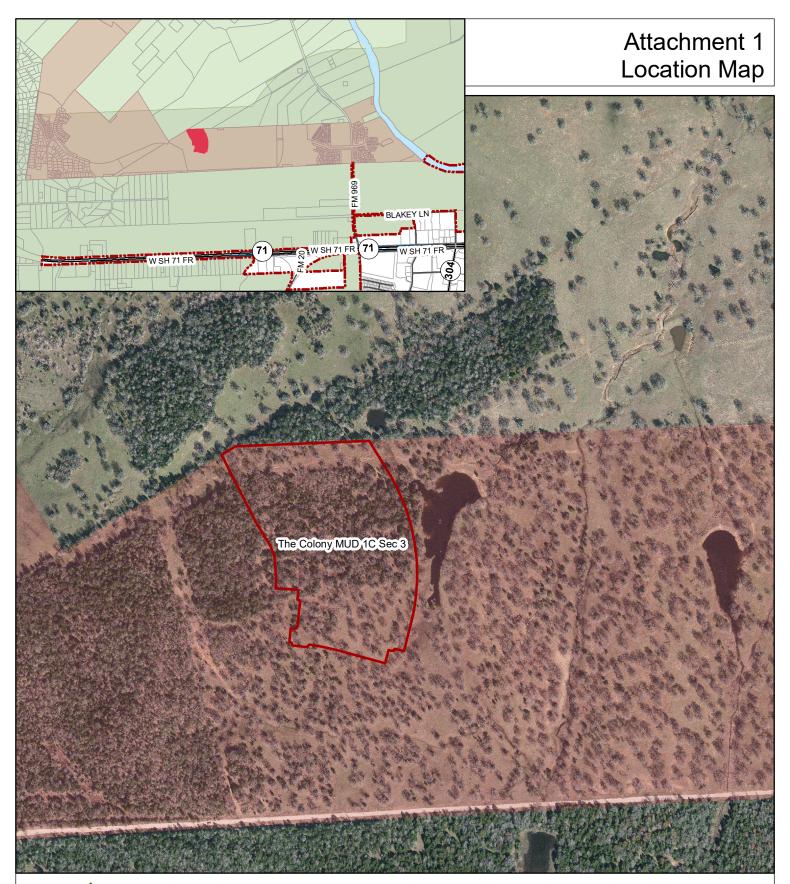
\_ DATE ZONOUZOZU AARON V. THOMASON ~ R.P.L.S. NO. 6214 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

STATE OF TEXAS



SHEET NO. 2 OF 2









1 inch = 500 feet

#### Date: 12/8/2020

Date: 12/8/2020

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 usefullness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



## STAFF REPORT

MEETING DATE: December 17, 2020 AGENDA ITEM: 4A

#### TITLE:

Discussion on the 2036 Comprehensive Plan – Organization and Schedule for review.

#### STAFF REPRESENTATIVE:

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

#### **BACKGROUND/HISTORY:**

Under Texas Local Government Code, a governing body of a municipality may adopt a comprehensive plan for the long-range development of the City, which may include planning for land use, transportation, and public facilities. Additionally, the City Charter states that the Comprehensive Plan will contain recommendations for the growth, development, and beautification of the City and its extraterritorial jurisdiction.

The Bastrop 2036 Comprehensive Plan was adopted in 2016. The document provides a long-range outlook for a 20-year period. As part of the administration of the plan, the Planning Department Staff and Planning & Zoning Commission are tasked with reviewing, evaluating, and providing updates every five years. With this in mind, over the next six to eight months the Planning & Zoning Commission will be reviewing each chapter, paying special attention to the Goals and Objectives of each, to form an outline of the areas of the plan that will need to be updated in Fiscal Year 2021-2022. This is not intended to be an entire re-write of the plan, but an update to contemplate new trends and provide updates to items that have been completed or are not a continued focus.

The Comprehensive Plan is organized into the following chapters and appendices. For January, we will be covering Chapter 1 and 2. Chapters 5 and 6 are already highlighted because we know updates are needed due to the adoption of the Bastrop Building Block (B³) Codes.

Chapter 1: Planning Context & Vision

Chapter 2: Community Growth Chapter 3: Public Facilities

Chapter 4: Housing & Neighborhoods

Chapter 5: Land Use & Community Image

Chapter 6: Transportation
Chapter 7: Parks & Recreation

Chapter 8: Cultural Arts & Tourism

Chapter 9: Implementation

Appendix A: Goals, Objectives, & Actions Appendix B: Capital Improvement Plan

Appendix C: Ranking Criteria

If Commissioners have any questions, please bring them to the meeting or contact Planning Department staff.

#### **POLICY EXPLANATION:**

Local Government Code Section 213. Municipal Comprehensive Plans

Sec. 213.003. Adoption or amendment of comprehensive plan.

- (a) A comprehensive plan may be adopted or amended by ordinance following:
  - (1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and
  - (2) review by the municipality's planning commission or department, if one exists.
- (b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

#### **DOCUMENT:**

• Comprehensive Plan 2036 – <a href="https://www.cityofbastrop.org/page/plan.comp">https://www.cityofbastrop.org/page/plan.comp</a> plan

