

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 (www.facebook.com/bastroptx) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (Bastrop TX Network) and in the Agendas & Minutes section of the City website (www.cityofbastrop.org).

Amended June 24, 2021 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 May 27, 2021 Planning and Zoning Commission Regular Meeting, and the June 3, 2021 Planning and Zoning Commission Special Meeting.
- 3B. Consider actions to approve the following Colony MUD plats in the Jose Manual Bangs Survey, Abstract No. 5, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas.
 - 1. The Colony MUD 1B, Section 4 Final Plat, being 29.583 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit A.
 - 2. The Colony MUD 1B, Section 5 Final Plat, being 24.221 acres located south of Sam Houston Drive and west of FM 969, as shown in Exhibit B.
 - 3. The Colony MUD 1B, Section 6 Final Plat, being 20.980 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit C.
 - 4. The Colony MUD 1C, Section 1 Final Plat, being 20.487 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit D.
 - 5. The Colony MUD 1C, Section 3 Final Plat, being 18.143 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit E.

4. WORKSHOP

- 4A. Discussion on Comprehensive Plan Chapter 9 – Implementation, Appendix A – Goals, Objectives, and Actions, Appendix B – CIP, and Appendix C – Ranking Criteria.

5. UPDATES

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

6. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Monday, June 21, 2021 at 11:45 a.m. and remained posted for at least two hours after said meeting was convened.



Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: June 24, 2021

AGENDA ITEM: 3A

TITLE:

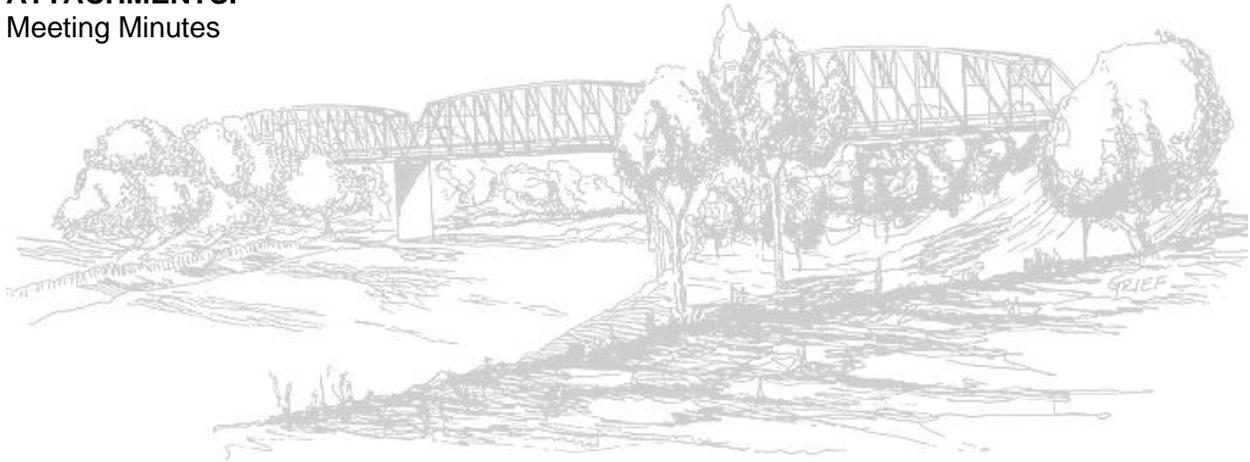
Consider action to approve meeting minutes from the May 27, 2021 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

May 27, 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, May 27, 2021 at 6:00 p.m. 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.

Debbie Moore	Present
Cynthia Meyer	Absent
Matt Lassen	Present
Cheryl Lee	Present
Greg Sherry	Present
Ishmael Harris	Present
Pablo Serna	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 April 29, 2021 Planning and Zoning Commission Regular Meeting.

Greg Sherry made a motion to recommend approval of the April 29, 2021 meeting minutes. Pablo Serna seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve The Colony MUD 1E, Section 2 Phase B Final Plat, being 23.918 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.

Allison Land presented to the commission. There were no comments from Commission.

Consider action to approve The Colony MUD 1E, Section 2 Phase B Final Plat, being 23.918 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. Greg Sherry seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve Pecan Park Section 1B Final Plat, being 16.300 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to the commission. There were no comments from Commission.

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Pablo Serna made a motion to approve Pecan Park Section 1B Final Plat, being 16.300 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers, within the city limits of Bastrop, Texas, as shown in Exhibit A. Carrie Caylor seconded the motion and the motion carried unanimously.

- 3D. Public hearing and consider action to approve the Viridian Development Agreement with Continental Homes of Texas, L.P. for 400 +/- acres of land in the Nancy Blakey Survey, Abstract 98, to the west of SH 969, located within the City of Bastrop Extraterritorial Jurisdiction.

Trey Job presented to the Commission. Discussion commenced between the Commission and Staff over the following topics: Modular homes, layout of the houses and direction they will be facing, drainage regulations and state/City regulations, roadway concerns, how the roads are being integrated with the other subdivision being developed, water/wastewater resources, development, and regulations within the ETJ and the possibilities of what could be developed if they did not develop now.

Anthony Urtesi, resident of Woodland Drive is opposed to the development, has concerns over traffic issues and connectivity, impact on the environment, water resources and would like to know the plan for safety.

Rick Neff, Developer with Colony Hunt Communities, concerns with this plan that include connections to the north, how private roads are becoming public, drainage, water/wastewater resources.

Dwan Fields, 105 George Kimble Cove, has same concerns as already heard, would like to know if board has a plan on how they are going to handle drainage for this development, conception to widening and what City resources are going to be affected because of this development.

Pablo Serna made a motion to approve the Viridian Development Agreement with Continental Homes of Texas, L.P. for 400 +/- acres of land in the Nancy Blakey Survey, Abstract 98, to the west of SH 969, located within the City of Bastrop Extraterritorial Jurisdiction. Carrie Caylor seconded the motion and the motion carried six to one with Cheryl Lee against it.

4. WORKSHOP

- 4A. Discussion on Comprehensive Plan Chapter 7 – Parks & Recreation and Chapter 8 – Cultural Arts & Tourism.

Jennifer Bills presented to the Commission. Discussion commenced between Staff and Commission on the following topics: catering to different lifestyles with new parks, more recreation and community engagement, trails, more ways to get more use out of Mayfest Field, and the plans for Bastrop City Park.

5. UPDATES

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

Jennifer Bills presented to Commission the Sign Code amendments and added clarification on sight triangles, A frame sign and temp banner signs. Discussion commenced between Staff and Commission

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about implementation of code enforcement on signs, multiple banners for advertisement and how the time frame is prohibiting promotion of businesses. Commission asked about status of the Plan Director.

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

Commission would like an update on sign regulations for the ETJ.

- 5C. Building Department and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented to Commission the monthly project volume report for April. No comments were made from Commission.

6. ADJOURNMENT

Cheryl Lee made a motion to adjourn at 7:17 p.m. Matt Lassen seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair

Planning and Zoning Commission

June 3 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 3, 2021 at 6:00 p.m. 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.

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Absent
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Present Arrived at 6:13 p.m.
Carrie Caylor	Absent

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Public hearing and consider action to recommend approval of the Bastrop 552 Development Agreement Concept Plan for Bastrop 552, LLP. for 546.364+/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction.

Trey Job presented to Commission. Staff and Commission commenced about the following road connectivity, the filming and how often it would take place, noise control, the fence between properties, proposed road connectivity and the 546+/- acres being annexed into the City.

Bill McClain, Attorney for Alton Butler commenced with staff about the proximity of the fence to residences, no plans for public events and the outdoor activity and noise not being an issue.

Alton Butler, Line 204 commenced with staff about this project mainly being for the actors/actresses to be able to film, play while they are there on set and to stay at the studio.

Jessica Zamora located at 111 Koele Court mentioned that she appreciates LA coming to Texas but she loves the wildlife, the country living and to have her neighbors not be on top of her, she does not want all the traffic, or the wildlife to go away, does not want the 14ft wall and she said that she has already asked her neighbors not to build a fence, concern about the roads and wanted to know how many movies are filmed in Texas.

Liz Wysocki located at 111 Kaylyn Court talked about welcoming new business but had some concerns about portions of this plan that included noise and light issues. Would like to see more information about the noise, number of events and hours they would be held, outdoor lighting and how it complies with the Bastrop Code.

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Kevin Plunkett, stated that this is the type of development that we want, one that would bring in money from other areas and thinks that it will be a great project.

Garrett Thompson located at 211 Margie's Way as a neighborhood and property owner he wants to know what is in it for him. Mentioned that there was not anything stated about neighborhoods, public right of way, over passes on Highway 71, wildlife. He said that he was not against it but just had a few concerns.

Sunday Thompson located at 211 Margie's Way mentioned concerns that included, the lack of sidewalks already in the neighborhood, concern about the transportation master plan, wildlife and the view of the fence, noise, lights, and the lack of consideration of the people.

Joanne Egifto located at 131 Manuela is concerned about the impact that this development will have on everyone and the traffic issues that it will cause.

George Piazza located at 127 Eleanor Lane mentioned concerns that include access from Margie's Way and traffic, about the wall and the drainage, how this will affect the river. The impact on the area, said he likes the idea but worried about how they are going to handle the project when there has been no mention of how they plan to minimize the traffic, handle the drainage and how its going to be regulated.

Adam Want located at 146 Margie's Way has concerns about adding a development without proper drainage plans, traffic issues on Margie's Way because of the already deteriorated roads, questions about if a soil erosion plan has been completed and if they plan to fix the roads on Margie's Way and Lovers Lane after the project id completed.

Jane Kuchel located at 116 Konahuaneie has concerns about there being a wall on the river and how it will change the views of the river, the impact on the trees and how many will be cut down due to the project, noise concern, the use of dark light, concern for wildlife. Wants to know when they will get answers to their questions.

Janie Villanuera located at 359 Nene Lane said that she knows that a lot of Californians are moving to Texas but that she hopes that everyone takes listening to their neighbor into consideration.

Sherry Beusarghin located at 121 Eleanor Lane talked about the wonderful community they have and live in and wanted to know if they would consider going another way into the property because of their little community and how the kids and elderly love to get out and walk.

David Jenkins located at 105 Eleanor Lane mentioned that he is for the development and wanted everyone to really think about if they added more houses, how many more vehicles that would add, talked about other alternatives to please the people that included turning the building because of the sound, the wall and how its debatable, how the roads will be updated along with the drainage. Thinks that its good for the economy in Bastrop.

Michelle Brown located at 167 El Camino Road mentioned concerns that included; wildlife, one entrance from Highway 71, the impact if there is a fire/flood and concerns on how they are going to get more people out, bad idea to have all the entrances to the project, the fertilizer that they are going to use on the golf course that is close to the river, trash in their yards and noise from the parties that might occur. Proposing that they make a new entrance off of Highway 304, shut down El Camino and make it a dead end.

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Michele Anderson located at 103 Kauai Court mentioned concerns about noise and lights and how they will travel, and it will affect them and the wildlife and how they are dependent on the field, what will happen to the project if it doesn't succeed, talked about the studio out on FM 969. Wants to be in nature.

Cary Champagne located at 162 Margie's Way is not opposed to progress in the City or any City that he lives in, knows that projects are going to come in and believes that people are scared of what is going to happen. Concerned about having access point on Margie's Way and the traffic issues.

Jimmy Barker located at 261 El Camino Road has concerns about tax issues, the road conditions already on El Camino, wildlife and how the noise will affect them. Questions about how there is no mention of the Houston Toad, but he recalls having to do a study when he first moved there.

Mark Nunnelee located at 193 El Camino Road talked about when he first lived there, concerns about when the construction starts with heavy equipment and how they are going to come in. Stated that they just had a new road put in and wanted to know if there is another way for them to enter their property.

Susan Blume located at 109 Eleanor Lane has concerns about the timeline for the construction, existing trees on Lovers Lane, drainage issues, how lots of items are crossed out and wants to know what they are going to do and what they are not going to do. Worried about how the development will affect many.

Christopher Huegel located at 236 El Camino Road mentioned that the land is AG Exempt, how he raises several animals for his family business, worried about his bee population with this development and how this proposal has turned their lives upside down and their neighbors, believes that the decision to rezone is inexcusable. He appreciates what Mr. Butler is doing because its his dream but how this is affecting their dream and the life that they planned for.

Kira Brown located at 1309 Lovers Lane is concerned about the entrance to Phase 3 being right in front of her house, how the road is already narrow, how the rain that already has an impact on the road and that her neighbor has already flooded twice. Concern for the safety of her little boy and how she wants them to be able to go outside and be kids without worrying about what could happen, the fact that there is only one way in and one way out, she does not want to wake up to a 14 ft wall and feel like she lives in Baghdad. Would like them to do a little research and look at what they are doing to them on that road flood wise.

James Brown located at 167 El Camino Road appreciates that Mr. Butler is trying to bring growth to Bastrop but doesn't think that the 552 Development is going to be happen without bringing some kind of environmental noise and pollution, believes that the venue is going to generate a lot of business but concerned about where they are going to park, doesn't think that it's a great spot for the neighborhoods that are already there, concerned about the one entrance they have already to get in and out and thinks that they need to have another one on Highway 304, safety concerns if it floods or burns again and how to get the people out, believes that the wall is a terrible idea for the wildlife and the residence.

Philip Lawhon located at 196 Margie's Way has been a resident for 16 years, likes the small town secluded royal community feel, just outside of Bastrop City limits and still close to Austin that is not like most neighborhoods. Talked about how the kids go out and play, ride their bikes, walk their dogs, handicap children to out and ride the streets, elderly people that are retired go out and exercise. Concerns about the little to no maintenance on the roads out there already. Thinks that they need to build their own

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roads, their own neighborhood and that this neighborhood is not built for commercial, that they do not want it or need it. Asked to be a good neighbor and to take into consideration their people.

Discussion commenced between staff and commission over the following: nuisance and how it will be enforced by code and City standards that are in place, noise ordinance and the time frames, examples of that the venue is used for, economic impact. More information on property owner association and what they will maintain, building on the property, changing the use of the area, and having some protection in place of it becoming an industrial place, talk about the wildlife and wanted to know the number of movies being filmed in Texas.

Cheryl Lee made a motion to consider action to recommend approval of the Bastrop 552 Development Agreement Concept Plan for Bastrop 552, LLP for 546.364+/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction. Pablo Serna seconded the motion and the motion carried six to one with Cynthia Meyer against it.

3B. Public hearing and consider action to approve an amendment to the Comprehensive Plan to change the Future Land use designation from Rural Residential to Industry for Bastrop 552, LLP for 546.364+/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction.

3C. Public hearing and consider action to approve an amendment to the Transportation Master Plan for the master Thoroughfare Plan with Bastrop 552, LLP for 546.364+/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction.

Matt Lassen made a motion to amend discussion items 3B. Public hearing and consider action to approve an amendment to the Comprehensive Plan to change the Future Land use designation from Rural Residential to Industry for Bastrop 552, LLP for 546.364+/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction and 3C. Public hearing and consider action to approve an amendment to the Transportation Master Plan for the master Thoroughfare Plan with Bastrop 552, LLP for 546.364+/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction. for Bastrop 552, LLP for 546.364+/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction. Ishmael Harris seconded the motion and the motion carried unanimously.

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6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 8:17 p.m. Pablo Serna seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: June 24, 2021

AGENDA ITEM: 3B

TITLE:

Consider actions to approve the following Colony MUD plats in the Jose Manual Bangs Survey, Abstract No. 5, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas.

1. The Colony MUD 1B, Section 4 Final Plat, being 29.583 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit A.
2. The Colony MUD 1B, Section 5 Final Plat, being 24.221 acres located south of Sam Houston Drive and west of FM 969, as shown in Exhibit B.
3. The Colony MUD 1B, Section 6 Final Plat, being 20.980 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit C.
4. The Colony MUD 1C, Section 1 Final Plat, being 20.487 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit D.
5. The Colony MUD 1C, Section 3 Final Plat, being 18.143 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit E.

RECOMMENDATION:

Consider actions to approve the following Colony MUD plats in the Jose Manual Bangs Survey, Abstract No. 5, within the Statutory and Voluntary Extra-Territorial Jurisdiction of Bastrop, Texas.

1. The Colony MUD 1B, Section 4 Final Plat, being 29.583 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit A.
2. The Colony MUD 1B, Section 5 Final Plat, being 24.221 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit B.
3. The Colony MUD 1B, Section 6 Final Plat, being 20.980 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit C.
4. The Colony MUD 1C, Section 1 Final Plat, being 20.487 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit D.

5. The Colony MUD 1C, Section 3 Final Plat, being 18.143 acres located north of Sam Houston Drive and west of FM 969, as shown in Exhibit E.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1B, Section 4 Final Plat
- Exhibit B: The Colony MUD 1B, Section 5 Final Plat
- Exhibit C: The Colony MUD 1B, Section 6 Final Plat
- Exhibit D: The Colony MUD 1C, Section 1 Final Plat
- Exhibit E: The Colony MUD 1C, Section 3 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Facilities Map





STAFF REPORT

MEETING DATE: June 24, 2021

AGENDA ITEM: 3B-1

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 29.583 acres
Legal Description: 29.583 acres of the Jose Manuel Bangs Survey, Abstract 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Matt Synatschk, 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 a Final Plat application for The Colony MUD 1B Section 4 (Exhibit A). The plat includes 76 residential lots and 2 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 plat connects to the extension Sam Houston Drive, an arterial street, which currently exits onto FM 969, and 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. This section also has three residential connections to the south to Section 2, which was approved at a previous meeting. 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.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located along Sam Houston Dr. 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 Public Improvement 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 Public Improvement Plan.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into detention ponds to the west 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 Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary and 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 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 B³ 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 29.583-acre tract into 76 residential lots and 2 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

The 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 plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ 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 or Section 1.3.003 Final Plat

The Preliminary Plat, with associated drainage and infrastructure, was approved by the City Council on July 23, 2019. This was prior to the Preliminary Drainage Plan and Preliminary Infrastructure Plan process.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on August 27, 2020.

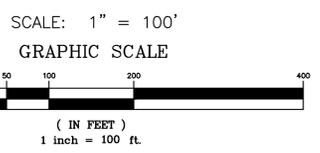
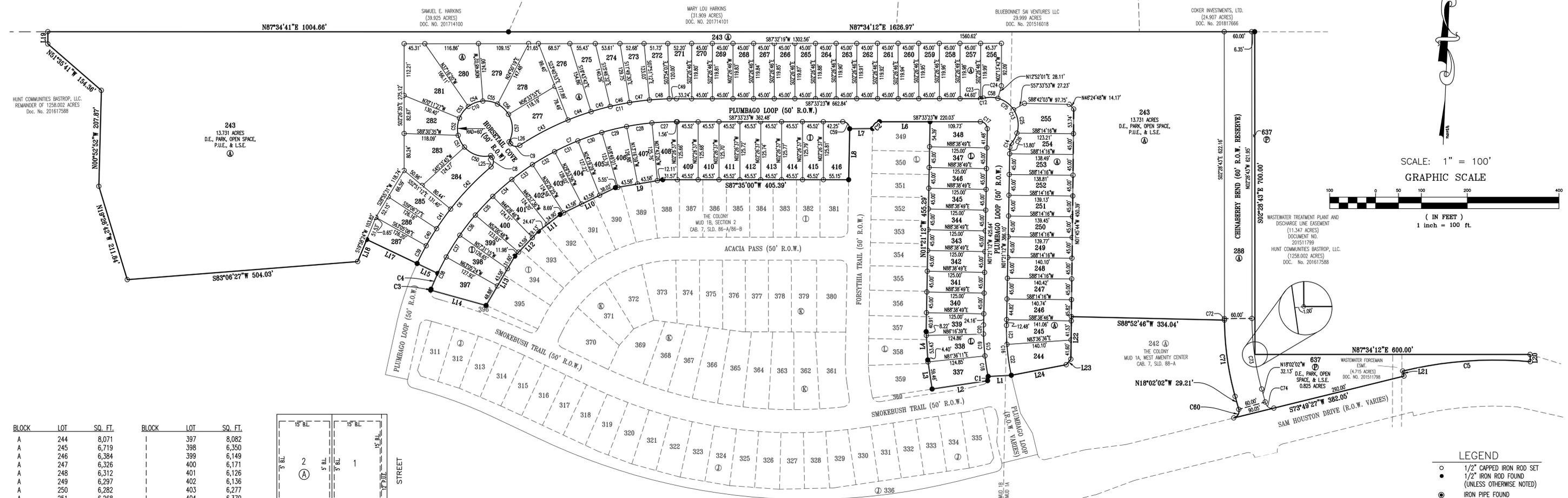
The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on September 14, 2020.

- Section 1.3.004 Plat Requirements

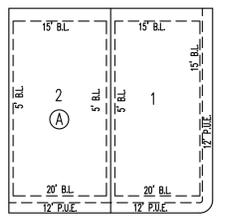
The Development Review Committee reviewed the Final Plat for The Colony MUD 1B, Section 4 for compliance with subdivision, utility standards, and Consent Agreement on June 10, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.



THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 4



BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	244	8,071		397	8,082
A	245	6,719		398	6,350
A	246	6,384		399	6,149
A	247	6,326		400	6,171
A	248	6,312		401	6,126
A	249	6,297		402	6,136
A	250	6,282		403	6,277
A	251	6,268		404	6,370
A	252	6,253		405	6,172
A	253	6,239		406	6,223
A	254	5,995		407	6,295
A	255	7,812		408	6,190
A	256	5,240		409	5,721
A	257	5,400		410	5,722
A	258	5,398		411	5,722
A	259	5,398		412	5,723
A	260	5,398		413	5,724
A	261	5,397		414	5,726
A	262	5,397		415	5,726
A	263	5,396		416	7,038
A	264	5,395			
A	265	5,395	L	337	7,046
A	266	5,394	L	338	6,572
A	267	5,393	L	339	5,818
A	268	5,392	L	340	5,626
A	269	5,392	L	341	5,626
A	270	5,391	L	342	5,626
A	271	6,071	L	343	5,626
A	272	5,751	L	344	5,626
A	273	6,035	L	345	5,626
A	274	6,453	L	346	5,626
A	275	7,122	L	347	5,626
A	276	9,787	L	348	6,896
A	277	9,022			
A	278	9,727			
A	279	9,068			
A	280	9,932			
A	281	12,914			
A	282	7,120			
A	283	9,859			
A	284	9,667			
A	285	7,606			
A	286	6,013			
A	287	5,900			



LINEAR FOOTAGE OF RIGHT-OF-WAY

STREET	50' R.O.W.	LOCAL
PLUMBAGO LOOP	50' R.O.W.	1,958 FT LOCAL
FORSYTHIA TRAIL	50' R.O.W.	40 FT LOCAL
HORSETAIL COVE	50' R.O.W.	98 FT LOCAL
CHINABERRY DRIVE	R.O.W. RESERVE	813 FT LOCAL
TOTAL		2,909 FT

DATE: FEBRUARY 12, 2021
OWNER:
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 298-4226

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

TOTAL ACREAGE: 29.583 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

RESIDENTIAL LOTS:	76	TOTAL:	11.312 ACRES
NO. OF BLOCKS:	3		
D.E., PARK, OPEN SPACE, & L.S.E. LOTS:	1		0.825 ACRES
D.E., PARK, OPEN SPACE, P.U.E. & L.S.E. LOTS:	1		13.731 ACRES
R.O.W.:			3.715 ACRES

F.E.M.A. MAP NO. 48021C0195E, 48021C0215E, 48021C0335E, & 48021C0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

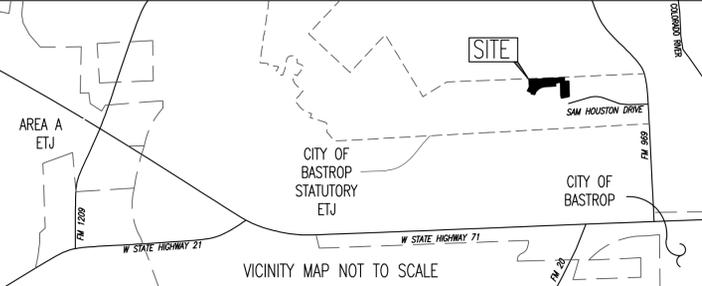
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	9.38	15.00	S04°18'12"W	9.23	4.85	35°50'36"
C2	23.28	15.00	S43°06'05"W	21.01	14.72	88°54'35"
C3	1.99	15.00	N19°23'24"E	1.98	0.99	7°34'58"
C4	37.45	575.00	N21°03'06"E	37.44	18.73	7°43'54"
C5	280.14	850.00	S83°22'00"W	278.88	141.35	18°53'00"
C6	266.55	625.00	S30°08'07"W	264.53	135.33	24°26'08"
C7	649.65	575.00	S58°17'04"W	615.64	364.44	66°44'02"
C8	22.70	15.00	N03°59'47"E	20.60	14.16	86°42'46"
C9	22.55	15.00	S82°25'12"E	20.48	14.02	86°07'14"
C10	361.33	625.00	S71°04'54"W	356.32	185.87	33°07'27"
C11	6.56	25.00	N80°02'01"E	6.55	3.30	15°02'42"
C13	152.80	60.00	N34°36'37"W	114.73	195.71	145°54'42"
C14	10.39	15.00	S18°29'46"W	10.19	5.41	39°41'56"
C15	112.38	525.00	S07°29'09"E	112.17	56.41	12°15'53"
C16	109.06	475.00	S07°55'52"E	108.82	54.77	13°09'19"
C17	23.85	15.00	N46°53'55"W	21.41	15.29	91°05'25"
C18	44.95	525.00	N11°09'55"W	44.94	22.49	4°54'22"
C19	47.65	525.00	N08°06'44"W	47.63	23.84	5°12'00"
C20	19.78	525.00	N02°25'58"W	19.78	9.89	2°09'32"
C21	41.40	475.00	S03°51'01"E	41.39	20.71	4°59'37"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	67.66	475.00	S10°25'41"E	67.61	33.89	8°09'42"
C23	0.39	25.00	N87°06'21"E	0.39	0.20	0°54'03"
C24	6.17	25.00	N79°35'00"E	6.16	3.10	14°08'39"
C25	53.04	60.00	S10°37'32"E	51.33	28.39	59°38'48"
C26	24.76	60.00	S26°31'18"W	24.59	12.56	23°38'51"
C27	53.61	575.00	S84°58'51"W	53.59	26.82	5°20'30"
C28	55.84	575.00	S79°31'40"W	55.82	27.94	5°33'51"
C29	55.59	575.00	S73°58'34"W	55.57	27.82	5°32'21"
C30	55.33	575.00	S68°27'00"W	55.31	27.69	5°30'47"
C31	56.00	575.00	S62°54'12"W	55.98	28.02	5°34'50"
C32	56.68	575.00	S57°20'21"W	56.65	27.86	5°32'52"
C33	55.44	575.00	S51°48'11"W	55.42	27.74	5°31'29"
C34	55.45	575.00	S46°16'39"W	55.43	27.75	5°31'33"
C35	55.59	575.00	S40°44'42"W	55.57	27.82	5°32'23"
C36	55.33	575.00	S35°13'06"W	55.31	27.69	5°30'47"
C37	55.95	575.00	S29°40'28"W	55.93	28.00	5°34'30"
C38	77.29	575.00	S23°02'11"W	77.23	38.70	7°42'04"
C39	43.39	625.00	N24°54'23"E	43.38	21.70	3°58'40"
C40	43.40	625.00	N28°53'05"E	43.39	21.71	3°58'43"
C41	52.29	625.00	N33°16'15"E	52.28	26.16	4°47'38"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C42	127.47	625.00	N41°30'37"E	127.25	63.95	11°41'07"
C43	118.79	625.00	N59°57'53"E	118.61	59.57	10°53'24"
C44	53.28	625.00	N67°51'07"E	53.27	26.66	4°53'04"
C45	43.30	625.00	N72°16'43"E	43.29	21.66	3°58'09"
C46	43.27	625.00	N78°14'47"E	43.26	21.64	3°57'59"
C47	43.50	625.00	N80°13'24"E	43.49	21.76	3°59'15"
C48	43.27	625.00	N84°12'02"E	43.26	21.64	3°58'01"
C49	15.92	624.81	N86°54'51"E	15.92	7.96	1°27'36"
C50	63.14	60.00	N74°35'11"W	60.27	34.85	60°17'53"
C51	29.24	60.00	N30°28'35"W	28.95	14.92	27°55'20"
C52	38.04	60.00	N01°38'48"E	37.40	19.68	36°19'26"
C53	32.29	60.00	N35°13'28"E	31.90	16.54	30°49'53"
C54	34.10	60.00	N66°55'11"E	33.64	17.52	32°33'34"
C55	33.13	60.00	S80°58'52"E	32.71	17.00	31°38'21"
C56	33.22	60.00	S49°17'54"E	32.80	17.05	31°43'34"
C57	62.26	60.00	S03°42'35"E	59.50	34.26	59°27'04"
C58	31.87	60.00	N87°39'01"E	31.50	16.32	30°25'59"
C59	23.85	15.00	N46°53'55"W	21.41	15.29	91°05'25"
C60	24.05	15.00	N27°53'42"E	21.55	15.50	91°51'55"
C71	167.63	630.00	N10°24'41"W	167.13	84.31	15°14'42"

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	50.60	S84°46'17"W	L14	125.06	N77°01'43"W
L2	122.30	S79°01'32"W	L15	50.00	N67°04'57"W
L3	63.86	N11°06'40"W	L16	121.76	N67°03'47"W
L4	61.65	N05°42'03"W	L17	51.65	S19°55'02"W
L5	110.30	S87°33'23"W	L18	26.40	N02°25'40"W
L6	50.02	S86°54'09"W	L19	50.02	S03°37'39"E
L7	50.02	S86°54'09"W	L20	15.64	S03°37'39"E
L8	110.57	S01°21'12"E	L21	11.28	S16°11'16"E
L9	104.82	S78°04'29"W	L22	92.30	S01°45'44"E
L10	133.87	S61°50'51"W	L23	15.50	S37°26'45"W
L11	59.37	S49°57'52"W	L24	122.14	S76°39'15"W
L12	74.70	S41°14'09"W	L25	4.82	S39°21'36"E
L13	124.06	S27°59'51"W	L26	5.23	S39°21'36"E

REVISIONS		
REV. #	DATE	DESCRIPTION



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

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

THE FINAL PLAT OF
THE COLONY MUD 1B, SECTION 4

FIELD NOTES
BEING ALL OF THAT CERTAIN 29.583 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 (O.P.R.B.C.T.X.), SAID 29.583 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT A NORTHWESTERN CORNER OF LOT 242, BLOCK A, THE COLONY MUD 1A, WEST AMENITY CENTER, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 88-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING AT THE EASTERN TERMINUS OF PLUMBAGO LOOP (50' R.O.W.), AS SHOWN ON THE COLONY MUD 1B, SECTION 2. A SUBDIVISION RECORDED IN CABINET 7, SLIDE 86-A/86-B, FOR A SOUTHERN CORNER AND THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, WITH THE NORTHERN AND THE EASTERN LINES OF SAID THE COLONY MUD 1B, SECTION 2, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES, NUMBERED 1 THROUGH 20,

- 1. S84°46'17"W, A DISTANCE OF 50.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER 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 9.38 FEET, AND A CHORD THAT BEARS S04°18'12"W, A DISTANCE OF 9.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2. S79°01'32"W, A DISTANCE OF 122.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3. N11°06'40"W, A DISTANCE OF 63.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4. N05°42'03"W, A DISTANCE OF 61.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5. N02°51'12"W, A DISTANCE OF 455.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6. S87°53'23"W, A DISTANCE OF 110.30 FEET TO A 1/2 INCH IRON ROD FOUND 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 23.28 FEET, AND A CHORD THAT BEARS S47°06'05"W, A DISTANCE OF 21.01 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EAST TERMINUS OF FORSYTHA TRAIL (50' R.O.W.) FOR A SOUTHERN CORNER OF THE HEREN DESCRIBED TRACT OF LAND,
- 7. S88°54'09"W, A DISTANCE OF 50.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 8. S01°21'12"E, A DISTANCE OF 110.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 9. S87°35'00"W, A DISTANCE OF 405.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 10. S78°04'29"W, A DISTANCE OF 104.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 11. S87°55'11"W, A DISTANCE OF 133.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 12. S49°57'32"W, A DISTANCE OF 58.37 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 13. S41°14'09"W, A DISTANCE OF 74.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 14. S27°59'51"W, A DISTANCE OF 124.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 15. N77°01'43"W, A DISTANCE OF 126.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING IN A SOUTHEASTERN LINE OF SAID PLUMBAGO LOOP,
- 16. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 1.99 FEET, AND A CHORD THAT BEARS N15°23'24"E, A DISTANCE OF 1.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 17. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 37.45 FEET, AND A CHORD THAT BEARS N04°03'05"E, A DISTANCE OF 37.44 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE EASTERN TERMINUS OF SAID PLUMBAGO LOOP, AND
- 18. N67°04'57"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WESTERN TERMINUS OF SAID PLUMBAGO LOOP, FOR A SOUTHERN CORNER OF THE HEREN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1. N67°03'47"W, A DISTANCE OF 121.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR THE SOUTHWESTERN CORNER OF THE HEREN DESCRIBED TRACT OF LAND,
- 2. S19°55'02"W, A DISTANCE OF 51.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 3. S83°06'27"W, A DISTANCE OF 504.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 4. N19°28'42"W, A DISTANCE OF 211.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 5. N02°52'52"W, A DISTANCE OF 207.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 6. N51°35'41"W, A DISTANCE OF 154.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER, AND
- 7. N02°25'40"W, A DISTANCE OF 26.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' ON THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND CALLED 39.925 ACRE TRACT OF LAND CONVEYED TO SAMUEL E. HARRIS IN DOCUMENT NUMBER 201714100 (O.P.R.B.C.T.X.) FOR A NORTHWESTERN CORNER OF HEREN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND SAID 39.925 ACRE TRACT, N67°34'41"E, A DISTANCE OF 1004.66 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID 39.925 ACRE TRACT, AND ALSO BEING THE SOUTHWEST CORNER OF A CALLED 31.909 ACRE TRACT OF LAND CONVEYED TO MARY LOU HARRIS IN DOCUMENT NUMBER 201714101 (O.P.R.B.C.T.X.) FOR CORNER OF HEREN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT, SAID 31.909 ACRE TRACT, A CALLED 29.999 ACRE TRACT OF LAND CONVEYED TO BLUEBONNET SA VENTURES, LLC IN DOCUMENT NUMBER 201516018 (O.P.R.B.C.T.X.), AND CALLED 24.907 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD., IN DOCUMENT NUMBER 201817666 (O.P.R.B.C.T.X.), N67°34'12"E, A DISTANCE OF 1626.97 FEET TO A 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE', BEING A POINT ON A THE NORTHERN BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 24.907 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A WASTEWATER TREATMENT PLANT AND DISCHARGE LINE EASEMENT DESCRIBED IN DOCUMENT NUMBER 201511759 (O.P.R.B.C.T.X.) FOR THE NORTHWESTERN CORNER OF THE HEREN DESCRIBED TRACT,

THENCE, CROSSING SAID 1258.002 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

- 1. S02°28'43"E, A DISTANCE OF 700.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 2. N67°34'12"E, A DISTANCE OF 600.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 3. S03°37'39"E, A DISTANCE OF 15.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER ON THE NORTH RIGHT-OF-WAY (R.O.W.) OF SAM HOUSTON DRIVE (ROW WAIVES) AND AT THE BEGINNING OF A CURVE TO THE LEFT,
- 4. WITH THE R.O.W. OF SAM HOUSTON DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 280.14 FEET AND A CHORD THAT BEARS S83°22'00"W A DISTANCE OF 278.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 5. WITH THE R.O.W. OF SAM HOUSTON DRIVE, S16°11'16"E, A DISTANCE OF 11.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 6. WITH THE R.O.W. OF SAM HOUSTON DRIVE, S73°49'27"W, A DISTANCE OF 382.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER AND AT THE BEGINNING OF A CURVE TO THE LEFT,
- 7. WITH CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.05 FEET, AND A CHORD THAT BEARS N27°53'42"E A DISTANCE OF 21.55 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 8. N18°02'02"W A DISTANCE OF 29.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 9. WITH CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 167.63 FEET, AND A CHORD THAT BEARS N10°24'41"W A DISTANCE OF 167.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 10. S88°52'46"W, A DISTANCE OF 334.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 11. S01°45'44"E, A DISTANCE OF 92.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER,
- 12. S37°26'45"W, A DISTANCE OF 15.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CDB SETSTONE' FOR CORNER, AND
- 13. S78°39'15"W, A DISTANCE OF 122.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.583 ACRE TRACT.

FIELD PLAN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NOS. 48021C0195E, 48021C0215E, 48021C0335E, 48021C0355E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

BENCHMARK INFORMATION:
BM #1: CAPPED IRON ROD MARKED "CDB SETSTONE" LOCATED +/- S09°10'17"W 571.26' FROM THE WESTERNMOST CORNER OF THE COLONY MUD 1A, SECTION 2 - ELEVATION: 424.31

GENERAL NOTES:

- 1. THIS PLAT CONFORMS TO THE COLONY MUD 1B, SECTION 2 PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON JULY 23, 2019.
- 2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 3. 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.
- 4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- 5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013.
- 6. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT RECORDED BY THE CITY.
- 7. 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-PLANNING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT 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 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.
- 9. 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).
- 10. WATER IS PROVIDED BY THE COLONY MUD 1B.
- 11. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B.
- 12. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
- 13. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- 14. CABLE SERVICE IS PROVIDED BY THE SPECTRUM.
- 15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
- 16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
- 17. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 18. 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 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 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 PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 19. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE H.O.A. WITH ACCESS GRANTED TO THE COLONY M.U.D. 1B OR ASSIGNS.
- 20. 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 PLAT.
- 21. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 22. PROPERTY OWNERS SHALL PROVIDE FREE ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 23. 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.
- 24. 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.
- 25. EVIDENCE OF A MANDATORY HOMEOWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
- 26. LOTS IN THIS PLAT ARE WITHIN THE COLONY MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1B. THE LOTS AND ALL OTHER PROPERTY WITHIN THE M.U.D. ARE SUBJECT TO M.U.D. ASSESSMENTS. THESE ASSESSMENTS ARE TYPICALLY PAID ANNUALLY WITH PROPERTY OWNERS PROPERTY TAXES.
- 27. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS.
- 28. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE M.U.D., IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES/CULVERTS IN CONNECTION HEREWITH.
- 29. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSTALL STREET NAME SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION. ERRECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- 30. NO PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK) WILL BE ALLOWED IN THIS SUBDIVISION. WASTEWATER FROM EACH LOT WILL BE SERVICED BY A SEWAGE COLLECTION LINE. THIS WASTE WILL BE COLLECTED AND DISCHARGED INTO A WASTEWATER TREATMENT PLANT PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY BY PERMIT NO. 14427-001, DATED SEPTEMBER 13, 2013, TO THE COLONY (M.U.D.) NO. 1B, LOWER COLORADO RIVER AUTHORITY, C/O CROSSROADS UTILITY SERVICES LLC, 2601 FOREST CREEK DRIVE, ROUND ROCK TEXAS, 78665.
- 31. OPERATION, MAINTENANCE AND CERTIFICATION OF COMPLIANCE TO THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITTEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE M.U.D. OWNED FACILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.
- 32. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION.
- 33. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE COLONY M.U.D. NO. 1B OR ASSIGNS.
- 34. THIS SUBDIVISION LIES WHOLLY WITHIN STATUTORY ETJ OF THE CITY OF BASTROP.
- 35. WITHIN THE COLONY 1B, SECTION 2, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW.
- 36. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS.
- 37. A TWELVE FOOT (12') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY HEREIN.

- 38. 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.
- 39. 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.
- 40. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
- 41. THIS TRACT IS SUBJECT TO THE "CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1 AND SUCCESSOR DISTRICTS TO BE CREATED BY DIVISION OF THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1" BETWEEN THE CITY OF BASTROP AND SABINE INVESTMENT COMPANY, DATED FEBRUARY 23, 2004, AND SUBSEQUENT AMENDMENTS.
- 43. NON-RESIDENTIAL LOTS WITH WALKING TRAILS WILL BE OWNED AND MAINTAINED BY THE H.O.A. M.U.D OR ASSIGNS.
- 44. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 45. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 46. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 47. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 48. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), 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.
- 49. 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.
- 50. RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREETS SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION.
- 51. IMPERVIOUS COVERAGE IS LIMITED TO 55% FOR LOTS 45 FEET WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.

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

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT COMPANY, LLC., SOLE MEMBER OF HUNT COMMUNITIES BASTROP, LLC., AND BEING THE OWNER OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 29.583 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 4"

AND DOES HEREBY DEDICATE 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.

HUNT COMMUNITIES BASTROP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

RICK NEFF, SENIOR VICE PRESIDENT
4401 NORTH MESA STREET
EL PASO, TX 79902

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED 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:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____

FILED FOR RECORD THIS ____ DAY OF _____, 20____, A.D.,

DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS

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

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

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



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

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

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



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.—F.L.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.

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

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION
CHAIRPERSON

CITY SECRETARY

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



STAFF REPORT

MEETING DATE: June 24, 2021

AGENDA ITEM: 3B-2

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 12.042 acres
Legal Description: 12.042 acres of the Jose Manuel Bangs Survey, Abstract 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Matt Synatschk, 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 a Final Plat application for The Colony MUD 1B Section 5 (Exhibit A). The plat includes 68 residential lots and 4 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 plat extends Sam Houston Drive, an arterial street, which currently exits onto FM 969, and 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. This section also has two residential connections to the east to Section 3, which was previously approved. 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.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located along Sam Houston Dr. 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 Public Improvement 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 Public Improvement Plan.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into detention ponds to the west 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 Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary and 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 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 B³ 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 12.042-acre tract into 68 residential lots and 4 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

The 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 a 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 plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ 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 or Section 1.3.003 Final Plat
The Preliminary Plat revision of Sections 5 and 6 was approved by the Planning and Zoning Commission on September 24, 2020. This was a revision of a Preliminary Plat that

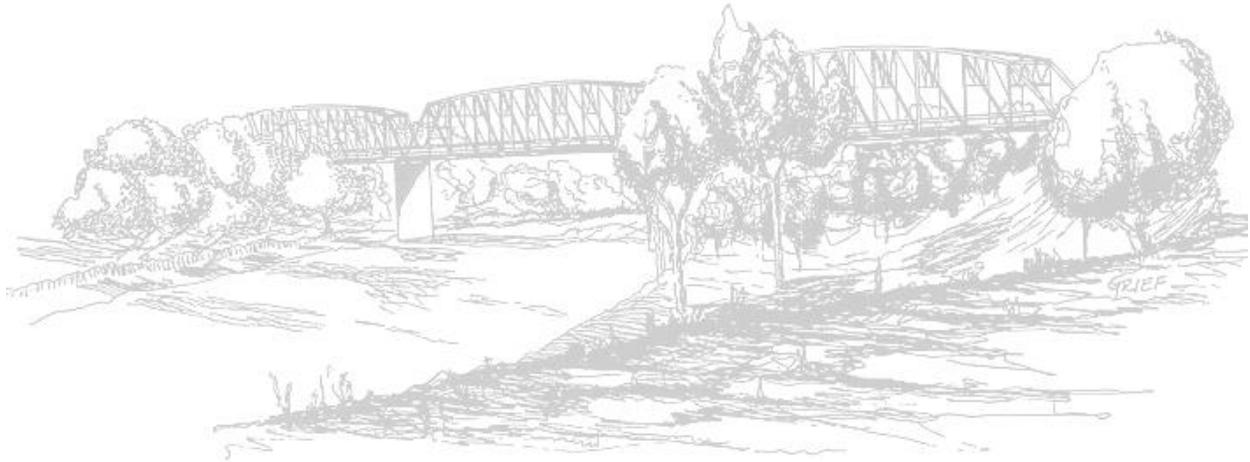
was approved prior to the Preliminary Drainage Plan and Preliminary Infrastructure Plan process.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on December 3, 2020.

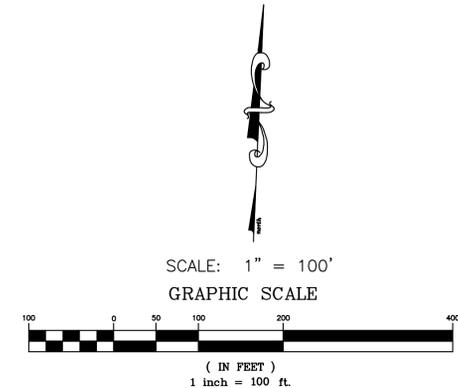
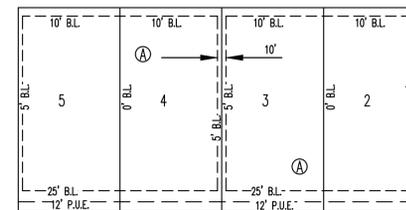
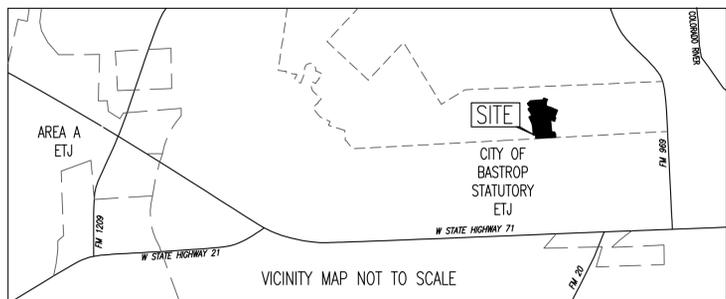
The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on January 28, 2021.

- **Section 1.3.004 Plat Requirements**

The Development Review Committee reviewed the Final Plat for The Colony MUD 1B, Section 5 for compliance with subdivision, utility standards, and Consent Agreement on June 3, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.



THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 5



Line #	Length	Direction
L1	111.68	S10°06'55"W
L2	50.00	S79°53'06"E
L3	107.69	S67°18'39"E
L4	36.30	S67°18'39"E
L5	22.24	S23°13'54"W
L6	137.80	N67°09'07"W
L7	53.39	S31°36'52"W
L8	168.93	S04°27'48"E
L9	110.04	N86°49'25"E
L10	50.00	S03°10'35"E
L11	26.53	N86°49'25"E
L12	120.00	S03°10'35"E
L13	128.93	N03°10'35"W
L14	16.07	S86°49'25"W

Line #	Length	Direction
L15	115.56	N19°56'15"W
L16	82.21	N86°16'12"E
L17	50.00	N23°43'48"W
L18	11.69	N23°43'48"W
L19	66.52	N39°02'55"W
L20	42.63	N23°43'48"W
L21	70.03	N28°52'33"W
L22	80.00	N86°16'12"E
L23	22.06	N23°43'48"W
L24	97.53	N40°48'40"W
L25	58.09	N38°53'12"W
L26	114.71	N51°06'48"E
L27	16.33	N19°50'03"E
L28	73.00	N19°50'02"E

Line #	Length	Direction
L29	121.76	S67°03'47"E
L30	14.12	S43°42'09"W
L31	58.43	N85°43'35"E
L32	59.20	S85°43'35"W
L33	15.93	N86°49'25"E
L34	84.71	S05°50'31"E
L35	75.15	S19°56'06"W
L36	36.08	N23°43'48"W
L37	42.63	N23°43'48"W
L38	70.38	N12°24'41"W
L39	56.65	N67°09'07"W
L40	30.14	S58°28'04"W

- LEGEND**
- 1/2" CAPPED IRON ROD SET
 - 1/2" IRON ROD FOUND
 - LOT NUMBER
 - (A) BLOCK LETTER
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - O.S. OPEN SPACE
 - L.S.E. LANDSCAPE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - MUD BOUNDARIES

DATE: FEBRUARY 8, 2021
OWNER:
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 533-1122
FAX: (915) 545-2631

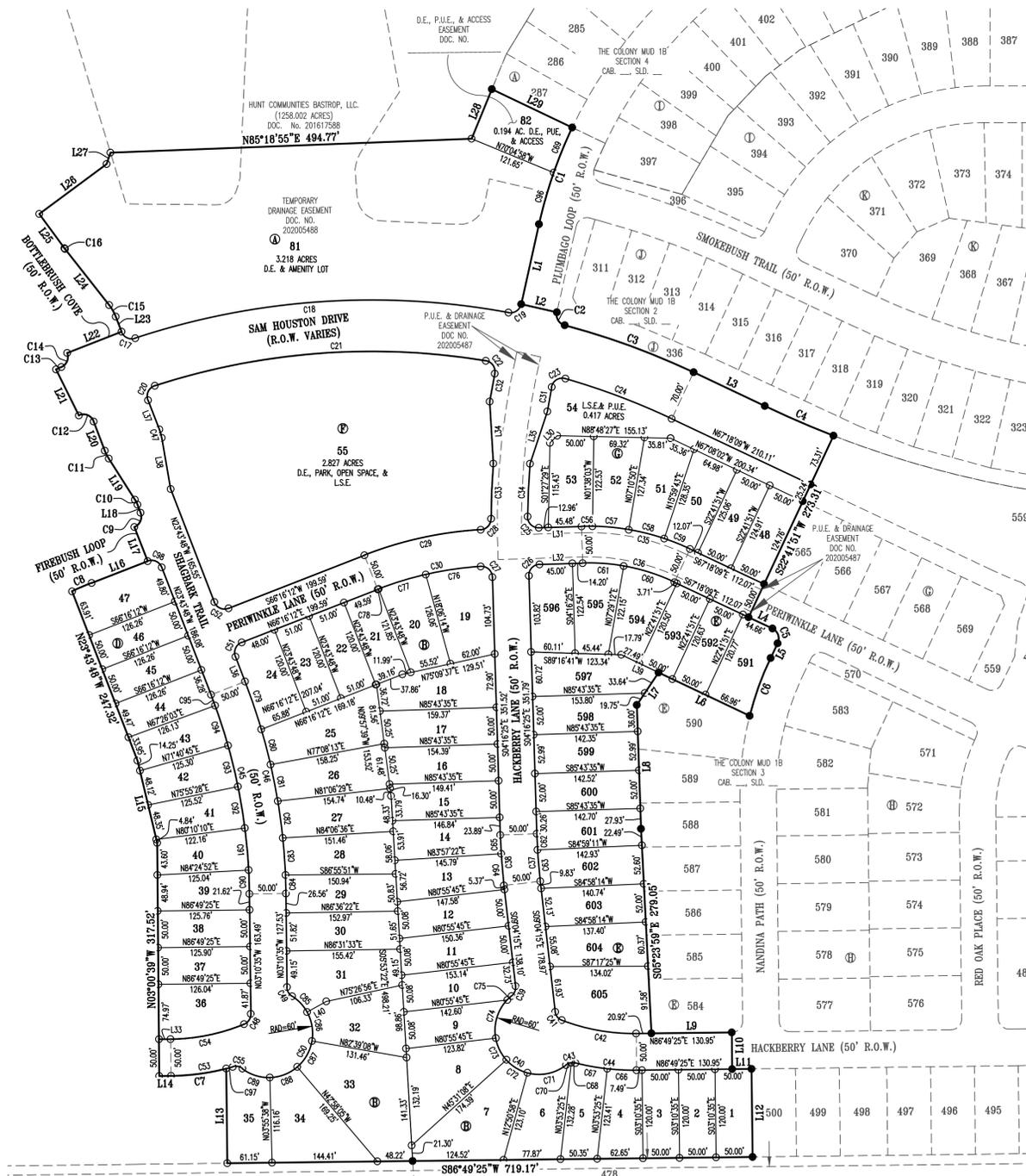
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

LINEAR FOOTAGE OF RIGHT-OF-WAY

ROAD	50' R.O.W.	49 FT LOCAL	40 FT LOCAL
BOTTLEBRUSH COVE	50'	49	40
FIREBRUSH LOOP	50'	49	40
HACKBERRY LANE	50'	1,209	40
PERKINKLE LANE	50'	786	40
SAM HOUSTON DRIVE	R.O.W. VARIES	1,079	40
SHAGBARK TRAIL	50' R.O.W.	1,090	40
TOTAL		4,253 FT	

TOTAL ACREAGE: 24.221 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

RESIDENTIAL LOTS:	68	TOTAL: 12.042 ACRES
LANDSCAPE, P.U.E. LOTS:	1	TOTAL: 0.417 ACRES
D.E., P.U.E., & ACCESS LOTS:	1	TOTAL: 0.194 ACRES
D.E. PARK, OPEN SPACE, & L.S.E. LOTS:	1	TOTAL: 2.827 ACRES
D.E. & AMENITY LOTS:	1	TOTAL: 3.218 ACRES
NO. OF BLOCKS:	6	
R.O.W.:		TOTAL: 5.523 ACRES
F.E.M.A. MAP NO. 48021C0335E & 48021C0195E		
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006		



Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	139.65	625.00	S16°30'59"W	139.36	70.12	12°48'08"
C2	22.99	15.00	S33°47'35"E	20.81	14.44	87°49'00"
C3	187.85	1035.00	S72°30'07"E	187.59	94.18	102°32'56"
C4	102.50	1368.68	S69°08'49"E	102.47	51.27	41°17'27"
C5	23.70	15.00	S22°02'08"E	21.31	15.14	90°32'03"
C6	84.04	425.00	S17°34'01"W	83.90	42.16	11°19'46"
C7	76.37	325.00	S80°05'32"W	76.19	38.36	132°7'46"
C8	29.07	475.00	N64°31'00"E	29.06	14.54	3°30'23"
C9	23.56	15.00	N21°16'12"E	21.21	15.00	90°00'00"
C10	7.70	39.00	N29°23'22"W	7.69	3.86	11°19'07"
C11	12.05	61.00	N29°23'22"W	12.03	6.04	11°19'07"
C12	24.43	15.00	N70°23'22"W	21.82	15.90	93°19'08"
C13	7.95	1035.00	N63°02'50"E	7.95	3.97	0°26'24"
C14	12.05	61.00	N19°46'07"E	12.03	6.04	11°19'07"
C15	18.19	61.00	N32°16'14"W	18.12	9.16	17°04'52"
C16	1.31	39.00	N39°50'56"W	1.31	0.66	1°55'28"
C17	22.78	15.00	N27°13'44"E	20.65	14.23	86°59'51"
C18	517.71	1035.00	N83°36'08"E	512.33	264.39	28°39'34"
C19	22.99	15.00	N5°01'25"E	20.81	14.44	87°49'00"
C20	24.43	15.00	N22°55'46"E	21.82	15.89	93°19'08"
C21	468.53	965.00	N83°12'04"E	454.23	233.68	27°13'29"
C22	24.08	15.00	S37°12'08"E	21.57	15.52	91°38'05"
C23	24.83	15.00	S59°02'00"W	22.09	16.32	94°49'45"
C24	155.69	965.00	N71°55'28"W	155.52	78.01	9°14'38"
C25	24.16	15.00	S48°07'51"E	21.63	15.61	92°17'08"
C26	23.56	15.00	S40°43'35"W	21.21	15.00	90°00'00"
C27	24.08	15.00	S50°15'22"E	21.57	15.52	91°57'55"
C28	22.59	15.00	S40°58'32"W	20.52	14.06	86°18'07"
C29	163.62	525.00	S79°11'54"W	162.96	82.48	175°1'24"
C30	145.01	475.00	N79°00'56"E	144.45	73.07	172°29'29"
C31	33.74	960.00	S07°37'02"W	33.74	16.87	2°00'50"
C32	38.45	2210.85	S07°43'21"W	38.45	19.23	0°59'47"
C33	75.33	1025.00	S00°04'12"E	75.32	37.68	4°12'40"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C34	72.09	975.00	S00°07'49"W	72.08	36.06	4°14'11"
C35	152.99	325.00	S80°47'17"E	151.58	77.94	26°58'15"
C36	129.45	275.00	N80°47'17"W	128.26	65.95	26°58'15"
C37	64.89	775.00	S06°40'20"E	64.87	32.46	4°47'50"
C38	69.08	825.00	S06°40'20"E	69.06	34.56	4°47'50"
C39	15.12	15.00	S19°48'50"W	14.49	8.28	57°46'09"
C40	187.73	60.00	S40°56'03"E	180.00	93.67	179°15'55"
C41	15.26	14.00	S40°17'25"E	14.51	8.49	62°26'20"
C42	103.99	275.00	S82°20'35"E	103.37	52.62	21°40'00"
C43	13.68	15.00	N75°34'02"E	13.21	7.36	52°16'04"
C44	84.39	325.00	S88°44'15"E	84.15	42.43	14°52'39"
C45	278.02	775.00	N13°27'12"W	276.53	140.52	20°33'13"
C46	295.95	825.00	N13°27'12"W	294.37	149.58	20°33'13"
C47	12.05	61.00	N19°46'07"E	12.03	6.04	11°19'07"
C48	17.93	15.00	N37°04'07"E	16.88	10.21	68°29'24"
C49	14.93	15.00	N31°41'44"W	14.32	8.15	57°01'18"
C50	193.40	325.00	N32°08'29"E	119.90	146.82	18°44'43"
C51	23.56	15.00	N21°16'12"E	21.21	15.00	90°00'00"
C52	23.56	15.00	N68°43'48"W	21.21	15.00	90°00'00"
C53	85.77	325.00	N79°15'48"E	85.52	43.13	15°07'13"
C54	103.24	275.00	N78°04'07"E	102.63	52.23	21°30'36"
C55	13.82	15.00	S81°54'29"E	13.33	7.44	52°46'38"
C56	14.97	325.00	N87°02'46"E	14.97	7.49	2°38'21"
C57	50.00	325.00	S87°13'57"E	49.95	25.05	8°48'53"
C58	50.00	325.00	S78°24'43"E	49.95	25.05	8°48'53"
C59	38.02	325.00	S70°33'13"E	37.99	19.03	6°42'08"
C60	73.01	275.00	N74°54'29"W	72.79	36.72	15°12'38"
C61	56.44	275.00	N88°23'36"W	56.35	28.32	11°45'37"
C62	22.01	775.00	S05°05'14"E	22.01	11.01	1°37'38"
C63	42.88	775.00	S07°29'09"E	42.87	21.45	3°10'12"
C64	43.58	825.00	N07°33'27"W	43.58	21.80	3°01'37"
C65	25.49	825.00	N05°09'31"W	25.49	12.75	1°46'14"
C66	40.08	325.00	N88°38'35"W	40.06	20.07	7°04'00"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C67	44.31	325.00	N82°12'16"W	44.27	22.19	7°48'39"
C68	5.85	15.00	N88°28'05"W	5.81	2.96	22°20'17"
C69	66.62	625.00	N19°51'50"E	66.59	33.34	6°06'27"
C70	7.84	15.00	S64°23'53"W	7.75	4.01	29°55'47"
C71	55.94	60.00	S76°08'29"W	53.93	30.19	53°24'58"
C72	34.21	60.00	N60°48'57"W	33.75	17.58	32°40'11"
C73	33.25	60.00	N28°36'13"W	32.83	17.07	31°45'18"
C74	56.52	60.00	N14°15'35"E	54.45	30.55	53°58'17"
C75	7.80	60.00	N44°58'19"E	7.80	3.91	72°11'11"
C76	76.15	475.00	S79°10'07"W	76.07	38.16	9°11'07"
C77	61.45	475.00	S70°30'28"W	61.40	33.78	8°08'11"
C78	1.41	475.00	S68°21'17"W	1.41	0.70	0°10'11"
C79	69.00	825.00	S21°20'03"E	68.98	34.52	44°31'31"
C80	49.71	825.00	S17°12'44"E	49.70	24.86	32°27'08"
C81	50.70	825.00	S13°43'32"E	50.69	25.36	33°11'16"
C82	50.83	825.00	S10°11'59"E	50.83	25.43	33°11'50"
C83	50.64	825.00	S08°40'34"E	50.63	25.33	33°10'11"
C84	25.07	825.00	S04°02'49"E	25.07	12.54	1°44'28"
C85	30.02	60.00	S45°51'55"E	29.71	15.33	28°39'57"
C86	40.72	60.00	S12°05'32"E	39.94	21.78	88°52'48"
C87	41.56	60.00	S27°11'23"W	40.73	21.65	39°41'03"
C88	40.88	60.00	S68°33'08"W	40.10	21.27	39°02'27"
C89	40.22	60.00	N74°43'24"W	39.47	20.90	38°24'28"
C90	32.59	775.00	N04°22'51"W	32.58	16.30	22°43'33"
C91	57.42	775.00	N07°42'29"W	57.41	28.72	4°14'42"
C92	57.42	775.00	N11°57'11"W	57.41	28.72	4°14'42"
C93	57.42	775.00	N16°11'53"W	57.41	28.72	4°14'42"
C94	57.42	775.00	N20°26'36"W	57.41	28.72	4°14'42"
C95	15.75	775.00	N23°08'53"W	15.75	7.87	1°09'51"
C96	73.03	625.00	N13°27'46"E	72.99	36.56	6°41'42"
C97	9.40	325.00	S72°31'55"W	9.40	4.70	1°39'27"
C98	23.56	15.00	N88°43'48"W	21.21	15.00	90°00'00"

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
B	1	6,000	B	25	10,610	E	591	7,339
B	2	6,000	B	26	8,753	E	592	6,035
B	3	6,000	B	27	8,388	E	593	6,028
B	4	6,659	B	28	8,198	E	594	7,302
B	5	6,383	B	29	7,773	E	595	7,146
B	6	8,177	B	30	7,973	E	596	7,192
B	7	11,882	B	31	9,984	E	597	8,761
B	8	10,874	B	32	9,392	E	598	7,490

THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 5

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

THAT, HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT COMPANY, LLC, SOLE MEMBER OF HUNT COMMUNITIES BASTROP, LLC, AND BEING THE OWNER OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE JOSE MANUEL BANOS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 24.221 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"THE FINAL PLAT OF THE COLONY MUD 1B SECTION 5"

AND DOES HEREBY DEDICATE 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.

HUNT COMMUNITIES BASTROP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

RICK NEFF, SENIOR VICE PRESIDENT
4401 NORTH MESA STREET
EL PASO, TX 79902

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED 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:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M, IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____. FILED FOR RECORD.

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

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

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION _____ CITY SECRETARY
CHAIRPERSON _____

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

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

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

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

ENGINEERING BY: _____ DATE _____

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



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

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE _____

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



FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NOS. 48021C0195E, 48021C0215E, 48021C0335E, 48021C0355E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

BENCHMARK INFORMATION:

BW #1: CAPPED IRON ROD MARKED "CBD SETSTONE" LOCATED +/- S09°10'17"W 571.26' FROM THE WESTERMOST CORNER OF THE COLONY MUD 1A, SECTION 2 - ELEVATION: 424.31

GENERAL NOTES:

1. THIS PLAT CONFORMS TO THE COLONY MUD 1B, PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 24, 2020, AND AS REVISED.
2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. 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.
4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING FOR DEVELOPMENT OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (DLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
6. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT RECORDATION BY THE CITY.
7. 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT 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 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.
9. 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 (DLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
10. WATER IS PROVIDED BY THE COLONY MUD 1B.
11. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B.
12. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
13. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
14. CABLE SERVICE IS PROVIDED BY SPECTRUM.
15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
17. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
18. 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 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 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 PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
19. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE H.O.A. WITH ACCESS GRANTED TO THE COLONY M.U.D. 1B OR ASSIGNS.
20. 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 PLAT.
21. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
22. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
23. 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.
24. 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.
25. EVIDENCE OF A MANDATORY HOMEOWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
26. LOTS IN THIS PLAT WITHIN THE COLONY MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1B, THE LOTS AND ALL OTHER PROPERTY WITHIN THE M.U.D. ARE SUBJECT TO M.U.D. ASSESSMENTS. THESE ASSESSMENTS ARE TYPICALLY PAID ANNUALLY WITH PROPERTY OWNERS PROPERTY TAXES.
27. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS.
28. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE M.U.D., IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES CULVERTS IN CONNECTION HERewith.
29. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSTALL STREET NAME SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION. ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
30. NO PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK) WILL BE ALLOWED IN THIS SUBDIVISION. WASTEWATER FROM EACH LOT WILL BE SERVICED BY A SEWAGE COLLECTION LINE. THIS WASTE WILL BE COLLECTED AND DISCHARGED INTO A WASTEWATER TREATMENT PLANT PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY BY PERMIT NO. 14427-001, DATED SEPTEMBER 13, 2013, TO THE COLONY (M.U.D.) NO. 1B, LOWER COLORADO RIVER AUTHORITY, C/O CROSSROADS UTILITY SERVICES LLC, 2601 FOREST CREEK DRIVE, ROUND ROCK TEXAS, 78665.
31. OPERATION, MAINTENANCE AND CERTIFICATION OF COMPLIANCE TO THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITTEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE M.U.D. OWNED FACILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.
32. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION.
33. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE COLONY M.U.D. NO. 1B OR ASSIGNS.
34. THIS SUBDIVISION LIES WHOLLY WITHIN STATUTORY ETJ OF THE CITY OF BASTROP.
35. WITHIN THE COLONY MUD 1B, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW.
36. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS.
37. A TWELVE FOOT (12') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL LOCAL STREET RIGHTS-OF-WAYS, AND A FIFTEEN (15') PUBLIC UTILITY EASEMENT IS HERB DEDICATED ALONG ALL RESIDENTIAL COLLECTOR STREET RIGHTS-OF-WAYS HEREIN.
38. ALL BUILDING LINES WILL BE BASED ON THE CONSENT AGREEMENT BETWEEN THE COLONY MUD 1B, AND THE CITY OF BASTROP AND SUBSEQUENT AMENDMENTS.
39. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
40. 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, IN FULL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
41. 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.

42. 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.
43. 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.
44. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
45. THIS TRACT IS SUBJECT TO THE "CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1 AND SUCCESSOR DISTRICTS TO BE CREATED BY DIVISION OF THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1" BETWEEN THE CITY OF BASTROP AND SABINE INVESTMENT COMPANY, DATED FEBRUARY 23, 2004, AND SUBSEQUENT AMENDMENTS.
46. NON-RESIDENTIAL LOTS WITH WALKING TRAILS WILL BE OWNED AND MAINTAINED BY THE H.O.A., M.U.D OR ASSIGNS.
47. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE, AND ARE TO BE MAINTAINED BY THE H.O.A., UNTIL ACCEPTED BY BASTROP COUNTY AT A LATER DATE
48. ALL NEW UTILITIES WILL BE UNDERGROUND.
49. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
50. RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION.
51. IMPERVIOUS COVERAGE IS LIMITED TO 55% FOR LOTS 45 FEET WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
52. SAM HOUSTON DRIVE SHALL NOT BE GATED, BUT THE RESIDENTIAL STREETS OFF OF SAM HOUSTON DRIVE, SHALL RESERVE THE RIGHT TO BE GATED.

FIELD NOTES

BEING ALL OF THAT CERTAIN 24.221 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANOS 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 24.221 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING 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 39.925 ACRE TRACT OF LAND CONVEYED TO SAMUEL E. HARKINS IN DOCUMENT NUMBER 201714100, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING AT THE SOUTHWEST CORNER OF A CALLED 31.909 ACRE TRACT OF LAND CONVEYED TO MARY LOU HARKINS IN DOCUMENT NUMBER 201714101, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S32°02'37"W, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 546.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHERN CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING FIFTY-ONE (51) COURSES AND DISTANCES NUMBERED 1 THROUGH 51,

- 1) S67°03'47"E, A DISTANCE OF 121.76 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 139.65 FEET AND A CHORD THAT BEARS S16°30'59"W, A DISTANCE OF 139.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) S10°05'55"W, A DISTANCE OF 111.68 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) S79°53'05"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.99 FEET AND A CHORD THAT BEARS S34°7'35"E, A DISTANCE OF 20.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 187.85 FEET AND A CHORD THAT BEARS S72°30'07"E, A DISTANCE OF 187.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) S67°18'39"E, A DISTANCE OF 107.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1368.68 FEET, AN ARC LENGTH OF 102.50 FEET AND A CHORD THAT BEARS S69°08'49"E, A DISTANCE OF 102.47 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 9) S22°41'51"W, A DISTANCE OF 273.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 10) S67°18'09"E, A DISTANCE OF 36.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.70 FEET AND A CHORD THAT BEARS S22°02'08"E, A DISTANCE OF 21.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 12) S23°13'54"W, A DISTANCE OF 22.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 84.04 FEET AND A CHORD THAT BEARS S17°34'01"W, A DISTANCE OF 83.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 14) N67°09'07"W, A DISTANCE OF 137.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 15) S31°36'52"W, A DISTANCE OF 53.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 16) S04°27'48"E, A DISTANCE OF 168.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 17) S05°23'59"E, A DISTANCE OF 279.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 18) N85°49'25"E, A DISTANCE OF 110.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 19) S03°10'35"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 20) N85°49'25"E, A DISTANCE OF 26.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 21) S03°10'35"E, A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 22) S86°49'25"W, A DISTANCE OF 719.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 23) N03°10'35"W, A DISTANCE OF 128.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 24) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 76.37 FEET AND A CHORD THAT BEARS S80°05'32"W, A DISTANCE OF 76.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 25) S86°49'25"W, A DISTANCE OF 16.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 26) N03°00'39"W, A DISTANCE OF 317.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 27) N15°56'15"W, A DISTANCE OF 115.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 28) N23°43'48"W, A DISTANCE OF 247.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 29) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 29.07 FEET AND A CHORD THAT BEARS N64°31'00"E, A DISTANCE OF 29.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 30) N65°16'12"E, A DISTANCE OF 62.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 31) N23°43'48"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 32) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET AND A CHORD THAT BEARS N21°16'12"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 33) N23°43'48"W, A DISTANCE OF 11.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 34) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 39.00 FEET, AN ARC LENGTH OF 7.70 FEET AND A CHORD THAT BEARS N29°23'22"W, A DISTANCE OF 7.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 35) N35°02'55"W, A DISTANCE OF 66.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 36) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, AN ARC LENGTH OF 12.05 FEET AND A CHORD THAT BEARS N29°23'22"W, A DISTANCE OF 12.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 37) N23°43'48"W, A DISTANCE OF 42.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 38) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.43 FEET AND A CHORD THAT BEARS N70°23'22"W, A DISTANCE OF 21.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 39) N28°52'33"W, A DISTANCE OF 70.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 40) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 7.95 FEET AND A CHORD THAT BEARS N63°02'50"E, A DISTANCE OF 7.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 41) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.78 FEET AND A CHORD THAT BEARS N19°46'07"E, A DISTANCE OF 20.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 42) N65°16'12"E, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 43) N23°43'48"W, A DISTANCE OF 22.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 44) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET, AN ARC LENGTH OF 18.19 FEET AND A CHORD THAT BEARS N32°16'14"W, A DISTANCE OF 18.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 45) N40°48'40"W, A DISTANCE OF 97.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 46) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, AN ARC LENGTH OF 1.31 FEET AND A CHORD THAT BEARS N39°50'56"W, A DISTANCE OF 1.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 47) N39°53'12"W, A DISTANCE OF 36.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 48) N51°06'48"E, A DISTANCE OF 114.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 49) N15°50'03"E, A DISTANCE OF 16.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 50) N85°18'55"E, A DISTANCE OF 484.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 51) N19°55'02"E, A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.221 ACRES OF LAND.

SHEET NO. 2 OF 2





STAFF REPORT

MEETING DATE: June 24, 2021

AGENDA ITEM: 3B-3

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 20.980 acres
Legal Description: 20.980 acres of the Jose Manuel Bangs Survey, Abstract 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Matt Synatschk, 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 a Final Plat application for The Colony MUD 1B Section 6 (Exhibit A). The plat includes 68 residential lots and 4 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 plat connects to Sam Houston Drive, an arterial street, which currently exits onto FM 969, and 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.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located along Sam Houston Dr. 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 Public Improvement 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 Public Improvement Plan.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into detention ponds to the east and west 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 Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary and 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 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 B³ 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 20.980-acre tract into 25 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 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 a 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 plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ 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 or Section 1.3.003 Final Plat

The Preliminary Plat revision of Sections 5 and 6 was approved by the Planning and Zoning Commission on September 24, 2020. This was a revision of a Preliminary Plat that was approved prior to the Preliminary Drainage Plan and Preliminary Infrastructure Plan process.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on October 19, 2020.

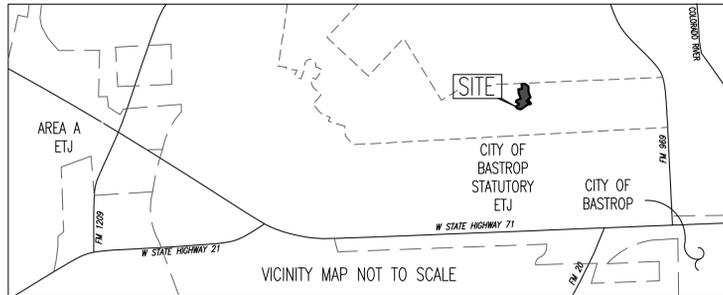
The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on December 11, 2020.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1B, Section 6 for compliance with subdivision, utility standards, and Consent Agreement on June 10, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

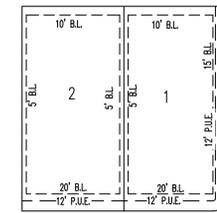


THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 6

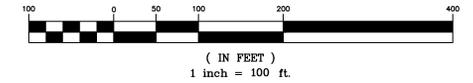


LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- O.S. OPEN SPACE
- L.S.E. LANDSCAPE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- MUD BOUNDARIES



SCALE: 1" = 100'
GRAPHIC SCALE



BLOCK	LOT	SQ. FT.
A	56	7,807
A	57	8,533
A	58	8,430
A	59	8,261
A	60	9,002
A	61	10,355
A	62	9,939
A	63	11,261
A	64	8,934
A	65	9,751
A	66	8,815
A	67	10,193
A	68	11,816
A	69	10,751
A	70	10,275
A	71	9,819
A	72	8,107
A	73	14,314
A	74	14,871
A	75	12,017
A	76	10,384
A	77	11,293
A	78	13,473
A	79	12,729
A	80	8,070

DATE: APRIL 7, 2021
OWNER:
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 533-1122
FAX: (915) 545-2631

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 FAX

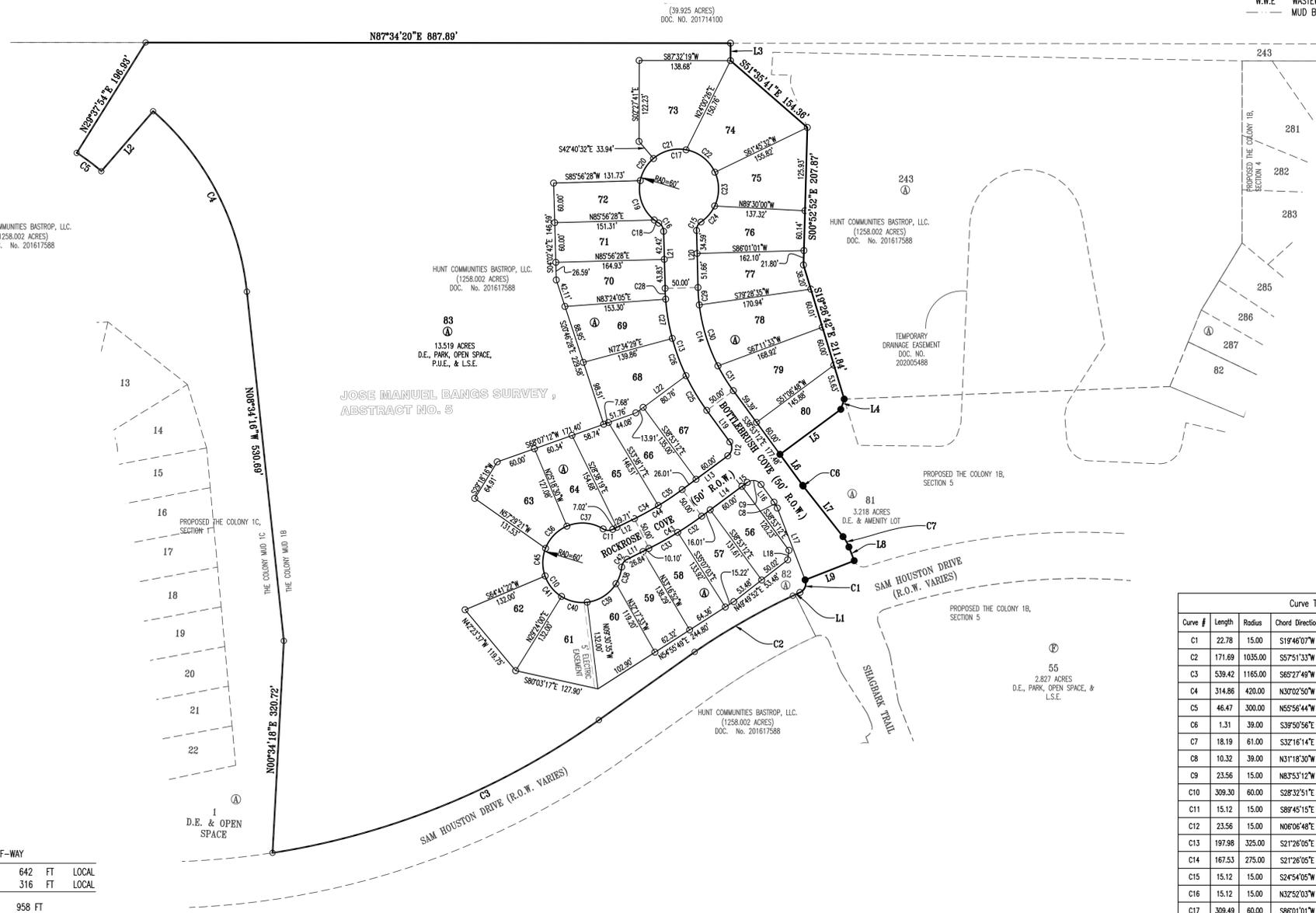
LINEAR FOOTAGE OF RIGHT-OF-WAY

LINEAR FOOTAGE OF RIGHT-OF-WAY	50' R.O.W.	642 FT	LOCAL
BOTTLEBRUSH COVE	50' R.O.W.	642 FT	LOCAL
ROCKROSE COVE	50' R.O.W.	316 FT	LOCAL
TOTAL		958 FT	

TOTAL ACREAGE: 20.980 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

RESIDENTIAL LOTS:	25	TOTAL: 5.951 ACRES
D.E., PARK, OPEN SPACE, P.U.E. & L.S.E. LOTS:	1	TOTAL: 13.519 ACRES
NO. OF BLOCKS:	1	
R.O.W.:		TOTAL: 1.510 ACRES

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



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	22.78	15.00	S19°46'07"W	20.65	14.23	86°59'51"
C2	171.69	1035.00	S57°51'33"W	171.50	86.04	9°30'17"
C3	539.42	1165.00	S65°27'49"W	534.62	274.63	26°31'45"
C4	314.86	420.00	N3°02'50"W	307.54	165.24	42°57'11"
C5	46.47	300.00	N55°56'44"W	46.42	23.28	8°52'28"
C6	1.31	39.00	S39°50'56"E	1.31	0.66	1°55'28"
C7	18.19	61.00	S32°16'14"E	18.12	9.16	17°04'52"
C8	10.32	39.00	N31°18'30"W	10.29	5.19	15°09'24"
C9	23.56	15.00	N83°53'12"W	21.21	15.00	90°00'00"
C10	309.30	60.00	S28°32'51"E	64.16	37.96	295°21'21"
C11	15.12	15.00	S89°45'15"E	14.49	8.28	57°46'09"
C12	23.56	15.00	N06°06'48"E	21.21	15.00	90°00'00"
C13	197.98	325.00	S21°26'05"E	194.94	102.17	34°54'13"
C14	167.53	275.00	S21°26'05"E	164.95	86.45	34°54'13"
C15	15.12	15.00	S24°54'05"W	14.49	8.28	57°46'09"
C16	15.12	15.00	N32°52'03"W	14.49	8.28	57°46'09"
C17	309.49	60.00	S86°01'01"W	64.00	37.83	295°32'17"
C18	8.26	60.00	N57°48'26"W	8.26	4.14	7°53'24"
C19	66.46	60.00	N22°07'49"W	63.11	37.10	63°27'49"
C20	39.50	60.00	S28°27'47"W	38.79	20.50	37°43'22"

Line Table		
Line #	Length	Direction
L1	11.85	S62°56'22"W
L2	120.00	S38°28'36"W
L3	26.30	S02°25'40"E
L4	16.33	S19°50'03"W
L5	114.71	S51°06'48"W
L6	58.08	S38°53'12"E
L7	97.53	S40°48'40"E
L8	22.06	S23°43'48"E
L9	80.00	S66°16'12"W
L11	36.94	S61°02'50"W
L12	36.73	N61°21'41"E
L13	86.01	N51°06'48"E

Line Table		
Line #	Length	Direction
L14	86.01	S51°06'48"W
L15	10.00	S51°06'48"W
L16	33.09	N38°53'12"W
L17	116.34	N23°43'48"W
L18	14.33	S02°21'49"W
L19	59.06	N38°53'12"W
L20	86.25	S03°58'59"E
L21	86.25	N03°58'59"W
L22	94.67	N51°06'48"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	53.01	60.00	N72°37'57"E	51.30	28.37	50°36'59"
C22	57.35	60.00	S54°40'42"E	55.19	31.08	54°45'44"
C23	52.70	60.00	S02°08'10"E	51.02	28.18	50°19'19"
C24	32.21	60.00	S38°24'19"W	31.83	16.50	30°45'41"
C25	61.30	325.00	N33°28'59"W	61.21	30.74	10°48'25"
C26	60.03	325.00	N22°47'16"W	59.95	30.10	10°35'02"
C27	60.34	325.00	N12°10'36"W	60.26	30.26	10°38'18"
C28	16.31	325.00	N05°25'13"W	16.30	8.15	2°52'28"
C29	26.43	275.00	S06°44'12"E	26.42	13.23	5°30'27"
C30	96.93	275.00	S19°35'17"E	96.43	48.97	201°11'41"
C31	44.16	275.00	S34°17'09"E	44.12	22.13	9°12'05"
C32	43.89	525.00	S53°30'30"W	43.88	21.96	4°47'24"
C33	50.01	525.00	S58°37'56"W	49.99	25.02	5°27'29"
C34	41.45	475.00	N68°51'42"E	41.43	20.74	4°59'38"
C35	43.51	475.00	N53°44'16"E	43.50	21.77	5°14'55"
C36	47.74	60.00	N41°34'56"E	46.49	25.22	45°35'25"
C37	57.34	60.00	S88°14'46"E	55.18	31.07	54°45'10"
C38	26.86	60.00	S16°36'04"W	26.64	13.66	25°39'07"
C39	53.47	60.00	S54°57'31"W	51.72	28.66	51°03'48"
C40	40.75	60.00	N80°03'17"W	39.97	21.19	38°54'35"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	40.50	60.00	N41°15'44"W	39.74	21.06	38°40'31"
C42	14.99	15.00	S32°24'44"W	14.38	8.19	57°16'13"
C43	93.90	525.00	N66°14'14"E	93.78	47.08	10°14'53"
C44	84.96	475.00	N66°14'14"E	84.85	42.59	10°14'52"
C45	42.63	60.00	S01°34'08"E	41.74	22.26	40°42'43"

REVISIONS		
REV. #	DATE	DESCRIPTION
1	03/08/21	BASTROP COMMENTS

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

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

THE FINAL PLAT OF
THE COLONY MUD 1B, SECTION 6

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

THAT, HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT COMPANY, LLC, SOLE MEMBER OF HUNT COMMUNITIES BASTROP, LLC, AND BEING THE OWNER OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 20.980 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

THE FINAL PLAT OF THE COLONY MUD 1B SECTION 6

AND DOES HEREBY DEDICATE 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.

HUNT COMMUNITIES BASTROP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

RICK NEFF, SENIOR VICE PRESIDENT
4401 NORTH MESA STREET
EL PASO, TX 79902

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED 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:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M, IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____ FILED FOR RECORD.

DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS

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

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CITY SECRETARY
CHAIRPERSON

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

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

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

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

ENGINEERING BY: _____ DATE _____

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



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

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE _____

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



FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4802C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

BENCHMARK INFORMATION:

BM #1: CAPPED IRON ROD MARKED "CDB SETSTONE" LOCATED +/- 509'10"17"W 571.26' FROM THE WESTERNMOST CORNER OF THE COLONY MUD 1A, SECTION 2 - ELEVATION: 424.31

GENERAL NOTES:

- 1. THIS PLAT CONFORMS TO THE COLONY MUD 1B, PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 24, 2020, AND AS REVISED.
- 2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 3. 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.
- 4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- 5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013.
- 6. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT RECORDATION BY THE CITY.
- 7. 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT 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 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.
- 9. 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).
- 10. WATER IS PROVIDED BY THE COLONY MUD 1B.
- 11. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B.
- 12. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
- 13. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- 14. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY).
- 17. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 18. 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 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 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 PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 19. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE H.O.A. WITH ACCESS GRANTED TO THE COLONY M.U.D. 1B OR ASSIGNS.
- 20. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
- 21. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 22. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 23. 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.
- 24. 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.
- 25. EVIDENCE OF A MANDATORY HOMEOWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
- 26. LOTS IN THIS PLAT ARE WITHIN THE COLONY MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1B. THE LOTS AND ALL OTHER PROPERTY WITHIN THE M.U.D. ARE SUBJECT TO M.U.D. ASSESSMENTS. THESE ASSESSMENTS ARE TYPICALLY PAID ANNUALLY WITH PROPERTY OWNERS PROPERTY TAXES.
- 27. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS.
- 28. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE M.U.D., IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES/CULVERTS IN CONNECTION HERewith.
- 29. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSTALL STREET NAME SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION. ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- 30. NO PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK) WILL BE ALLOWED IN THIS SUBDIVISION. WASTEWATER FROM EACH LOT WILL BE SERVICED BY A SEWAGE COLLECTION LINE. THIS WASTE WILL BE COLLECTED AND DISCHARGED INTO A WASTEWATER TREATMENT PLANT PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY BY PERMIT NO. 14427-001, DATED SEPTEMBER 13, 2013, TO THE COLONY (M.U.D.) NO. 1B, LOWER COLORADO RIVER AUTHORITY, C/O CROSSROADS UTILITY SERVICES LLC, 2601 FOREST CREEK DRIVE, ROUND ROCK TEXAS, 78665.
- 31. OPERATION, MAINTENANCE AND CERTIFICATION OF COMPLIANCE TO THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITTEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE M.U.D. OWNED FACILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.
- 32. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION.
- 33. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE COLONY M.U.D. NO. 1B OR ASSIGNS.
- 34. THIS SUBDIVISION LIES WHOLLY WITHIN STATUTORY ETJ OF THE CITY OF BASTROP.
- 35. WITHIN THE COLONY MUD 1B, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW.
- 36. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS.
- 37. A TWELVE FOOT (12') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL LOCAL STREET RIGHTS-OF-WAYS, AND A FIFTEEN (15') PUBLIC UTILITY EASEMENT IS HERB DEDICATED ALONG ALL RESIDENTIAL COLLECTOR STREET RIGHTS-OF-WAYS HEREIN.
- 38. ALL BUILDING LINES FOR RESIDENTIAL TYPE S LOTS WILL BE BASED ON THE CONSENT AGREEMENT BETWEEN THE COLONY MUD 1B, AND THE CITY OF BASTROP AND SUBSEQUENT AMENDMENTS.
- 39. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 40. 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.
- 41. 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.

- 42. 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.
- 43. 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.
- 44. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
- 45. THIS TRACT IS SUBJECT TO THE "CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1 AND SUCCESSOR DISTRICTS TO BE CREATED BY DIVISION OF THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1" BETWEEN THE CITY OF BASTROP AND SABINE INVESTMENT COMPANY, DATED FEBRUARY 23, 2004, AND SUBSEQUENT AMENDMENTS.
- 46. NON-RESIDENTIAL LOTS WITH WALKING TRAILS WILL BE OWNED AND MAINTAINED BY THE H.O.A., M.U.D OR ASSIGNS.
- 47. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE, AND ARE TO BE MAINTAINED BY THE H.O.A., UNTIL ACCEPTED BY BASTROP COUNTY AT A LATER DATE.
- 48. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 49. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 50. RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION.
- 51. IMPERVIOUS COVERAGE IS LIMITED TO 55% FOR LOTS 45 FEET WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
- 52. THE RESIDENTIAL STREETS OFF OF SAM HOUSTON DRIVE, SHALL RESERVE THE RIGHT TO BE GATED.

FIELD NOTES

BEING ALL OF THAT CERTAIN 20.980 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 (O.P.R.B.C.TX.), TEXAS, SAID 20.980 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE WESTERN TERMINUS OF BOTTLEBRUSH COVE (50' R.O.W.), FOR A SOUTHERN CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES NUMBERED 1 THROUGH 11,

- 1. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.78 FEET, AND WHOSE CHORD BEARS S19°46'07"W A DISTANCE OF 20.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 2. S62°56'22"W, A DISTANCE OF 11.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 171.69 FEET, AND WHOSE CHORD BEARS S57°51'33"W A DISTANCE OF 171.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 4. S52°11'56"W, A DISTANCE OF 177.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 539.42 FEET, AND WHOSE CHORD BEARS S65°27'49"W, A DISTANCE OF 534.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR THE SOUTHWESTERN MOST CORNER,
- 6. N03°34'16"E, A DISTANCE OF 320.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 7. N08°34'16"W, A DISTANCE OF 530.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 314.86 FEET, AND WHOSE CHORD BEARS N30°02'50"W, A DISTANCE OF 307.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 9. S38°28'36"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 10. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 46.47 FEET, AND WHOSE CHORD BEARS N55°56'44"W A DISTANCE OF 46.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 11. N29°37'54"E, A DISTANCE OF 198.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 1258.002 ACRE TRACT, SAID BEING A POINT ON THE SOUTHERN BOUNDARY LINE OF SAID OF A CALLED 39.925 ACRE TRACT OF LAND CONVEYED TO SAMUEL E. HARKINS IN DOCUMENT NUMBER 201714100 (O.P.R.B.C.TX.), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND SAID 39.925 ACRE TRACT, N87°34'20"E, A DISTANCE OF 887.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR THE NORTHERN MOST CORNER OF HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING TWELVE (12) COURSES AND DISTANCE NUMBERED 1 THROUGH 12,

- 1. S02°25'40"E, A DISTANCE OF 26.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 2. S51°35'41"E, A DISTANCE OF 154.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 3. S00°52'52"E, A DISTANCE OF 207.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 4. S19°28'42"E, A DISTANCE OF 211.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 5. S15°50'03"W, A DISTANCE OF 16.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 6. S51°06'48"W, A DISTANCE OF 114.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 7. S38°53'12"E, A DISTANCE OF 58.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 39.00 FEET, AN ARC LENGTH OF 1.31 FEET, AND WHOSE CHORD BEARS S39°50'56"E A DISTANCE OF 1.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 9. S40°48'40"E, A DISTANCE OF 97.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, AN ARC LENGTH OF 18.19 FEET AND WHOSE CHORD BEARS S32°16'14"E A DISTANCE OF 18.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR A CORNER,
- 11. S23°43'48"E, A DISTANCE OF 22.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CDB SETSTONE" FOR THE SOUTHEASTERN MOST CORNER, AND
- 12. S66°16'12"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.980 ACRE TRACT OF LAND.

SHEET NO. 2 OF 2





STAFF REPORT

MEETING DATE: June 24, 2021

AGENDA ITEM: 3B-4

ITEM DETAILS:

Site Address: West of FM 969 (Attachment 1)
Total Acreage: 20.487 acres
Legal Description: 20.487 acres of the Jose Manuel Bangs Survey, Abstract 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact: Matt Synatschk, 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 a Final Plat application for The Colony MUD 1C Section 1 (Exhibit A). The plat includes 21 residential lots and one 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 plat extends Sam Houston Drive, an arterial street, which currently exits onto FM 969, and 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.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located along Sam Houston Dr. 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 Public Improvement 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 Public Improvement Plan.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into detention ponds to the east and west 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 Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary and 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 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 B³ 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 20.487-acre tract into 21 residential lots and one 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 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 plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ 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 or Section 1.3.003 Final Plat
The Preliminary Plat was approved by the Planning and Zoning Commission on December 17, 2020.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on October 29, 2020.

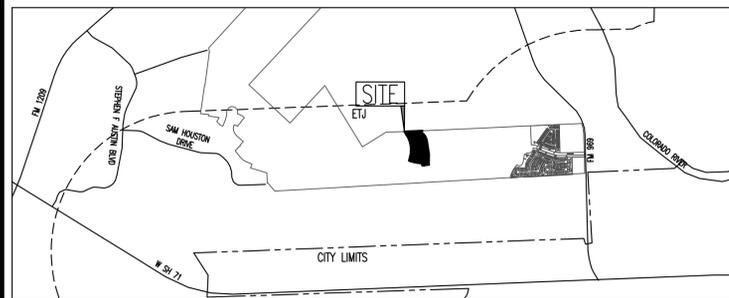
The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on January 28, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1C Section 1 for compliance with subdivision, utility standards, and Consent Agreement on June 3, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.



THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 1



POINT OF BEGINNING

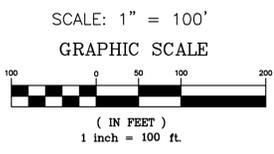
SAMUEL E. HARRIS
(39.925 ACRES)
DOC. NO. 201714100

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

DATE: MARCH 15, 2020
OWNER:
REX NEFF
HUNT COMMUNITIES BASTROP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 298-4226
ENGINEER & SURVEYOR:
ARON V. 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

LEGEND

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



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	46.47	300.00	S55°56'44"E	46.42	23.28	85°2'28"
C2	314.86	420.00	S30°02'50"E	307.54	165.24	42°57'11"
C3	539.42	1165.00	N62°27'49"E	534.82	274.63	28°31'45"
C4	175.87	1035.00	N57°57'34"E	175.66	88.15	9°44'10"
C5	165.52	985.00	S58°02'13"W	165.32	82.97	9°49'40"
C6	744.60	1235.00	S69°28'16"W	733.37	384.00	34°32'40"
C7	22.97	15.00	S42°51'56"W	20.79	14.42	87°45'19"
C8	23.19	15.00	N45°18'02"W	20.95	14.63	88°34'37"
C9	19.86	1235.00	N89°07'42"W	19.86	9.93	0°56'17"
C10	275.83	1165.00	N81°52'57"W	275.29	138.61	1°34'14"
C11	23.30	15.00	N30°35'55"W	21.03	14.74	88°59'50"
C12	812.73	1025.00	N08°48'54"W	791.61	429.08	43°25'49"
C13	24.18	15.00	N45°09'36"E	21.84	15.63	92°20'40"
C14	10.56	61.00	S03°56'56"W	10.55	5.30	9°55'20"
C15	5.74	15.00	N02°02'53"W	5.70	2.90	21°54'38"
C16	22.75	15.00	N56°27'40"W	20.63	14.21	88°54'37"
C17	15.12	15.00	S51°11'57"W	14.49	8.28	57°46'09"
C18	308.49	60.00	S08°54'59"E	64.00	37.83	28°52'17"
C19	15.12	15.00	S71°01'54"E	14.49	8.28	57°46'10"
C20	24.37	15.00	N33°32'20"E	21.78	15.83	93°05'23"
C21	15.12	15.00	N41°53'26"W	14.49	8.28	57°46'09"
C22	308.49	60.00	N78°59'38"E	64.00	37.83	28°52'17"
C23	15.12	15.00	S19°52'42"W	14.49	8.28	57°46'09"
C24	4.09	25.05	S18°22'25"E	4.09	2.05	9°21'13"
C25	20.10	61.00	S10°27'05"E	20.01	10.14	18°52'42"
C26	24.41	15.00	S47°37'52"E	21.80	15.87	93°14'17"
C27	142.77	1165.00	N82°14'20"E	142.68	71.48	7°01'18"
C28	58.42	60.00	S50°12'26"W	56.14	31.76	50°47'07"
C29	47.06	60.00	N79°25'48"W	45.86	24.82	44°56'26"
C30	47.02	60.00	N34°30'33"W	45.83	24.79	44°54'03"
C31	96.81	60.00	N34°09'46"E	86.64	62.61	92°28'35"
C32	60.18	60.00	S70°52'53"E	57.69	32.90	57°28'06"
C33	51.49	60.00	N46°11'32"W	49.92	27.45	49°09'36"
C34	68.19	60.00	N10°56'53"E	64.58	38.31	69°06'35"
C35	59.67	60.00	N71°59'49"E	57.24	32.57	58°58'57"
C36	47.61	60.00	S58°46'55"E	46.37	25.14	45°27'36"
C37	52.85	60.00	S08°49'03"E	51.16	28.28	57°28'08"
C38	29.88	60.00	S30°35'24"W	29.38	15.15	28°20'45"

Line Table

Line #	Length	Direction
L1	120.00	N38°28'36"E
L2	177.90	N52°11'56"E
L3	70.03	S28°52'33"E
L4	177.35	S52°11'56"W
L5	0.57	S01°00'44"E
L6	50.00	S88°59'16"W
L7	70.00	N01°19'56"E
L8	158.47	N1°34'00"E
L9	34.91	N01°00'44"W
L10	49.82	N08°54'36"E
L11	58.05	S19°53'26"E
L12	28.19	S01°00'44"E

TOTAL ACREAGE: 20.487 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	21
NO. OF NON-RESIDENTIAL LOTS:	1
TOTAL:	17,202 ACRES

NO. OF BLOCKS:	1
R.O.W.:	1
TOTAL:	3,285 ACRES

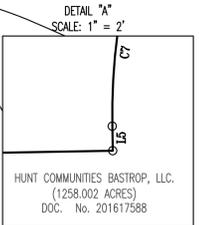
NON - RESIDENTIAL BLOCK	LOT	PURPOSE
A	1	D.E. & OPEN SPACE

LINEAR FOOTAGE OF RIGHT-OF-WAY

ROAD	TYPE	LENGTH (FT)	LOCAL
SAM HOUSTON DRIVE	70' R.O.W.	1,165	LOCAL
LANTANA COVE	50' R.O.W.	215	LOCAL
LAKE CHARLOTTE DRIVE	50' R.O.W.	663	LOCAL
ROSEWOOD PATH	50' R.O.W.	50	LOCAL
TOTAL		2,093	FT



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



BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED IN THE COLONY MUD 1C
ELEVATION = 427.64' N:10020357.95' E:3228783.50'
TBM-1: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED IN THE COLONY MUD 1C
ELEVATION = 454.00' N:10020315.43' E:3228101.72'

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 1

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

THAT, HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT COMPANY, LLC, SOLE MEMBER OF HUNT COMMUNITIES BASTROP, LLC, AND BEING THE OWNER OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 20.487 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 1"

AND DOES HEREBY DEDICATE 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.

HUNT COMMUNITIES BASTROP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

RICK NEFF, SENIOR VICE PRESIDENT
4401 NORTH MESA STREET
EL PASO, TX 79902

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED 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 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 PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND/OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: _____ DATE _____

BRENDAN P. MCENTEE, P.E. #96200
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ARRON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE _____

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



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. 48021C0195E, AND 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

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

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

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

GENERAL NOTES:

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE MUD.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (DLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- WATER IS PROVIDED BY THE COLONY MUD 1C.
- WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1C.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
- GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- CABLE SERVICE IS PROVIDED BY SPECTRUM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RULN 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 FINAL PLAT.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- AN OWNER'S ASSOCIATION AND/OR MUD IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
- STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 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.
- 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.
- 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.
- A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- SAM HOUSTON DRIVE SHALL REMAIN UN-GATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT TO THE COVENANT AGREEMENT FOR THE COLONY MUD'S.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 17TH, 2020.
- RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION. ACCESS FOR BLOCK A LOT 1 IS PROHIBITED TO LAKE CHARLOTTE CREEK DRIVE.

FIELD NOTES

BEGINNING ALL OF THAT CERTAIN 20.487 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 20.487 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-FIVE (25) COURSES AND DISTANCES, NUMBERED 1 THROUGH 254,

- 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 S50°56'44"E, A DISTANCE OF 46.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N58°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,
- S08°34'16"E, A DISTANCE OF 530.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S00°34'18"W, A DISTANCE OF 320.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 539.42 FEET, AND A CHORD THAT BEARS N65°27'49"W, A DISTANCE OF 534.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N52°11'56"E, A DISTANCE OF 177.90 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 1035.00 FEET, AN ARC LENGTH OF 175.87 FEET, AND A CHORD THAT BEARS N57°57'34"E, A DISTANCE OF 174.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S28°52'33"E, A DISTANCE OF 70.03 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 LEFT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 165.52 FEET, AND A CHORD THAT BEARS S58°02'13"W, A DISTANCE OF 165.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S52°11'56"W, A DISTANCE OF 177.35 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 744.60 FEET, AND A CHORD THAT BEARS S69°28'16"W, A DISTANCE OF 733.37 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 BEGINNING OF A CURVE TO THE LEFT,
- 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,
- 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,
- N01°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 N08°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 HEREIN DESCRIBED TRACT OF LAND,

THENCE, N87°44'45"E, A DISTANCE OF 412.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.487 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BASTROP)

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE ____ DAY OF _____, 20____, A.D.

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

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

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

SHEET 2 OF 2





STAFF REPORT

MEETING DATE: June 24, 2021

AGENDA ITEM: 3B-5

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 a Final Plat application for The Colony MUD 1C Section 3 (Exhibit A). The plat includes 69 residential lots and 2 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 Final 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 Public Improvement 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 Public Improvement 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 Final Drainage Plan has been reviewed and was approved by the City Engineer.

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 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 B³ 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 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 plat complies with the requirements of the adopted B³ Code and Consent Agreement.

B³ 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 and Section 1.3.003 Final Plat

The Preliminary Plat was approved by the Planning and Zoning Commission on December 11, 2020.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on February 4, 2021.

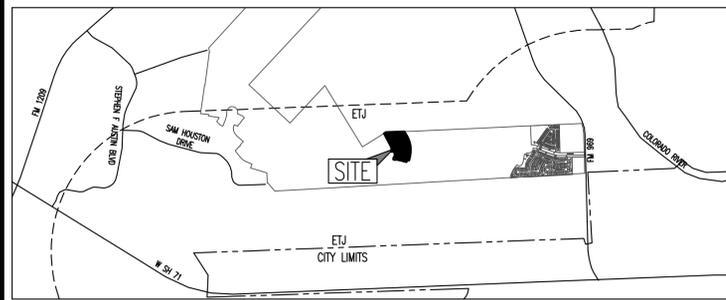
The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on February 25, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1B, Section 3 for compliance with subdivision, utility standards, and Consent Agreement on May 27, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.



THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 3



SCALE: 1" = 100'

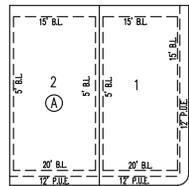
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

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



TYPICAL LOT EASEMENTS

BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED APPROXIMATELY 1,411' SOUTHWEST OF SITE ELEVATION = 511.33' N:10020257.22' E:3226578.17'
TBM-2: CAPPED IRON ROD LABELED "CBO/SETSTONE" LOCATED APPROXIMATELY 1,120' SOUTHWEST OF SITE ELEVATION = 514.07' N:10020269.51' E:3226969.96'

DATE: NOVEMBER 11, 2020

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

ENGINEER & SURVEYOR:
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
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

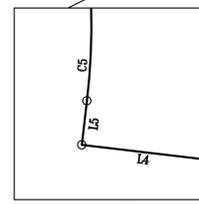
BLOCK	LOT	PURPOSE
B	86	DE & OPEN SPACE
B	87	R.O.W. RESERVE

LINEAR FOOTAGE OF RIGHT-OF-WAY	WIDTH	LENGTH	TYPE
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	

Line #	Length	Direction
L1	50.00	N76°06'00"W
L2	14.25	N75°05'50"W
L3	70.00	S145°41'00"W
L4	82.00	N85°16'23"W
L5	1.04	N06°43'37"E
L6	70.00	N05°02'45"E
L7	123.98	N06°43'37"E
L8	50.00	N05°25'39"E
L9	60.64	N07°42'10"E
L10	111.75	N04°15'22"W
L11	58.97	N24°07'28"W
L12	87.40	N58°32'39"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	812.73	1025.00	S08°48'54"E	791.61	429.08	49°25'49"
C2	23.82	15.00	S59°24'05"W	21.40	15.26	91°00'10"
C3	138.84	1465.00	N77°48'44"W	138.79	69.47	5°25'48"
C4	24.28	15.00	S53°05'59"W	21.72	15.74	92°44'44"
C5	24.00	15.00	N39°06'49"W	21.52	15.45	91°40'53"
C6	18.76	1535.00	S84°36'15"E	18.76	9.38	0°42'00"
C7	23.31	15.00	N51°14'11"E	21.03	14.75	89°01'08"
C8	23.90	15.00	N38°55'27"W	21.45	15.34	91°18'08"
C9	118.55	1825.00	N88°26'10"W	118.53	59.29	3°43'18"

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



- GENERAL NOTES:
- WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
 - WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
 - ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
 - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 17, 2020.
 - ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 - THE 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.
 - 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 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.
 - FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
 - ALL NEW UTILITIES WILL BE UNDERGROUND.
 - IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
 - DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
 - TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 - 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.
 - 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.
 - 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).
 - EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
 - 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.
 - A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 - 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.
 - 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.
 - THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
 - RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION.
 - 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.
 - THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
 - GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
 - CABLE SERVICE IS PROVIDED BY SPECTRUM.
 - 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.
 - ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
 - IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDS IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 - AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
 - STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
 - A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
 - 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 HERUNDER.
 - ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - 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.
 - IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FEET WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
 - 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, DRAINAGE/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOSS PINES HABITAT CONSERVATION PLAN.
 - COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 - NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 - 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/PREVENTION AREAS.

REVISION #	REASON	DATE

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

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

THE FINAL 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 Table						
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	Z31°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"E	230.96	118.38	29°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"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	88.76	45.80	Z30°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"E	120.33	60.20	S46°42"

Curve Table						
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	S68°14'15"E	34.52	18.02	3°26'05"
C35	31.45	60.00	N82°01'44"E	31.09	16.10	3°01'56"
C36	31.12	60.00	N52°09'22"E	30.77	15.92	28°42'47"
C37	31.15	60.00	N22°25'40"E	30.80	15.93	28°44'37"
C38	58.27	60.00	N20°16'01"W	56.01	31.66	55°38'44"
C39	6.02	15.00	N38°34'59"W	5.98	3.05	Z30°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	51°21'12"
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 Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C48	45.59	60.00	N27°51'19"W	44.50	23.96	4°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°53'28"
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	S31°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	42.87	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°48'36"
C64	14.93	374.99	S05°35'10"W	14.93	7.47	Z16°54"
C65	23.24	15.00	N37°39'01"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 Table						
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	78°12'27"
C70	222.32	475.00	S02°51'19"E	220.30	113.24	26°49'02"
C71	23.56	15.00	N56°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	Z34°50"
C85	773.08	975.00	N08°48'54"W	752.99	408.15	45°25'49"

STATE OF TEXAS)
COUNTY OF BASTROP)

I, ROSE PIETSCHE, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE _____ DAY OF _____, 20____, A.D.

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

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 SUBDIVIDE 18.143 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 3"

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 _____ DAY OF _____, 20____, A.D.

RICK NEFF
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.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ 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. 48021C0195E, AND 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

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

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF 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 PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: _____ DATE _____

BRENDAN P. MCENTEE, P.E. #96200
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE _____

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



THENCE, N58°32'39", 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.

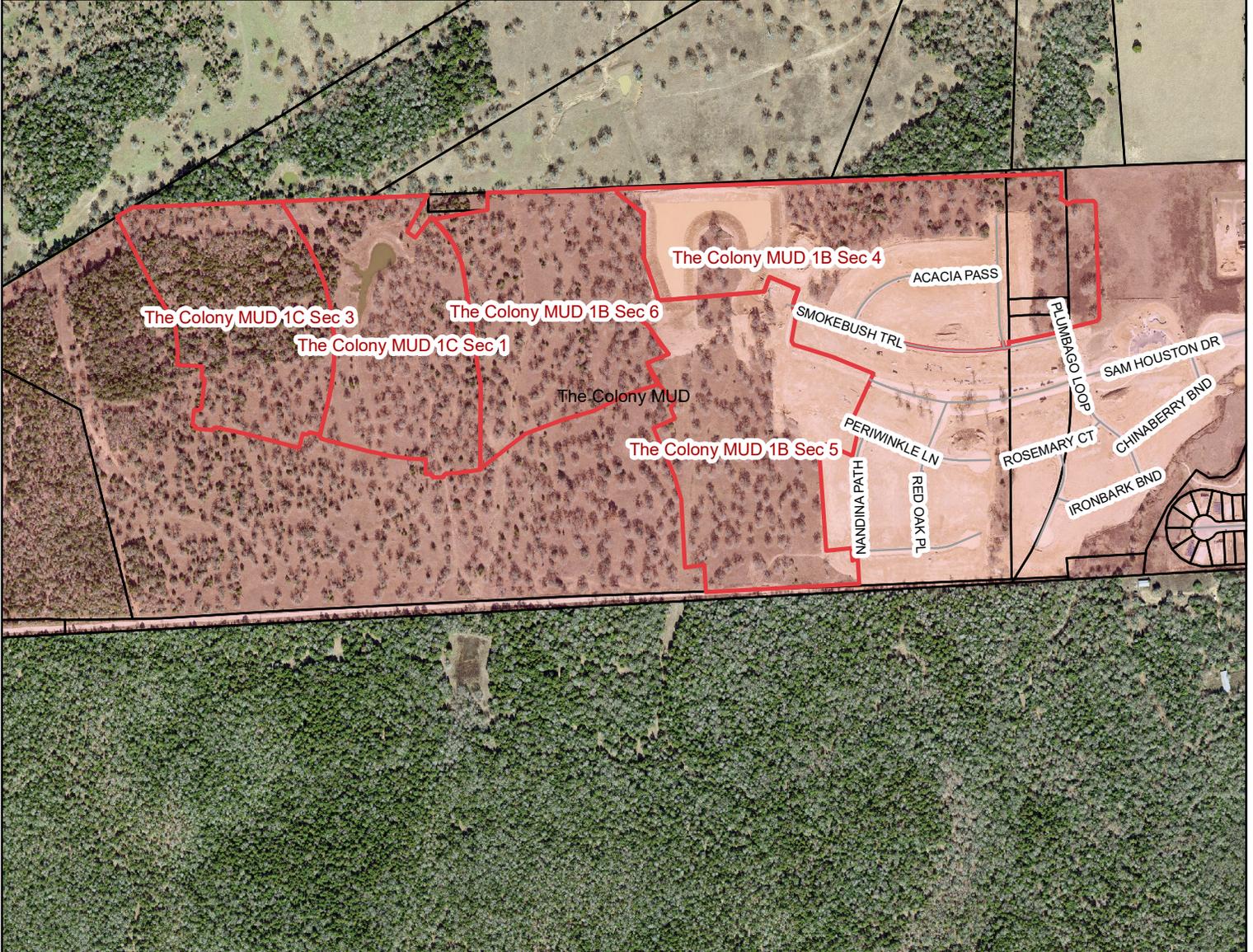
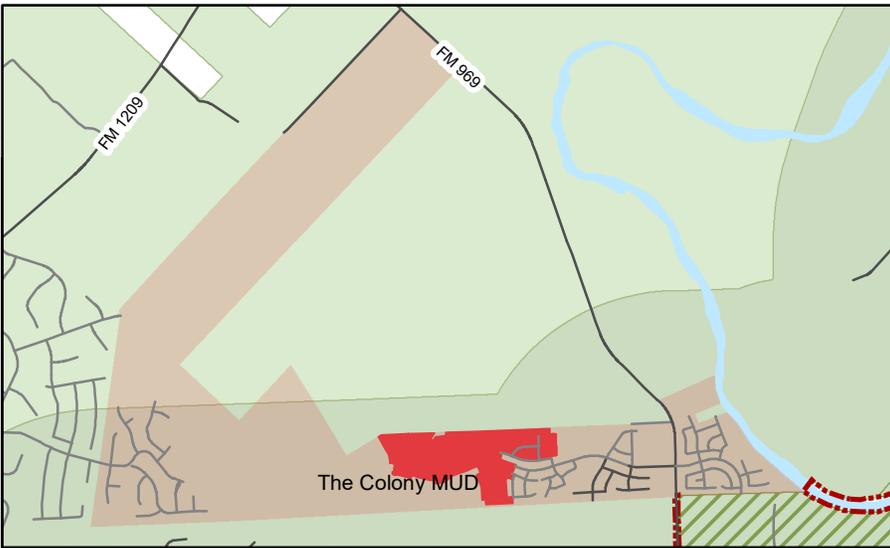
Carlson, Brigance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900

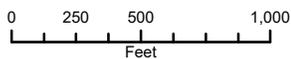
Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

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

Attachment 1 Location Map



Final Plats The Colony MUD 1B-4, 1B-5, 1B-6, 1C-1, 1C-3

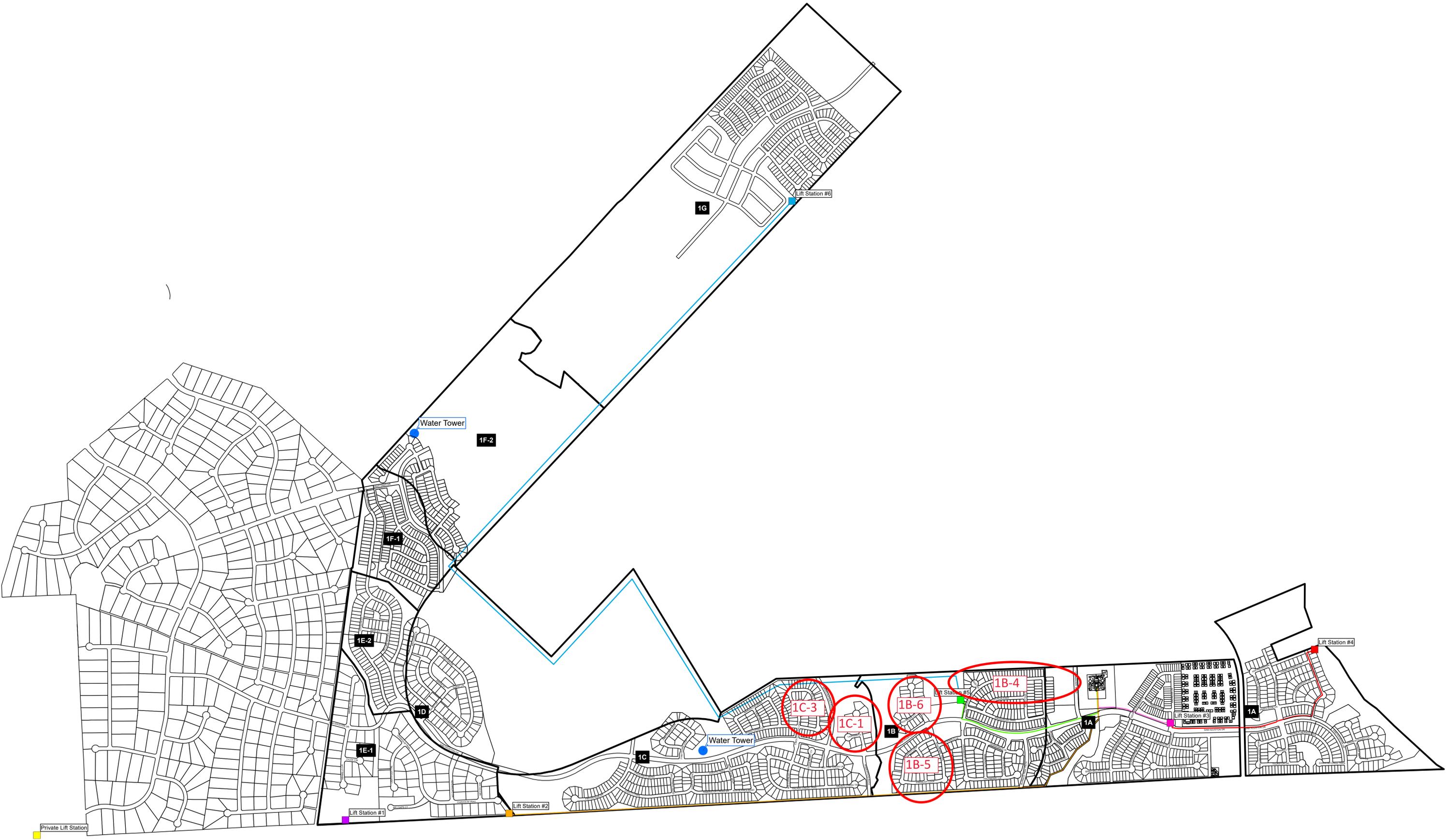


1 inch = 738 feet

Date: 6/18/2021

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





The Colony - Facilities Exhibit
Bastrop County, Texas





STAFF REPORT

MEETING DATE: June 24, 2021

AGENDA ITEM: 4A

TITLE:

Discussion on Comprehensive Plan Chapter 9 – Implementation, Appendix A – Goals, Objections, and Actions, Appendix B – CIP, and Appendix C – Ranking Criteria.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

The 2036 Comprehensive Plan was adopted on November 22, 2016. This document takes a proactive, comprehensive approach to addressing a community's growth and development as we plan for the City over a 30-year time frame. In the Implementation Plan in Chapter 9, it is recommended that the Commission review and update the Short-term Work Program. Every five years, a broader review of the entire plan is recommended. As we approach the five-year mark since adoption, we will begin the process of defining the scope for the review to be completed. This five-year review is not a re-write of the Comprehensive Plan, but an update to reflect completed projects and new focus areas of the City.

For this meeting, please read the Chapter 9 – Implementation, Appendix A – Goals, Objections, and Actions, Appendix B – CIP, and Appendix C – Ranking Criteria. Also, if you have any follow up from the discussion from the previous meetings, please bring any additional questions or comments.

REFERENCE DOCUMENTS:

2036 Comprehensive Plan

https://www.cityofbastrop.org/page/plan.comp_plan

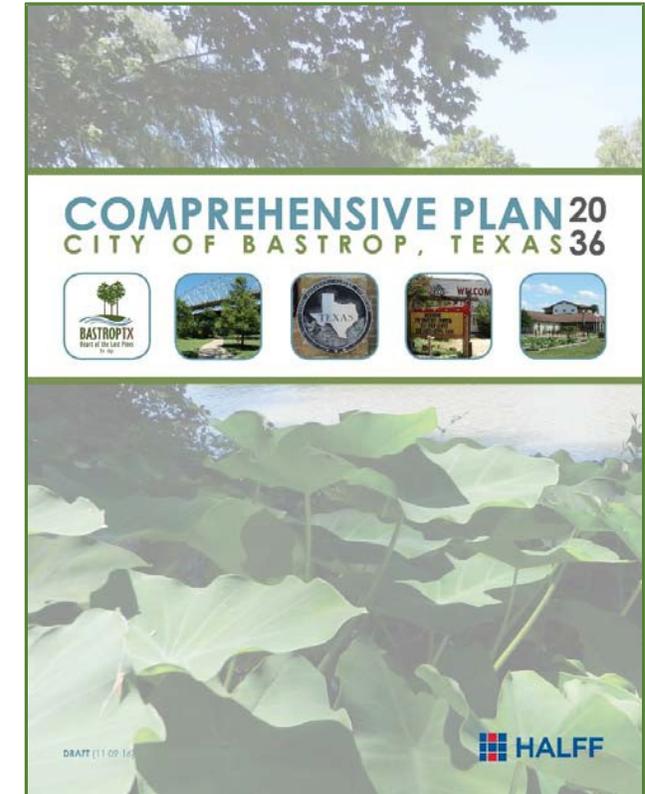
Comprehensive Plan Implementation & Updates

June 24, 2021



IMPLEMENTATION AND APPENICES

- Chapter 9 – Implementation
- Appendix A - Plan Goals, Objectives & Actions
- Appendix B – Capital Improvements Program
- Appendix C – Short Term Work Program Ranking Results



SHORT-TERM WORK PROGRAM

- **50 priority actions listed**

- Based on Comprehensive Plan Steering Committee survey
- Planning & Zoning Commission recommendations

- **Other objectives/actions**

- Still in the Plan – Still valuable
- Re-prioritization through plan amendment process
- Will be updated in 5-year review lead by Planning Staff and P&Z



FIGURE 9.1. SHORT-TERM WORK PROGRAM (POLICY)

INVENTORY #	ACTION RECOMMENDATION ¹	PRE-REQUISITE ACTIONS ²	PLAN OBJECTIVE	CPSC SURVEY RANKING ³	SHORT-TERM PRIORITY ⁴			INVOLVED ENTITIES
					IMMEDIATE (1-2 YRS.)	EXTENDED (3-5 YRS.)	ON-GOING	
POLICY ACTION RECOMMENDATIONS⁵								
P.1	Interpret and apply the recommendations of the Future Land Use Plan, and other applicable provisions of the Bastrop Comprehensive Plan, to applications, grant funding requests, and other solicitations of City support that are related to land use or development in the City of Bastrop's area of jurisdiction.	N/A	5.1.1 (p. 5-33)	27	■			City (Planning and Development, Planning and Zoning Commission, DB-FBC Task Force)
P.2	Develop a list of minimum parameters which must be met for the City to approve a proposed MUD or other water district in the E.L.	N/A	2.1.2 (p. 2-17)	7	■			City (Planning and Development, Planning and Zoning Commission)
P.3	Prioritize capital waste water projects that can be leveraged with storm water drainage, street, or other similar infrastructure improvements – particularly those that service developed areas where vacant infill tracts can be developed.	N/A	2.4.1 (p. 2-22)	12	■			City
P.4	Address locations with poor visibility on the Bastrop transportation network.							
P.5	Establish clear multi-family residential targets as a ratio of all City housing to alternatively meet 2036 City population projections or to generate additional supply to meet anticipated market potential.							
P.6	Establish City park and open space targets by type and distribution.							
P.7	Coordinate transportation planning with TxDOT, CAMPO and Bastrop County to ensure that key corridors to/from Travis County.							

IMPLEMENTATION TOOLS

The priority actions listed in the Short-term Work Program have been organized across five (5) implementation categories. It is acknowledged that some prioritized actions could meet the definition of more than one (1) category described below.

Operational Change.  New or changed programs, staffing, or operational procedures.

Policy.  Procedures or policies used to guide City decisions.

Financial Investment.  Capital improvement or general fund expenditures to improve the quality of Bastrop.

Regulation.  Council adopted regulations used to guide development in the City.

Study.  Further study or investigation needed to determine the most appropriate solution.

¹ Inventory number applied solely to cross-reference.
² Action Recommendation: Statements may be abbreviated.
³ Prerequisite Actions: Initiation requires the completion of prerequisite actions.
⁴ CPSC Survey Ranking: Refers to the priority applied to each recommendation by the City of Bastrop Comprehensive Plan Steering Committee.
⁵ Short-term Priority: Estimates the year(s) within which the action should be initiated.
⁶ Policy Action Recommendations: Plan includes multiple other policy statements which may be applied to land development and growth decisions on a case-by-case basis, but do not necessarily require formal action.

NOTE: A consolidated list of all Bastrop Comprehensive Plan goals, objectives, and actions is located in Appendix ?



CAPITAL IMPROVEMENT PROGRAM

• FRAMEWORK

- Established ten uniform ranking criteria
- Two Categories
 - Community – Values-based
 - Organization – Budget, regulatory, and project leveraging constraints
- Used during the annual budget process for CIP



CITY OF BASTROP, TEXAS
CAPITAL IMPROVEMENTS PROGRAM



PROJECT TITLE (ID No.)

Project Category: Text	Sub-category: Text
Recommended by: Text	Responsible Dept.: Text
Project Description/Location: Text	

Justification: Text

Qualifiers:

Can be funded fully/partially through non-municipal sources?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Necessary to meet a regulatory mandate?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Requires completion of another project?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Will additional resources/staff be required to operate/maintain the completed project?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Notes: Text

Hold for Map or Picture

Estimated Project Cost(s)	YR 16/17	YR 17/18	YR 18/19	YR 19/20	YR 20/21	> YR 20/21	TOTAL
Acquisitions (ROW/Easements/Land)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction (+10%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Cost	\$0						

Cost Notes: Text

Funding Source(s)	YR 16/17	YR 17/18	YR 18/19	YR 19/20	YR 20/21	> YR 20/21	TOTAL
Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CO Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GO Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Source(s)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Funding	\$0						

Funding Source Notes: Text

Funding Surplus/(Deficit)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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CAPITAL IMPROVEMENT PROGRAM



• FRAMEWORK

- New 5-year CIP being developed
- Consider adding Council Focus Areas as an additional factor for prioritization
- Create new ranking results for next fiscal year

A.1. CAPITAL IMPROVEMENTS PROGRAM PARAMETERS

Table 1 identifies basic parameters which guided the development of the Bastrop Capital Improvements Program Template, and which should apply to the City's future CIP planning processes.

TABLE 1. BASTROP CAPITAL IMPROVEMENTS PROGRAM PARAMETERS

TOPIC	CONSIDERATIONS ¹	DETERMINATIONS ²
CATEGORIES	How will CIP project lists be organized? Bastrop's current CIP project categories include: Roadway, Wastewater, Water, Parks and Recreation, and Facilities. Examples of other categories may include: Drainage, Electric, Equipment, Miscellaneous, Mobility, Public Safety.	Project categories: Facilities, Quality of Life, Utilities, Transportation
COST	What will be the minimum estimated cost of a capital project?	\$100,000
GROUPING	Will similar project types be grouped into a single CIP project? If so, will there be a geographic relationship between grouped projects?	Yes to grouping projects by type. Deferred maintenance must be grouped.
PROGRAMMATIC	Will the Bastrop CIP include projects for recurring operations and maintenance activities?	Yes. Deferred maintenance projects will be placed in the CIP. Grouped based on timing, and to meet minimum dollar amount.
STUDIES	Will the Bastrop CIP be limited to physical infrastructure improvements? Will studies/plans that inform project design and construction be considered in the CIP?	Studies will not be part of the CIP ranking process, but included in the document. Minimum value varies.



CAPITAL PROJECT RANKING CRITERIA



• COMMUNITY

- Public Health and Safety
- Economic Development
- Land Development and Growth
- Community Reinvestment
- Quality of Life

• ORGANIZATIONAL

- Impact on operational budget
- Cost sharing
- Regulatory Compliance
- Leveraging
- Environmental Enhancement



COUNCIL FOCUS AREAS 1 - 3



1. Communication: Support and enhance open 2-way communication between the City and its residents and businesses.
2. Community Safety: Keep citizens, businesses, and visitors safe.
3. Economic Vitality: Create sustainability by leveraging tourism, infrastructure renewal and investment; enhancing public/private partnerships; efficient planning and development processes; and fostering an inclusive and diverse environment that encourages entrepreneurial ventures.



COUNCIL FOCUS AREAS 4 - 6



4. Fiscal Responsibility: Prepare and manage budget; fiduciary responsibility.
5. Manage Growth: Plan for and manage growth, development, and redevelopment to maintain Bastrop's unique feel and character.
6. Multi-Modal Mobility: Improved mobility for all modes of transit; manage traffic congestion.



COUNCIL FOCUS AREAS 7 - 9



7. Organizational Excellence: Organize governance; progressive operational efficiency; employee and citizen volunteer recognition.

8. Uniquely Bastrop: Maintain and enhance our historic community feel by leveraging the unique combination of community, cultural, and recreational assets that make Bastrop a special place to live and work.

9. Unique Environment: Continue beautification and natural areas, green spaces, parks, river, and landscaping.



PROPOSED PLAN UPDATES & MASTER PLANS – FISCAL YEAR 2022



- Parks & Recreation Master Plan – 10-year update
 - Last new plan 2008, updated 2015
- New Future Land Use Plan (Chapter 4) and 5-year Comp Plan review
 - To coordinate with B³ Code changes
- CAMPO Corridor Study (previously Platinum Planning Project)
 - Funded by CAMPO, will consume Staff time & resources
- Annexation Plan
 - Begin process to annex available property (voluntary/agreement areas)



PROPOSED PLAN UPDATES & MASTER PLANS – FUTURE YEARS



- Facilities Master Plan
- Master Transportation Plan Update
- Downtown/Historic Master Plan
- Pine Forest Unit 6 Redevelopment Plan
- Historic Property Survey

