Planning & Zoning Commission Meeting Agenda

City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

Heart of the Lost Pines / Est. 1822. 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).

September 30, 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 August 26, 2021 Planning and Zoning Commission Regular Meeting
- 3B. Consider action to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.
- 3C. Consider action to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3F. Hold public hearing and consider action to recommend approval of the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

4. WORKSHOP

4A. Discussion on timeshares and form-based versus use-based or ownership-based regulations.

5. UPDATES

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

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: Friday, **Apple 104**, 2021 at 6:00 p.m. and remained posted for at least two hours after said meeting was convened.

Vivianna Andres, Development Coordinator	
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STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3A

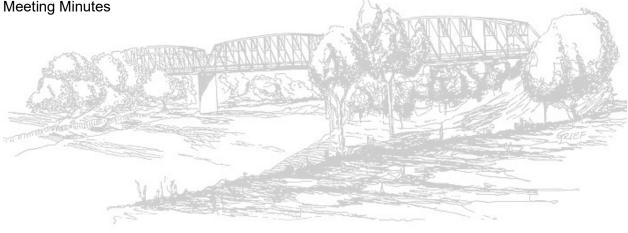
TITLE:

Consider action to approve meeting minutes from the August 26, 2021 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS: Meeting Minutes



Planning and Zoning Commission August 26, 2021 Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 26, 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	Present
Cheryl Lee	Present
Greg Sherry	Present
Ishmael Harris	Absent
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 July 29, 2021 Planning and Zoning Commission Regular Meeting.

Carrie Caylor made a motion to approve the July 29, 2021 meeting minutes. Greg Sherry seconded the motion and the motion carried unanimously.

3B. Consider action to approve amended meeting minutes from the April 29, 2021 Planning and Zoning Commission Regular Meeting.

Cheryl Lee made a motion to approve the April 29, 2021 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

3C. Consider action to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to the Commission the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff about the following topics:

- 1. What is the 720 grid? The 720 grid is the Farm Lot block structure in the B3 Code.
- 2. Driveway widths and standards for lots located in the ETJ.
- 3. B³ Code development standards and the permitting process for lots in the ETJ.

Planning and Zoning Commission August 26, 2021 Meeting Minutes

4. Who would be responsible for the maintenance of the roads once they are accepted? Bastrop County would be responsible for the maintenance of the roads once the public improvements are accepted.

Carrie Caylor made a motion to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

4. WORKSHOP

4A. Update on upcoming amendments to the Bastrop Building Block (B³) Code.

Jennifer Bills presented to the Commission the future updates to the Bastrop Building Block B³ Code. She stated language for Wireless Transmission Facilities would be coming before the Commission in the future. And Staff is currently working on a draft B3 Code amendment to present to the Commission at a later date. She presented processes and other future amendments which included platting exemptions, Zoning and Traffic Impact Analysis process to the Commission

Discussion commenced between Commissioners and Staff about the following topics;

- 1. How drainage is going to be handled in the code for the ETJ.
- 2. Location of the codes on the website, and how to make the codes easier for people to locate.
- 3. Why sidewalks are not required in the ETJ/rural areas.
- 4. Prefabricated houses and how they are addressed in the code.

5. UPDATES

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

Jennifer Bills presented to Commission updates about a developer with property located on FM 812/SH 21 meeting with the City to discuss the possibility of annexing into the ETJ. And at the upcoming City Council meeting Staff would be presenting the Viridian PFA to Council.

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

Pablo Serna asked Staff to add an item for discussion on the next meeting agenda for time shares.

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

Jennifer Bills presented the building and planning departments monthly project volume report for July to the Commission. Commission asked for clarification on what a Will Serve Letter is for. She responded the letter serves as a mechanism to communicate to customers if there is utility availability in the area they are interested in.

Planning and Zoning Commission August 26, 2021 Meeting Minutes

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:40 p.m. Carrie Caylor seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3B

TITLE:

Consider action to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	South of Agnes and east of SH 304 (Attachment 1) 15.201 acres 15.201 acres of the Nancy Blakey Survey, Abstract 98
Property Owner:	Lennar Homes of Texas Land & Construction, Ltd
Agent Contact:	Tim Holland, BGE
Existing Use:	Vacant/Undeveloped
Existing Zoning:	The Grove Planned Development
Adopted Plan:	The Grove Planned Development
Future Land Use:	Transitional Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Bastrop Grove Section 4 Phase 1A (Exhibit A). The plat includes 75 residential lots, three open space lots, and three access lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Planned Development, as amended.

Streets

The Plat connects to State Highway 304 and will provide the main access into the development. Future connectivity will be available to Agnes Street when the southern half is constructed. Local streets will serve the proposed residential and open space lots. Sidewalks will also be built alongside the roads within the development. The access lots are alleys to serve the lots fronting Smallmouth Road.

The Planned Development District was approved prior to the B³ Code's adoption. The street layout attempted to reflect the B³ Code's desire for gridded street connectivity while also working within the site's boundaries and around the LCRA transmission lines.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop and are served from SH 304. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. Public Improvement Plans have been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop. 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 the drainage channel to the east, which discharges into the Colorado River. 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:

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Traditional Residential: The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses), multi-family (apartments), and institutional residential uses such as nursing homes and assisted living facilities, along with 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 Transitional Residential in this area. The plat proposes dense residential lots and open space.

Objective 2.1.1: Implement a community growth program that maximizes the use of existing City infrastructure.

The approved Planned Development for this neighborhood contemplated the intent of the proposed B³ Code in creating a dense, gridded, network. The streets and utilities are well connected.

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 Planned Development, a variety of single-family residential lots and two multifamily lots are contemplated.

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 15.201-acre tract into 75 residential lots, three open space lots, and three access lots. Public improvements within the subdivision (streets, water, wastewater, etc.) will be dedicated to the City of Bastrop 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 Transitional Residential for this area.

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

The street layout and associated utilities meet the approved concept plan included in the Planned Development for this neighborhood.

(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 Planned Development District.

<u>B³ Code – Chapter 1: Subdivisions</u>

• Section 1.3.001 Standard Procedure - Platting Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.002 Preliminary Plat The Preliminary Plat was approved by the Planning and Zoning Commission on April 30, 2020.
- Section 1.3.003 Final Plat The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on April 8, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on April 8, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on April 13, 2021.

• Section 1.3.004 Plat Requirements

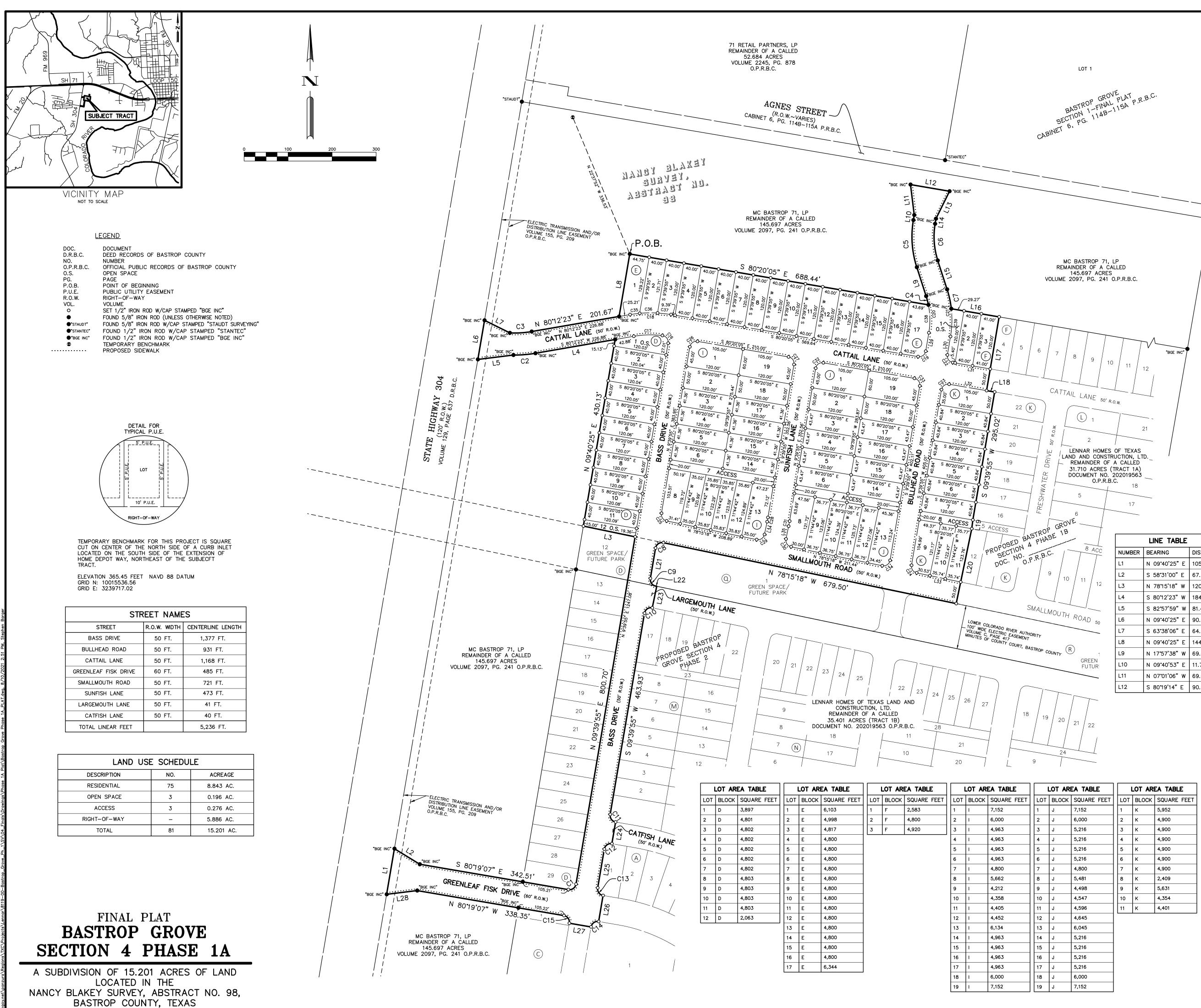
The Development Review Committee reviewed the Final Plat for compliance with subdivision, utility standards, and Planned Development on August 26, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Bastrop Grove Section 4 Section 1A Final Plat
- Attachment 1: Location Map
- Attachment 2: Planned Development Concept Plan



18			С3	8
			С3	9
17				
	LINE TABLE			
IBER	BEARING	DISTANCE		N
	N 09 ° 40'25" E	105.14'		L1
	S 58°31'00" E	67.53'		L1
	N 78 ° 15'18" W	120.17'		L1
	S 80°12'23" W	184.00'		L1
	S 82•57'59" W	81.42'		L1
	N 09 ° 40'25" E	90.02'		L1
	S 63°38'06" E	64.18'		L1
	N 09 ° 40'25" E	144.11'		L
	N 17 ° 57'38" W	69.01'		L
	N 09 ° 40'53" E	11.70'		L
	N 07°01'06" W	69.60'		L
	S 80°19'14" E	90.00'		L

LINE TABLE				
NUMBER	BEARING	DISTANCE		
L13	S 26°22'49" W	69.60'		
L14	S 09*40'53" W	11.70'		
L15	S 17 ° 57'38" E	69.01'		
L16	S 80°20'05" E	110.27'		
L17	S 09 ° 39'55" W	170.00'		
L18	S 80°20'05" E	18.60'		
L19	S 07°04'47" W	20.02'		
L20	S 11 ° 44'42" W	173.76'		
L21	S 09 * 39'55" W	70.05'		
L22	S 78°15'18" E	2.80'		
L23	S 11°44'42" W	50.00'		
L24	S 09 ° 39'55" W	50.00'		

CURVE TABLE

NUMBER ARC LENGTH RADIUS DELTA CHORD BEARING CHORD DISTANCE

10**°**26'51"

6**°**41'05"

1*29'09"

91•39'49"

90°00'00"

90**°**00'00"

19**°**27'31"

90**°**00'00"

90°00'00"

2**°**04'47"

2**°**04'47"

4**°**34'52"

8**°**29'14"

5**°**23'25"

90°00'58" N 54°40'24" E 21.22'

12°40'35" N 86°32'41" E

27°38'30" | S 04°08'23" E

27°38'30" | S 04°08'23" E

92°04'48" | S 55°42'18" W

87°55'13" | S 34°17'42" E

89°59'02" | S 35°19'36" E

90°01'18" | S 54°40'14" W

89°59'02" N 35°19'36" W

90°00'00" N 54°39'55" E

27°37'32" N 04°08'52" W

90°00'00" | S 35°20'05" E

90°00'00" S 54°39'55" W

87°55'13" | S 34°17'42" E

87°55'13" | S 34°17'42" E

90°00'00" N 56°44'42" E

90°00'00" | S 33°15'18" E

90°00'00" S 54°39'55" W

90°00'00" N 35°20'05" W

N 85°25'49" E

N 14°37'05" W

N 12**13'**03" W

S 55°29'49" W

S 35°20'05" E

S 54°39'55" W

92°49'39" N 36°44'55" W 21.73'

16°37'53" | S 88°31'20" W | 65.08'

27°37'32" | N 04°08'52" W | 83.56'

S 54'39'55" W

N 35°20'05" W

N 10°42'18" E

N 10°42'18" E

92°04'47" N 55°42'18" E 21.59'

S 82°29'49" W

N 83°31'48" W

20°56'27" N 00°48'19" W 63.61'

16°08'23" N 01°35'43" E 63.17'

S 89°01'52" W 40.70'

S 89°56'09" W 92.95'

50.08'

49.68'

20.41'

83.61'

45.03'

21.59'

20.82'

21.52'

1.21'

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11.80'

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21.21'

21.98'

30.66'

107.50**'**

23.57'

50.14'

49.78'

20.42'

108.55'

84.43'

45.10'

24.11'

23.02'

24.00'

23.56'

23.56'

23.56'

23.57'

23.56'

24.30'

65.31'

93.40'

23.56'

84.38'

108.49'

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23.02'

23.56'

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23.56'

23.56'

11.80'

23.56'

23.56'

24.11'

21.99'

40.74'

30.67'

63.96'

63.38'

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15.00'

275.00'

225.00'

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275.00**'**

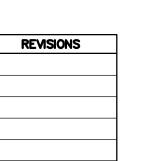
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	LINE TABLE	
NUMBER	BEARING	DISTANCE
L25	S 09 ° 39'55" W	89.32'
L26	S 09 * 39'26" W	60.00'
L27	N 80°18'27" W	50.00'
L28	S 82 • 58'57" W	69.82'
L29	N 09 ° 39'55" E	42.45'
L30	S 09 * 39'55" W	42.45'
L31	S 80°20'05" E	86.40'
L32	N 80°20'05" W	86.40'
L33	S 78°15'18" E	102.02'
L34	S 11°44'42" W	29.55'
L35	N 11 ° 44'42" E	29.55'



ABLE	LOT AREA TABLE		
ARE FEET	LOT	BLOCK	SQUARE FEET
2	1	к	5,952
0	2	к	4,900
6	3	к	4,900
6	4	к	4,900
6	5	к	4,900
6	6	к	4,900
0	7	к	4,900
1	8	к	2,409
8	9	к	5,631
.7	10	к	4,354
6	11	к	4,401
.5			
.5			
6			
6			
6			

DATE: JULY 19, 2021

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 13620 N. FM 620 BUILDING B, SUITE 150 AUSTIN, TEXAS 78717

ENGINEER & SURVEYOR: BGE, INC. 1701 DIRECTORS BLVD., SUITE 1000 AUSTIN, TEXAS, 78744 512–879–0400

BGE, INC. 7330 SAN PEDRO AVE., SUITE 202 SAN ANTONIO, TEXAS 78216 210-581-3600



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, Texas 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

SHEET 1 OF 2

STATE OF TEXAS § COUNTY OF BASTROP §	GENERAL NOTES:
NOW ALL MEN BY THESE PRESENTS:	1. WATER SERVICE IS PROVIDED BY THE CITY OF BASTR
THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING BY AND THROUGH KEVIN	2. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF
PAPE, AUTHORIZED AGENT, BEING OWNER OF A 31.710 ACRE TRACT OF LAND DESCRIBED AS TRACT 1A AND A 35.401 ACRE TRACT OF LAND DESCRIBED AS TRACT 1B OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER	3. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELEC
202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.201 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:	4 GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY.5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT AP
BASTROP GROVE SECTION 4 PHASE 1A	2020.
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN IEREON.	6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE C AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
VITNESS MY HAND THIS DAY OF, 20	7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUC
EVIN PAPE, AUTHORIZED AGENT	8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEN OF THE CITY OF BASTROP. THE OWNER UNDERSTAND BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PI CODES AND REQUIREMENTS.
ENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 3620 N. FM 620 BUILDING B, SUITE 150 AUSTIN, TEXAS 78717	9. BY APPROVING THIS PLAT, THE CITY OF BASTROP AS CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS I CERTIFICATES OF OCCUPANCY.
STATE OF TEXAS:	10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
COUNTY OF BASTROP: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON	11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UN WASTEWATER COLLECTION FACILITIES.
THIS DAY PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE	12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM
SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.	13. ALL UTILITIES WILL BE UNDERGROUND.
	14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE
	15. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	16. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNAT AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADM TEXAS, REVISED DATE JANUARY 19, 2006.
IY COMMISSION EXPIRES ON:	17. TEMPORARY AND PERMANENT EASEMENTS TO BE PRO WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
SURVEYOR'S CERTIFICATE:	18. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC U STREET RIGHTS—OF—WAY ON ALL LOTS. A FIVE (5) F REAR LOT LINE.
KNOW ALL MEN BY THESE PRESENTS:	19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO A ACCESS BY GOVERNMENTAL AUTHORITIES.
THAT I, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE INC. ON	20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STR EXCEPT AS APPROVED BY THE CITY OF BASTROP AN
THE GROUND ON NOVEMBER 15, 2018, AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WILL BE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS UPON COMPLETION OF CONSTRUCTION.	21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE M
PRELIMINARY PENDING FINAL REVIEW	22. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION (T.D.L.R.) AND PROVIDE DOCUMENTATION OF REVIEW TEXAS ARCHITECTURAL BARRIERS ACT (T.A.B.A.).
DION P. ALBERTSON, R.P.L.S. NO. 4963 DATE 23GE, INC. 2330 SAN PEDRO AVE, SUITE 202 SAN ANTONIO, TEXAS 78216	23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTI OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION CONSTRUCTION.
	24. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESI WHICH WILL CONVEY SURFACE WATER, WITHOUT POND TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SU
NGINEER'S CERTIFICATION: , TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN	25. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SI EASEMENT FOR CONSTRUCTION, OPERATION AND MAIN BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAIN CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LI
NGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	26. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON FROM THE CITY OF BASTROP.
PRELIMINARY PENDING FINAL REVIEW	27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE
TMOTHY M. HOLLAND, P.E. DATE ICENSED PROFESSIONAL ENGINEER NO. 94848 IGE, INC.	28. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCOP DEVELOPMENT DISTRICT ORDINANCE NO. 2019–59. (C
701 DIRECTORS BOULEVARD, SUITE 1000 AUSTIN, TEXAS 78744	29. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN
	30. THE PLAT WILL COMPLY WITH THE REQUIREMENTS OF
APPROVED THIS DAY OF,, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.	31. THE SIGNAGE AND STRIPING PLAN IN THE PUBLIC IMF RIGHT-IN, RIGHT-OUT REQUIREMENT OF CATTAIL LAN
APPROVED: ATTEST:	32. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.
PLANNING & ZONING COMMISSION CITY SECRETARY	THE STATE OF TEXAS
CHAIRPERSON	COUNTY OF BASTROP KNOW ALL MEN BY THESE P
	I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY
	CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD I
	20 A.D., IN THE PLAT RECORDS OF SAID COUNTY AND
	RECORD AT O'CLOCKM. THIS DAY OF
	ROSE PIETSCH
	COUNTY CLERK



A SUBDIVISION OF 15.201 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS

BASTROP.

CTRIC COOPERATIVE.

PROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 30,

ITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS

SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED ION WITHIN THE SUBDIVISION.

UCCESSORS AND/OR ASSIGNS, ASSUME SOLE RESPONSIBILITY FOR ENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY ANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH

SUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN I INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY NCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR

FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE

TIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND

TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.).

WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATTING. RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES. ED FLOOD HAZARD AREA. THIS TRACT LIES IN UNSHADED ZONE "X", NISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP COUNTY,

VIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFFSITE

JTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO OOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND

LL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT

UCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, D/OR BASTROP COUNTY.

AINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. O THE APPLICANT SUBMITTING TO THE CITY OF BASTROP WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS ND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH

ED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX

ON AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME ING IN THE LOT OR UNDER THE STRUCTURE, FROM THE STRUCTURE BDIVISION DEVELOPER.

OWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN TENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, S. WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC

LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED

WITH THE ORDINANCES OF THE CITY OF BASTROP.

DANCE WITH THE BASTROP BUILDING BLOCK CODE AND PLANNED TY LIMITS ONLY) ORDINANCE.

THE PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59. ROVEMENT PLANS FOR THIS PROJECT SHALL REFLECT THE AS PER ORDINANCE NO. 2019-59 1.7(M).

REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY (CITY LIMITS ONLY)

RESENTS:

CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS MY OFFICE ON THE _____ DAY OF _____,

STATE IN PLAT CABINET ____, PAGE(S) _____. FILED FOR _____, 20____ AD.

CLERK, THE ____ DAY OF _____, 20____ AD.

BY: ___ DEPUTY DESCRIPTION OF A 15.201 ACRE TRACT OF LAND

FIELD NOTES FOR A 15.201 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP TEXAS, BEING PARTIALLY OUT OF A CALLED 31.710 ACRE TRACT OF LAND (TRACT 1A) AND PARTIALLY OUT OF 35.401 ACRE TRACT OF LAND (TRACT 1B) AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCT DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 15.201 A BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped 'BGE INC" found at the northwest corner of said 31.710 being a re-entrant corner of a remainder of a called 145.697 acre tract of land as conveyed unto MC Bastrop Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, for the PÓINT OF BEGINNING northwest corner of the herein described tract:

THENCE, coincident with the common line of the 31.710 acre tract and said remainder of the 145.697 acre tract following thirteen (13) courses:

- S 80°20'05" E, a distance of 688.44 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found beginning of a non-tangent curve for a re-entrant corner of the herein described tract;
- 2. Curving to the left, with a radius of 175.00 feet, an arc length of 20.42 feet, a central angle of 06°41'0 bearing of N 14°37′05" W, and a chord distance of 20.41 feet to a 1/2-inch iron rod with a cap stampe found for a point of tangency of the herein described tract;
- 3. N 17'57'38" W, a distance of 69.01 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC" found for curvature of the herein described tract;
- 4. Curving to the right, with a radius of 225.00 feet, an arc length of 108.55 feet, a central angle of 27'3 bearing of N 04'08'23" W, and a chord distance of 107.50 feet to a 1/2-inch iron rod with a cap stam found for a point of tangency of the herein described tract
- N 09°40'53" E, a distance of 11.70 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" found for point of the herein described tract;
- 6. N 07'01'06" W, a distance of 69.60 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC" found fo northwest corner of the herein described tract;
- S 80⁴9'14" E, a distance of 90.00 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' found for northeast corner of the herein described tract;
- 8. S 26°22'49" W, a distance of 69.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found fo point of the herein described tract;
- 9. S 09°40'53" W, a distance of 11.70 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" found for curvature of the herein described tract;
- 10. Curving to the left, with a radius of 175.00 feet, an arc length of 84.43 feet, a central angle of 27°38's bearing of S 04'08'23" E, and a chord distance 83.61 feet to a 1/2-inch iron rod with a cap stamped found for a point of tangency of the herein described tract;
- 11. S 17'57'38" E, a distance of 69.01 feet a 1/2-inch iron rod with a cap stamped "BGE INC" found for a curvature of the herein described tract;
- 12. Curving to the right, with a radius of 225.00 feet, an arc length of 45.10 feet, a central angle of 11°29' bearing of S 12°13'03" E, and a chord distance of 45.03 feet to a 1/2-inch iron rod with a cap stampe found at the end of this curve for a re-entrant corner of the herein described tract; and
- 13. S 80°20'05" E, a distance of 110.27 feet a 1/2—inch iron rod with a cap stamped 'BGE INC" set for the northeast corner of the herein described tract, from which a 1/2—inch iron rod with a cap stamped 'BG at the northeast corner of the 31.710 acre tract bears S 80°20'05" E, a distance of 924.71 feet;
- THENCE, departing said common line, over and across the 31.710 acre tract the following nine (9) courses:
- 1. S 09'39'55" W, a distance of 170.00 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC" set for corner of the herein described tract;
- 2. S 80°20'05" E, a distance of 18.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for corner of the herein described tract;
- 3. S 09°39'55" W, a distance of 295.02 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC" set for point of the herein described tract;
- 4. S 07°04'47" W, a distance of 20.02 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for of the herein described tract;
- 5. S 11°44'42" W, a distance of 173.76 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for corner of the herein described tract;
- 6. N 7815'18" W, a distance of 679.50 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC" set for curvature of the herein described tract;
- Curving to the left, with a radius of 15.00 feet, an arc length of 24.11 feet, a central angle of 92°04'48" bearing of S 55°42'18" W, and a chord distance of 21.59 feet to a 1/2—inch iron rod with a cap stampe set for a point of tangency of the herein described tract; 7.
- 8. S 09°39'55" W, a distance of 70.05 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for curvature of the herein described tract; and
- 9. Curving to the left, with a radius of 15.00 feet, an arc length of 23.02 feet, a central angle of 87*55'13 bearing of S 3447742" E, and a chord distance of 20.82 feet to a 1/2-inch iron rod with a cap stampe set on the common line of the 31.710 acre tract and the aforementioned 35.401 acre tract, for a point of the herein described tract;

THENCE, S 78"15'18" E, coincident with said common line, a distance of 2.80 feet to a 1/2-inch iron rod with stamped 'BGE INC" set for an easterly corner of the herein described tract;

THENCE, departing said common line, over and across said 35.401 acre tract the following twelve (12) courses:

- S 11°44'42" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC" set at of a non-tangent curve for an easterly corner of the herein described tract;
- Curving to the left, with a radius of 15.00 feet, an arc length of 24.00 feet, a central angle of 91°39'49' bearing of S 55°29'49" W, and a chord distance of 21.52 feet to a 1/2-inch iron rod with a cap stampe set at a point of tangency of the herein described tract;
- S 09°39'55" W, a distance of 463.93 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 35°20'05" E, and a chord distance of 21.21 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set at the end of this curve for an easterly corner of the herein described tract; 4.
- 5. S 09'39'55" W, a distance of 50.00 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set at the beginning of a non—tangent curve for an easterly corner of the herein described tract;

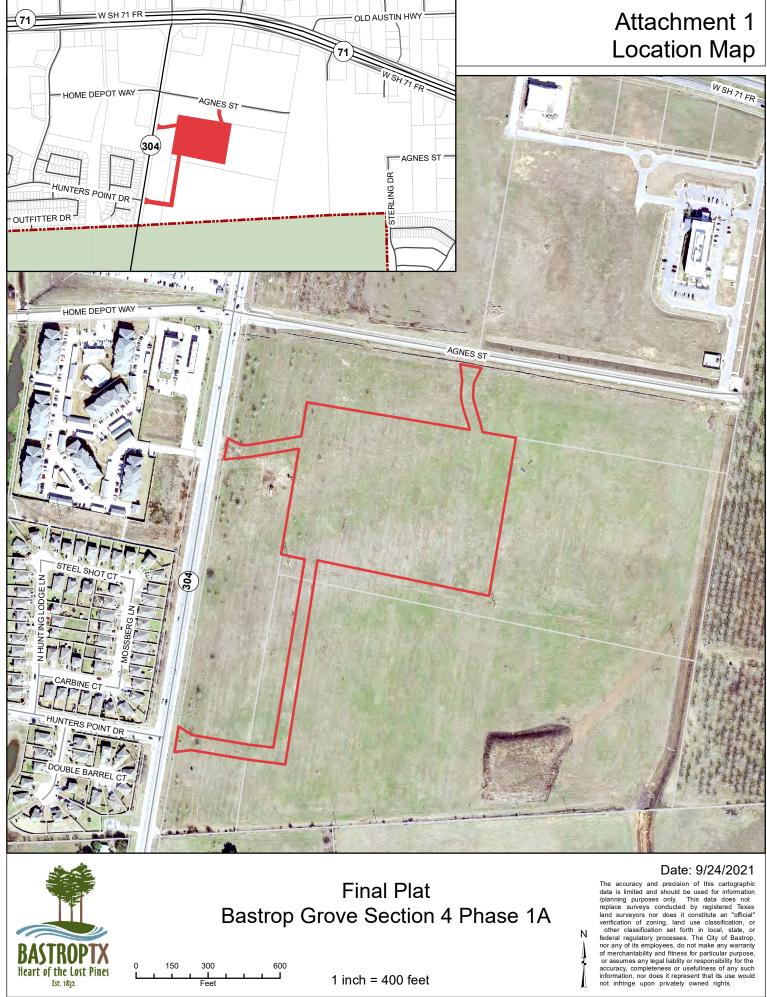
DP COUNTY, F A CALLED	6. Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 54°39'55" W, and a chord distance of 21.21 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set at the end of this curve for an easterly corner of the herein described tract;
JCTION, LTD. IN ACRE TRACT	7. S 09°39'55" W, a distance of 89.32 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
710 acre tract rop 71, LP in 6 and westerly	8. Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89*59'02", a chord bearing of S 35*19'36" E, and a chord distance of 21.21 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC" set at the end of this curve for an easterly corner of the herein described tract;
,	9. S 09°39'26" W, a distance of 60.00 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC" set at the beginning of a non—tangent curve for an easterly corner of the herein described tract;
tract the d at the	10. Curving to the left, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90°01'18", a chord bearing of S 54°40'14" W, and a chord distance of 21.22 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set at the end of this curve for the southeast corner of the herein described tract;
1'05", a chord	11. N 80°18'27" W, a distance of 50.00 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set at the beginning of a non—tangent curve for a south corner of the herein described tract; and
nped "BGE INC" for a point of	12. Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89°59'02", a chord bearing of N 35°19'36" W, and a chord distance of 21.21 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
7*38'30", a chord amped 'BGE INC"	THENCE, N 80°19'07" W, continuing over and across the 35.401 acre tract, passing at a distance of 115.22 feet a 1/2—inch iron rod with a cap stamped 'BGE INC'' found at a common corner of the 35.401 acre tract and the aforementioned remainder of the 145.697 acre tract and continuing coincident with the common line of the 35.401 acre tract and said remainder of the 145.697 acre tract a total distance of 338.35 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC'' found for an angle point of the herein described tract;
for an angle	THENCE, S 82°58'57" W, continuing coincident with said common line, a distance of 69.82 feet a 1/2—inch iron rod with a
for the northerly	cap stamped 'BGE INC" found at the common corner of the 35.401 acre tract and the remainder of the 145.697 acre tract on the east right—of—way line of State Highway 304, (R.O.W.~ 120') as described in Volume 129, Page 637 of the Deed Records of Bastrop County, Texas for the southwest corner of the herein described tract;
for the northerly	THENCE, N 09°40'25" E, coincident with the common line of the 35.401 acre tract and said right—of—way, a distance of 105.14 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" found at the common corner of the 35.401 acre tract and the remainder of the 145.697 acre tract for a westerly corner of the herein described tract;
for an angle	THENCE, S 58*31'00" E, departing said right—of—way line, coincident with the common line of the 35.401 acre tract and a
for a point of	remainder of the 145.697 acre tract, a distance of 67.53 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC" found for an angle point of the herein described tract;
8'30", a chord d 'BGE INC''	THENCE, S 80°19'07" E, continuing coincident with said common line, passing at a distance of 237.30 feet a 1/2—inch iron rod with a cap stamped "BGE INC" found at the common corner of the 35.401 acre tract and a remainder of the 145.697 acre tract and continuing over and across the 35.401 acre tract a total distance of 342.51 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
a point of	THENCE, curving to the left, continuing over and across the 35.401 acre tract, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90°00'58", a chord bearing of
29'09", a chord 1ped "BGE INC"	N 54°40'24" E, and a chord distance of 21.22 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
the easterly BGE INC" found	THENCE, N 09°39'55" E, continuing over and across the 35.401 acre tract, passing at a distance of 700.63 feet the common line of the 35.401 acre tract and the aforementioned 31.710 acre tract and continuing over and across said 31.710 acre tract, a total distance of 800.70 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for a re—entrant corner of the herein described tract;
or a re—entrant	THENCE, N 78°15'18" W, continuing over and across the 31.710 acre tract a distance of 120.17 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set on the common line of the 31.710 acre tract and a remainder of the aforementioned 145.697 acre tract for a westerly corner of the herein described tract, from which a 1/2—iron rod with a cap stamped "BGE INC" found at the common corner of the 31.710 acre tract and the aforementioned 35.401 acre tract bears S 09°40'25" W, a distance of 100.07 feet;
r an easterly	THENCE, coincident with said common line the following four (4) courses:
for an angle	1. N 09°40'25" E, a distance of 430.13 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC" found for a re—entrant corner of the herein described tract;
or an angle point	2. S 80°12'23" W, a distance of 184.00 feet a 1/2—inch iron rod with a cap stamped "BGE INC" found for a point of curvature of the herein described tract;
or the southeast	3. Curving to the right, with a radius of 275.00 feet, an arc length of 50.14 feet, a central angle of 10°26'51", a chord bearing of S 85°25'49" W, and a chord distance of 50.08 feet to a 1/2—inch iron rod with a cap stamped "BGE INC"
or a point of	found at the end of this curve; and 4. S 82°57'59" W, a distance of 81.42 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set at the common corner of the 31.710 acre tract and the remainder of the 145.697 acre tract being on the aforementioned east
48", a chord nped "BGE INC"	right—of—way line of State Highway 304 for a westerly corner of the herein described tract;
or a point of	THENCE, N 09*40'25" E, coincident with the common line of the 31.710 acre tract and said right—of—way, a distance of 90.02 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC" found at a common corner of the 31.710 acre tract and a remainder of the 145.697 acre tract for a westerly corner of the herein described tract;
'13", a chord nped "BGE INC" int of tangency	THENCE, departing said common line, coincident with the common line of the 31.710 acre tract and a remainder of the 145.697 acre tract, the following four (4) courses:
	1. S 63°38'06" E, a distance of 64.18 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" found at the beginning of a non—tangent curve of the herein described tract;
th a cap	2. Curving to the left, with a radius of 225.00 feet, an arc length of 49.78 feet, a central angle of 12*40'35", a chord bearing of N 86*32'41" E, and a chord distance of 49.68 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" found for a point of tangency of the herein described tract;
es: the beginning	3. N 80°12'23" E, a distance of 201.67 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC" found for a re—entrant corner of the herein described tract; and
49", a chord nped 'BGE INC"	 N 09°40'25" E, a distance of 144.11 feet to the POINT OF BEGINNING and containing 15.201 acres of land, more or less.
for a point of	





BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, Texas 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

SHEET 2 OF 2



1 inch = 400 feet



:\TXC\Projects\WayMaker\Bastrop\03_CADD\05_Exhibits\Conceptual Plan.



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	South of Agnes and east of SH 304 (Attachment 1) 14.128 acres 14.128 acres of the Nancy Blakey Survey, Abstract 98
Property Owner:	Lennar Homes of Texas Land & Construction, Ltd
Agent Contact:	Tim Holland, BGE
Existing Use:	Vacant/Undeveloped
Existing Zoning:	The Grove Planned Development
Adopted Plan:	The Grove Planned Development
Future Land Use:	Transitional Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Bastrop Grove Section 4 Phase 1B (Exhibit A). The plat includes 73 residential lots, one greenspace/park/drainage lot, and two access lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Planned Development, as amended.

Streets

The Plat connects to State Highway 304 through Phase 1A to provide the main access into the development. Local streets will serve the proposed residential and open space lots. Sidewalks will also be built alongside the roads within the development. The access lots are alleys to serve the lots fronting Smallmouth Road.

The Planned Development District was approved prior to the B³ Code's adoption. The street layout attempted to reflect the B³ Code's desire for gridded street connectivity while also working within the site's boundaries and around the LCRA transmission lines.

<u>Utilities</u>

Water service (domestic and fire) will be provided by the City of Bastrop and are served from SH 304. These lines will be designed according to the City's construction standards, as well as the

Texas Commission on Environmental Quality's (TCEQ) requirements. Public Improvement Plans have been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop. 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 the drainage channel to the east, which discharges into the Colorado River. 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:

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Traditional Residential: The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses), multi-family (apartments), and institutional residential uses such as nursing homes and assisted living facilities, along with 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 Transitional Residential in this area. The plat proposes dense residential lots and open space.

Objective 2.1.1: Implement a community growth program that maximizes the use of existing City infrastructure.

The approved Planned Development for this neighborhood contemplated the intent of the proposed B³ Code in creating a dense, gridded, network. The streets and utilities are well connected.

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 Planned Development, a variety of single-family residential lots and two multifamily lots are contemplated.

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 14.128-acre tract into 73 residential lots, one greenspace/park/drainage lot, and two access lots. Public improvements within the subdivision (streets, water, wastewater, etc.) will be dedicated to the City of Bastrop 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 Transitional Residential for this area.

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

The street layout and associated utilities meet the approved concept plan included in the Planned Development for this neighborhood.

(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 Planned Development District.

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 The Preliminary Plat was approved by the Planning and Zoning Commission on April 30, 2020.

• Section 1.3.003 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on December 10, 2020.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on April 8, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on April 13, 2021.

• Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for compliance with subdivision, utility standards, and Planned Development on August 26, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Bastrop Grove Section 4 Section 1B Final Plat
- Attachment 1: Location Map
- Attachment 2: Planned Development Concept Plan



SHEET 1 OF 2

COUNTY OF BASTROP §	GENERAL NOTES:
KNOW ALL MEN BY THESE PRESENTS:	1. WATER SERVICE IS PROVIDED BY THE CITY OF BAS
THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING BY AND THROUGH KEVIN PAPE, AUTHORIZED AGENT, BEING OWNER OF A 31.710 ACRE TRACT OF LAND DESCRIBED AS TRACT 1A	 WASTEWATER SERVICE IS PROVIDED BY THE CITY (ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET E
OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 14.128 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR	4 GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY
PLAT, TO BE KNOWN AS:	5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT 2020.
BASTROP GROVE SECTION 4 PHASE 1B	6. ALL SUBDIVISION PERMITS SHALL CONFORM TO TH
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.	AND GENERALLY ACCEPTED ENGINEERING PRACTICE
WITNESS MY HAND THIS DAY OF, 20	 CONSTRUCTION PLANS AND SPECIFICATIONS FOR A BY THE CITY OF BASTROP PRIOR TO ANY CONSTR
KEVIN PAPE, AUTHORIZED AGENT	8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPRO OF THE CITY OF BASTROP. THE OWNER UNDERSTA BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF CODES AND REQUIREMENTS.
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 13620 N. FM 620 BUILDING B, SUITE 150 AUSTIN, TEXAS 78717	9. BY APPROVING THIS PLAT, THE CITY OF BASTROP CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION IS THE SOLE RESPONSIBILITY CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO C APPLICATIONS FOR CERTAIN DEVELOPMENT PERMIT CERTIFICATES OF OCCUPANCY.
STATE OF TEXAS:	10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, I PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY
COUNTY OF BASTROP: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON	11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED WASTEWATER COLLECTION FACILITIES.
THIS DAY PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE	12. WASTEWATER AND WATER SYSTEMS SHALL CONFOR
SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.	13. ALL UTILITIES WILL BE UNDERGROUND.
	14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANC
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	15. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR A
	16. A PORTION OF THIS TRACT LIES WITHIN A DESIGNA "X", AS SHOWN ON THE FEDERAL FLOOD INSURAN COUNTY, TEXAS, REVISED DATE JANUARY 19, 2006
MY COMMISSION EXPIRES ON:	17. TEMPORARY AND PERMANENT EASEMENTS TO BE F
	WATER, WASTEWATER AND DRAINAGE IMPROVEMENT 18. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLI
SURVEYOR'S CERTIFICATE:	STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) REAR LOT LINE.
THAT I, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS,	19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ACCESS BY GOVERNMENTAL AUTHORITIES.
HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE INC. ON THE GROUND ON NOVEMBER 15, 2018, AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WILL	20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER S EXCEPT AS APPROVED BY THE CITY OF BASTROP
BE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS UPON COMPLETION OF CONSTRUCTION.	21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE
PRELIMINARY PENDING FINAL REVIEW	22. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOD DOCUMENTATION OF SUBDIVISION/SITE REGISTRATIO (T.D.L.R.) AND PROVIDE DOCUMENTATION OF REVIE TEXAS ARCHITECTURAL BARRIERS ACT (T.A.B.A.).
DION P. ALBERTSON, R.P.L.S. NO. 4963 DATE BGE, INC. 7330 SAN PEDRO AVE, SUITE 202	23. EROSION AND SEDIMENTATION CONTROLS CONSTRU OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION
SAN ANTONIO, TEXAS 78216	CONSTRUCTION. 24. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DI WHICH WILL CONVEY SURFACE WATER, WITHOUT PO TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE
ENGINEER'S CERTIFICATION: I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN	25. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE EASEMENT FOR CONSTRUCTION, OPERATION AND M BUT NOT LIMITED TO, SANITARY SEWERS, FORCE M CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS
ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	26. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS FROM THE CITY OF BASTROP.
	27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDAN
TIMOTHY M. HOLLAND, P.E. DATE LICENSED PROFESSIONAL ENGINEER NO. 94848 BGE, INC.	28. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACC DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59.
AUSTIN, TEXAS 78744	29. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIG
	30. THE PLAT WILL COMPLY WITH THE REQUIREMENTS
	31. THE SIGNAGE AND STRIPING PLAN IN THE PUBLIC
APPROVED THIS DAY OF,, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTEST:	RIGHT-IN, RIGHT-OUT REQUIREMENT OF CATTAIL L 32. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL E MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTIO
PLANNING & ZONING COMMISSION CITY SECRETARY	
CHAIRPERSON	THE STATE OF TEXAS
	COUNTY OF BASTROP KNOW ALL MEN BY THESE
	I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HERE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORI
	20 A.D., IN THE PLAT RECORDS OF SAID COUNTY A
	RECORD AT O'CLOCKM. THIS DAY OF
	WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNT
	ROSE PIETSCH COUNTY CLERK BASTROP COUNTY, TEXAS
FINAL PLAT	

A SUBDIVISION OF 14.128 ACRES OF LAND LOCATED IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS

TROP.

- BASTROP.

ECTRIC COOPERATIVE.

PPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 30,

CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS

L SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED JCTION WITHIN THE SUBDIVISION.

R SUCCESSORS AND/OR ASSIGNS, ASSUME SOLE RESPONSIBILITY FOR ÆMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS NDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH

ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN SION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO ITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR

I A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE

UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND

1 TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.).

WITH THE ORDINANCE EFFECTIVE AT THE TIME OF FINAL PLATTING. L RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

TED FLOOD HAZARD AREA, SHADED ZONE "X" AND UNSHADED ZONE ADMINISTRATION RATE MAP NO. 48021C0355E, FOR BASTROP

ROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFFSITE

UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND

ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT

TRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, ND/OR BASTROP COUNTY.

MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH

CTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY ON ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX

SIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME NDING IN THE LOT OR UNDER THE STRUCTURE, FROM THE STRUCTURE SUBDIVISION DEVELOPER.

SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN INTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, INSE WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC LINES.

ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED

E WITH THE ORDINANCES OF THE CITY OF BASTROP.

ORDANCE WITH THE BASTROP BUILDING BLOCK CODE AND PLANNED (CITY LIMITS ONLY) ORDINANCE.

THE PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2019-59.

IMPROVEMENT PLANS FOR THIS PROJECT SHALL REFLECT THE ANE AS PER ORDINANCE NO. 2019–59 1.7(M).

REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY . (CITY LIMITS ONLY)

PRESENTS:

BY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS IN MY OFFICE ON THE _____ DAY OF _____,

D STATE IN PLAT CABINET _____, PAGE(S) _____. FILED FOR

_____, 20____ AD.

Y CLERK, THE ____ DAY OF _____, 20____ AD.

BY: _____ DEPUTY

DESCRIPTION OF A 14.128 ACRE TRACT OF LAND

FIELD NOTES FOR A 14.128 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, BEING OUT OF A CALLED 31.710 ACRE TRACT OF LAND (TRACT 1A) AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBER 202019563 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 14.128 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped 'BGE INC" found on the west line of a called 43.112 acre tract of land as conveyed unto John Alan Nixon and Tina Tiner Nixon in Volume 2289, Page 294 of the Official Public Records of Bastrop County, Texas, at the common corner of said 31.710 acre tract and a remainder of a called 145.697 acre tract of land as conveyed unto MC Bastrop 71, LP in Volume 2097, Page 241 of the Official Public Records of Bastrop County, Texas, for the POINT OF BEGINNING and northeast corner of the 31.710 acre tract and the herein described tract, from which a 5/8—inch iron rod found at the northeast corner of the remainder of said 145.697 acre tract bears N 09°40'14" E, a distance of 318.45 feet:

THENCE, S 09°40'14" W, coincident with the common line of the 31.710 acre tract and said 43.112 acre tract, a distance of 691.77 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "BGE INC" found at the southeast corner of the 31.710 acre tract bears S 09°40'14" W, a distance of 100.07 feet;

THENCE, departing said common line, over and across the 31.710 acre tract the following six (6) courses:

- 1. N 78°15'18" W, a distance of 912.05 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC" set for the southwest corner of the herein described tract;
- 2. N 11°44'42" E, a distance of 173.76 feet to a 1/2—inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 3. N 07°04'47" E, a distance of 20.02 feet to a 1/2—inch iron rod with a cap stamped 'BGE INC" set for an angle point of the herein described tract;
- 4. THENCE, N 09'39'55" E, a distance of 295.02 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC" set for a re-entrant corner of the herein described tract;
- 5. N 80°20'05" W, a distance of 18.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a west corner of the herein described tract:
- 6. N 09'39'55" E, a distance of 170.00 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC" set on the common line of the 31.710 acre tract and the remainder of the aforementioned 145.697 acre tract for the northwest corner of the herein described tract, from which a 1/2—inch iron rod with a cap stamped 'BGE INC" found at a common corner of the 31.710 acre tract and the remainder of said 145.697 acre tract bears N 80°20'05" W, a distance of 110.27 feet;

THENCE, S 80°20'05" E, coincident with said common line, a distance of 924.71 feet to the POINT OF BEGINNING and containing 14.128 acres of land, more or less.

	CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANC
C1	23.56'	15.00'	90 ° 00'00"	S 33°15'18" E	21.21'
C2	32.90'	905.00'	2*04'58"	N 10°42'13" E	32.90'
С3	23.56'	15.00'	90 ° 00'11"	S 54°39'49" W	21.21'
C4	23.56'	15.00'	90 ° 00'00"	N 35°20'05" W	21.21'
C5	24.11'	15.00 '	92 ° 04'47"	N 55 ° 42'18" E	21.59'
C6	23.56'	15.00'	90°00'00"	N 35°20'05" W	21.21'
C7	23.56'	15.00'	90°00'00"	N 54 ° 39'55" E	21.21'
C8	23.56'	15.00'	90°00'00"	S 35°20'05" E	21.21'
С9	23.56'	15.00'	90°00'00"	S 54°39'55" W	21.21'
C10	23.56'	15.00'	90°00'00"	N 35°20'05" W	21.21'
C11	23.56'	15.00'	90°00'00"	S 54•39'55" W	21.21'
C12	23.56'	15.00'	90°00'00"	N 56 ° 44'42" E	21.21'
C13	31.08'	855.00'	2*04'58"	N 10 ° 42'13" E	31.08'
C14	23.56'	15.00'	89 ° 59'49"	N 35°20'11" W	21.21'
C15	23.56'	15.00'	90 ° 00'00"	N 54 ° 39'55" E	21.21'

STANCE

LINE TABLE									
NUMBER	BEARING	DISTANCE							
L1	N 07°04'47" E	20.02'							
L2	N 80°20'05" W	18.60'							
L3	S 11 ° 44'42" W	29.55'							
L4	N 11 ° 44'42" E	29.55'							
L5	N 78°15'18" W	106.49'							
L6	S 09 * 39'55" W	30.00'							
L7	S 09 * 39'55" W	105.00'							
L9	S 80°20'05" E	50.00'							
L10	S 80°20'05" E	43.79'							



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

SHEET 2 OF 2



1 inch = 400 feet

Feet

Est. 1832

1



TXC\Projects\WayMaker\Bastrop\03_CADD\05_Exhibits\Conceptual Plan



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

Allison Lanu, Senior Flan	
ITEM DETAILS: Site Address: Total Acreage: Legal Description:	North of SH 71 and east of FM 1209 (Attachment 1) 30.654 acres 30.654 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use: Existing Zoning: Adopted Plan:	Vacant/Undeveloped None. Extra-Territorial Jurisdiction, The Colony MUD Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Final Plat for The Colony MUD 1D Section 1, Phase B (Exhibit A). The plat includes 57 residential lots and six non-residential lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat extends Darst Lane, which intersects Sam Houston Drive, an arterial street, and currently exits through The Colony to Stephen F. Austin Blvd and then onto SH 71 or FM 1209, providing the main access into the development. Local streets also connect Gaston Drive to neighboring sections of development. 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.

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 an existing detention pond to the southeast portion of the section, which will then discharge at pre-developed rates to the south. The Public Improvement Plans, which included drainage, were approved in 2015, prior to adoption of the Stormwater Drainage Manual and updated rainfall totals. The drainage improvements and some underground infrastructure was constructed shortly after that, and construction on the streets has resumed in accordance with the approved plans. The project was grandfathered under the Bastrop Code of Ordinances Article 1.20 due to continued progress. A report was provided by the project engineer showing that the pond equipped to handle the additional rainfall intensities listed in the Stormwater Drainage Manual.

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 30.654-acre tract into 57 residential lots and six 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 Final 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 final 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 The Preliminary Plat was approved by the City Council on May 12, 2015.
- Section 1.3.003 Final Plat

The Final Drainage Plan to determine drainage requirements was not applicable at the time of development. A report was provided by the project engineer showing that the pond equipped to handle the additional rainfall intensities listed in the Stormwater Drainage Manual.

The Public Improvement Plans for the construction of the subdivision improvements was approved by the City Engineer on July 30, 2015.

The Public Improvement Plan Agreement was not applicable to this development, but a maintenance bond for applicable infrastructure has been provided in accordance with the adopted codes and agreements.

• Section 1.3.004 Plat Requirements

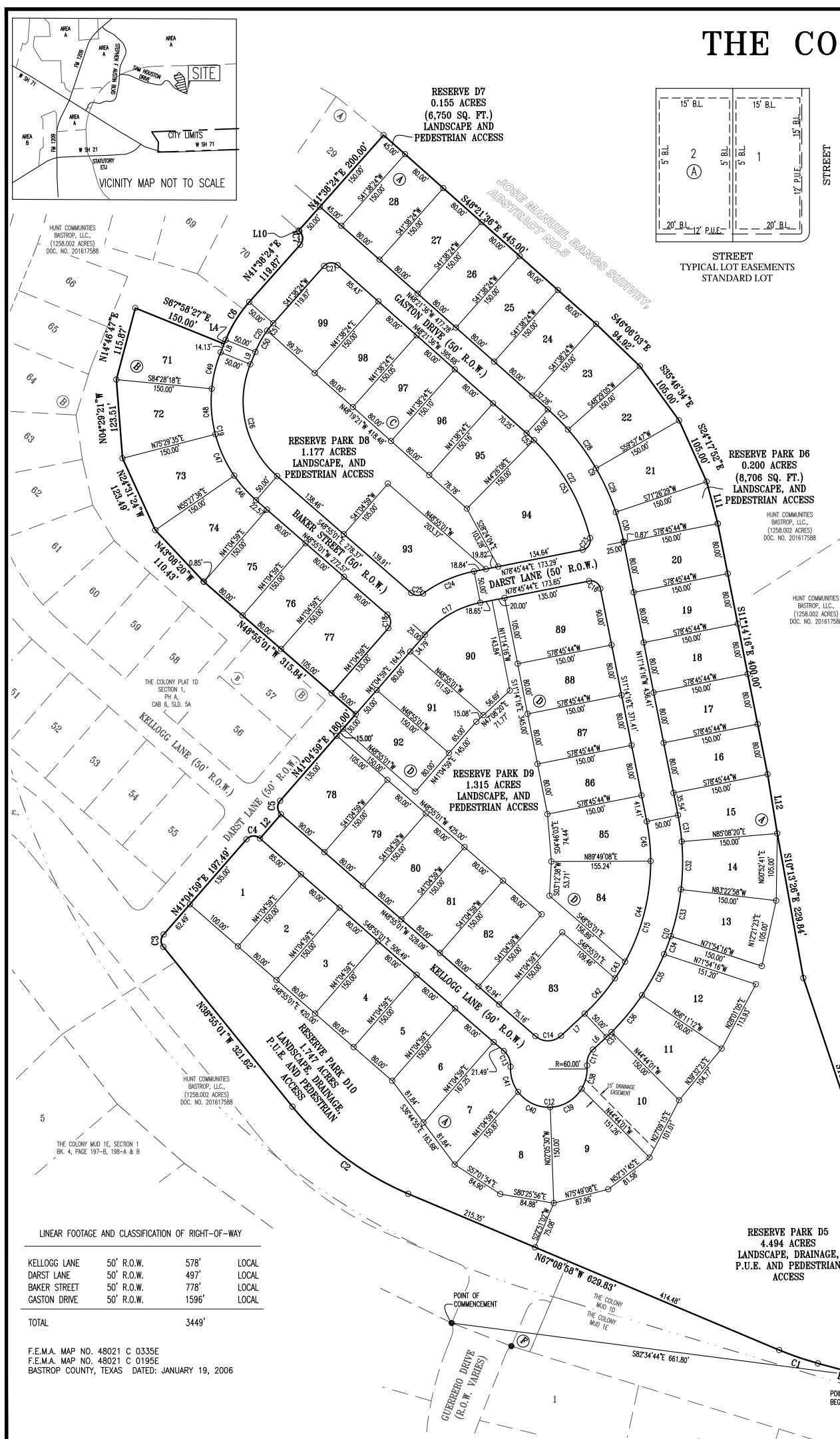
The Development Review Committee reviewed the Final Plat for compliance with subdivision, utility standards, and Consent Agreement on September 23, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1D Section 1, Phase B Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan and Section 1D Layout



THE FINAL PLAT OF THE COLONY MUD 1D SECTION 1 PHASE B

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

THAT WE, 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 1258.002 ACRES OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5 AND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 30.654 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE FINAL PLAT OF THE COLONY MUD 1D SECTION 1 PHASE B"

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 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.

COUNTY CLERK, BASTROP COUNTY, TEXAS

APPROVED THIS _____ DAY OF _____ ___, 20__, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTES'

CITY SECRETARY

PLANNING & ZONING COMMISSION CHAIRPERSON

DEPUTY

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

ENGINEERING B

SURVEYED B

POINT OF -

BEGINNING

THE COLONY MUD 15

REVISION

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.

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

STATE OF TEXAS

AARON V. THOMASON ~ R.P.L.S. NO. 6214

CARLSON, BRIGANCE & DOERING, INC.

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS 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.



21.21

100.10

21.21

237.92

15.00 90'00'00"

52.89 37'40'44'

15.00 90'00'00"

146.07 70*56'34'

X

DOUGLAS R. RUMMEL, JR.

97387

SI8	Line Table		Table Curve Table						ble	е		
H. 26,06.815	Line #	Length	Direction		Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C3. E2	L1	86.41	N75°01'31"W		C1	63.92	465.00	N71°05'15"W	63.87	32.01	7*52'33"	
478.80	L2	50.00	N41°04'59"E		C2	229.13	465.00	N53°01'59"W	226.82	116.94	28°13'58	
18	L4	6.81	N22°01'33"E		C3	20.94	15.00	N01°04'59"E	19.28	12.59	80°00'00	
	L6	28.91	N46°57'19"E		C4	23.56	15.00	N86°04'59"E	21.21	15.00	90°00'00	
	L7	50.51	N46°57'19"E		C5	23.56	15.00	N03°55'01"W	21.21	15.00	90°00'00	
	L8	20.94	N22°01'33"E		C6	70.18	205.00	N31°49'59"E	69.84	35.44	19°36'51	
	L9	20.94	S22°01'33"W		C7	23.56	15.00	N03°21'36"W	21.21	15.00	90°00'00	
	L10	1.60	N48°21'36"W		C9	242.96	375.00	N29°47'56"W	238.74	125.92	37°07'20	
	L11	67.91	S14°51'04"E		C10	380.87	375.00	N17'51'31"E	364.71	208.69	58°11'35	
E, \	L12	93.90	S09°15'20"E		C11	27.40	30.00	S20°47'25"W	26.46	14.74	52°19'48	
AN 🆻					C12	197.70	60.00	N89°01'09"E	119.65	780.83	188°47'1	
46'					C13	27.40	30.00	N22°45'06"W	26.46	14.74	52°19'48	
177,46'					C14	44.05	30.00	N89*01'09"E	40.20	27.07	84°07'40	
M 6					C15	330.09	325.00	N17*51'31"E	316.08	180.87	58°11'35	
163												

C16 | 23.56 | 15.00 | N56°14'16"W |

C17 | 101.93 | 155.00 | S59°55'22"W

C18 23.56 15.00 N03*55'01"W

C19 | 253.83 | 205.00 | S13°26'44"E

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. 48021 C 0335E AND MAP NO. 48021 C 0195E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193

FLOOD WARNING NOTE: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR 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 COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY 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 THERFUNDER.

BENCHMARK INFORMATION:

BM #1: 5/8" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF LOT 7, BLOCK C, AND THE NORTHEASTERN CORNER OF LOT 6. BLOCK C. THE COLONY MUD 1E SECTION 1. A SUBDIVISION RECORDED IN BOOK 4. PAGE 197-B, 198-A & B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, ALSO BEING IN THE SOUTHERN LINE OF THAT CERTAIN REMAINDER OF 200.00 ACRES RECORDED IN VOL. 1258, PAGE 153, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

ELEVATION: 485.02

- <u>GENERAL NOTES:</u> 1. INTERNAL TRAIL PLANS PROPOSED PER MASTER PLAN IN LIEU OF SIDEWALKS.
- THE COLONY MUD DISTRICT NO. 1D. 3. ALL UTILITIES WILL BE PLACED UNDERGROUND.
- 4. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY OF BASTROP CITY COUNCIL ON MAY 12, 2015.
- TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. 7. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.
- BY THE CITY. DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- CERTIFICATES OF OCCUPANCY.
- THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 12. WATER SERVICE IS PROVIDED BY THE COLONY MUD 1D.
- 13. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1D 14. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
- 15. GAS SERVICE IS PROVIDED BY CENTERPOINT ENERGY. 16. CABLE SERVICE IS PROVIDED BY TIME WARNER CABLE AND AT&T.
- 19. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES. AUTHORITIES.
- THE TWO STREETS. 22. FOR STREETS THAT END IN A CUL-DE-SAC, THE MINIMUM RADIUS FOR THE CUL-DE-SAC IS 60'.
- 23. RESERVE TRACTS WITH WALKING TRAILS WILL BE OWNED AND MAINTAINED BY THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1D OR ASSIGNS. 24. THE MAXIMUM WIDTH OF DRIVEWAYS SHALL BE 24 FEET AS MEASURED AT THE PROPERTY LINE. 25. LOTS IN THIS PLAT ARE WITHIN THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1D (M.U.D.). THE LOTS AND ALL OTHER PROPERTY WITHIN THE M.U.D.
- TO ANY PERMIT APPLICATIONS.
- TEXAS. 78665
- MAINTENANCE OF THE M.U.D. OWNED FACILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D. SUBDIVISION
- UTILITY DISTRICT NO. 1D OR ASSIGNS.
- 33. THIS SUBDIVISION IS WITHIN THE VOLUNTARY EXTRATERRITORIAL JURISDICTION OF THE CITY OF BASTROP.
- ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW. THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS.
- 36. A TWELVE FOOT (12') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY HEREIN. 100-YEAR STORM EVENTS.
- DRAINAGE IMPROVEMENTS.
- GOVERNMENTAL AUTHORITIES.
- NECESSARY TO KEEP THE EASEMENTS CLEAR. 41. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 42. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
- FEBRUARY 23, 2004, AND SUBSEQUENT AMENDMENTS.
- THE SUBDIVISION DEVELOPER.
- SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES. 46. LOT SETBACKS SHALL BE IN CONFORMANCE WITH THE COLONY CONSENT AGREEMENT AND AMENDMENTS.

	Curve Table									Curve Tat	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	
C20	53.06	155.00	S31°49'59 " W	52.80	26.79	19°36'51"	C38	38.47	60.00	N12°59'34"E	37.81	19.92	
C21	23.56	15.00	S86°38'24"W	21.21	15.00	90°00'00"	C39	59.22	60.00	N59°38'03"E	56.84	32.27	
C22	194.84	325.00	N31°11'08"W	191.93	100.44	34°20'55"	C40	58.04	60.00	S64°22'53"E	55.80	31.51	
C23	24.29	15.00	N32°22'31"E	21.72	15.74	92°46'24"	C41	41.98	60.00	S16°37'44"E	41.13	21.89	
C24	87.61	205.00	S66°31'10"W	86.94	44.48	24°29'07"	C42	72.98	325.00	N40°31'21"E	72.82	36.64	
C25	20.11	15.00	S87 19'12"E	18.64	11.89	76°48'23"	C43	30.44	325.00	N31°24'23"E	30.43	15.23	!
C26	191.92	155.00	S13°26'44"E	179.89	110.44	70°56'34"	C44	163.95	325.00	N14°16'15"E	162.22	83.76	2
C27	44.80	375.00	N44°56'16"W	44.77	22.43	6°50'40"	C45	62.72	325.00	N05°42'34"W	62.62	31.46	•
C28	75.13	375.00	N35°46'34"W	75.00	37.69	11°28'42"	C46	51.44	205.00	S41°43'42"E	51.30	25.86	•
C29	75.13	375.00	N24°17'52"W	75.00	37.69	11°28'42"	C47	71.68	205.00	S24°31'24"E	71.31	36.21	
C30	47.91	375.00	N14°53'54"W	47.88	23.99	7 ° 19'15"	C48	71.69	205.00	S04°29'21"E	71.32	36.21	
C31	41.74	375.00	N08°02'58"W	41.71	20.89	6°22'36"	C49	59.03	205.00	S13°46'38"W	58.82	29.72	•
C32	75.13	375.00	N00°52'41"E	75.00	37.69	11°28'42"	C50	37.97	155.00	S29°02'37 " W	37.87	19.08	•
C33	75.13	375.00	N12°21'23"E	75.00	37.69	11°28'42"	C51	15.09	155.00	S38*51'02"W	15.09	7.55	
C34	30.03	375.00	N20°23'23"E	30.02	15.02	4° 35'19"	C52	15.86	325.00	N46°57'44"W	15.86	7.93	2
C35	72.84	375.00	N28°14'56"E	72.73	36.54	11°07'45"	C53	178.98	325.00	N29°47'16"W	176.73	91.82	
C36	74.96	375.00	N39°32'23"E	74.83	37.60	11°27'10"							
C37	11.05	375.00	N46°06'39"E	11.05	5.53	1 ° 41'21 "							

2. NO OBSTRUCTIONS SHALL BE PLACED UPON OR ACROSS ANY DRAINAGE EASEMENTS HEREBY DEDICATED WITH THIS PLAT WITHOUT THE APPROVAL OF

5. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR 6. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED

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

9. 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

10, BY APPROVING THIS PLAT, THE COUNTY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR

11. 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

17. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES. 18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO ALL APPLICABLE TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REGULATIONS.

20. PROPERTY OWNER SHALL PROVIDE FOR ACCESS FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL 21. ALL CORNER LOTS WITHIN EACH SECTION OF THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF

ARE SUBJECT TO M.U.D. ASSESSMENTS. THESE ASSESSMENTS ARE TYPICALLY PAID ANNUALLY WITH PROPERTY OWNERS PROPERTY TAXES. 26. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR

27. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE CITY COUNCIL OF THE CITY OF BASTROP. TEXAS. THAT THE BUILDING OF ALL STREETS. ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND 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. 28. 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. 29. 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 THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1A, LOWER COLORADO RIVER AUTHORITY, C\O CROSSROADS UTILITY SERVICES LLC, 2601 FOREST CREEK DRIVE, ROUND ROCK

30. 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

31. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS 32. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE COLONY MUNICIPAL

34. WITHIN THE COLONY 1D SEC 1 PHASE B, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN 35. 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

37. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5,10,25,50 AND 38. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND

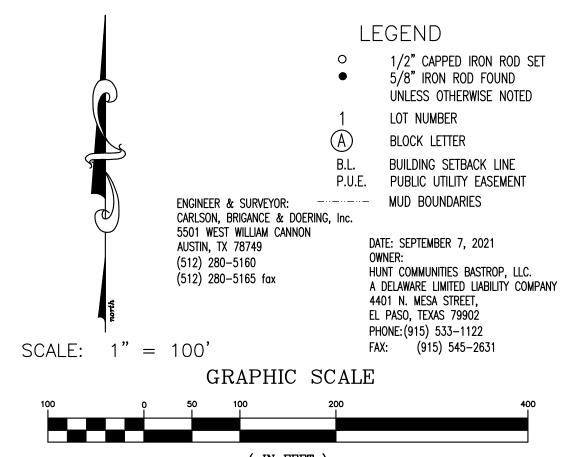
39. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY

40. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT

43. 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

44. 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 THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY

45. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN 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



(IN FEET) 1 inch = 100 ft.FIELD NOTES

BEING THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 30.654 ACRES, OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A REMAINDER OF 200.00 ACRE TRACT CONVEYED T FORESTAR REAL ESTATE GROUP, INC. IN VOLUME 1258, PAGE 153, AND A PORTION OF A 616.055 ACRE TRACT, CONVEYED TO FORESTAR REAL ESTATE GROUP, INC. IN VOLUME 1710, PAGE 302, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (0.P.R.B.C.TX.), SAID 30.654 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 5/8" IRON ROD FOUND IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF GUERRERO DRIVE (R.O.W. VARIES), AND BEING IN THE NORTHEASTERN BOUNDARY LINE OF THE COLONY MUD 1E, SECTION 1, A SUBDIVISION RECORDED IN BOOK 4, PAGE 197-B, 198 A AND B, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), ALSO BEING THE NORTHERNMOST NORTHEASTERN CORNER OF LOT 16, BLOCK C, OF SAID THE COLONY MUD 1E, SECTION 1, AND ALSO BEING IN THE SOUTHWESTERN BOUNDARY LINE OF SAID REMAINDER OF 200.00 ACRE TRACT, AND FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID REMAINDER OF 200.00 ACRE TRACT, S82°34'44"E, A DISTANCE OF 661.80 FEET TO A ½" CAPPED IRON ROD SET FOR THE SOUTHERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, CONTINUING ACROSS SAID REMAINDER OF 200.00 ACRE TRACT, AND SAID 616.055 ACRE TRACT, THE FOLLOWING THIRTY-THREE (33) COURSES AND DISTANCES, NUMBERED 1 THROUGH 33,

N75°01'31"W, A DISTANCE OF 86.41 FEET TO A ½" CAPPED IRON ROD SET, AT A POINT OF CURVATURE TO THE RIGHT, 2. WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 63.92 FEET, AND WHOSE CHORD BEARS N71°05'15"W, A DISTANCE OF 63.87 FEET TO A 1/2" CAPPED IRON ROD SET,

3. N67'08'58'W, A DISTANCE OF 629.83 FEET TO A 1/2" CAPPED IRON ROD SET, AT A POINT OF CURVATURE TO THE RIGHT, 4. WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 229.13 FEET, AND WHOSE CHORD BEARS N53°01'59"W, A DISTANCE OF 226.82 FEET TO A ½" CAPPED IRON ROD SET,

5. N38*55'01"W A DISTANCE OF 321.62 FEET TO ½" CAPPED IRON ROD SET, AT A POINT OF CURVATURE TO THE RIGHT, 6. WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 20.94 FEET, WHOSE CHORD BEARS NO1'04'59"E, A DISTANCE OF 19.28 FEET TO A 1/2" CAPPED IRON ROD SET,

7. N41°04'59"E, A DISTANCE OF 197.49 FEET TO A ½" CAPPED IRON ROD SET, AT A POINT OF CURVATURE TO THE RIGHT, 8. WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, WHOSE CHORD BEARS N86°04'59"E, A DISTANCE OF 21.21 FEET TO A 1/2" CAPPED IRON ROD SET,

9. N41'04'59"E, A DISTANCE OF 50.00 FEET TO A ½" CAPPED IRON ROD SET, AT A POINT OF CURVATURE TO THE RIGHT, WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, WHOSE CHORD BEARS

NO3'55'01"W. A DISTANCE OF 21.21 FEET TO A 1/2" CAPPED IRON ROD SET. . N41°04'59"E, A DISTANCE OF 180.00 FEET TO A ½" CAPPED IRON ROD SET,

N48°55'01"W, A DISTANCE OF 315.84 FEET TO A 1/2" CAPPED IRON ROD SET.

N43'08'20"W, A DISTANCE OF 110.43 FEET TO A 1/2" CAPPED IRON ROD SET, N24'31'24"W, A DISTANCE OF 123.49 FEET TO A 1/2" CAPPED IRON ROD SET,

15. N04'29'21''W, A DISTANCE OF 123.51 FEET TO A 1/2" CAPPED IRON ROD SET, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT. 16. N14°46'47"E, A DISTANCE OF 115.87 FEET TO A 1/2" CAPPED IRON ROD SET,

S67'58'27"E, A DISTANCE OF 150.00 FEET TO A 1/2" CAPPED IRON ROD SET,

N22'01'33"E. A DISTANCE OF 6.81 FEET TO A %" CAPPED IRON ROD SET. AT A POINT OF CURVATURE TO THE RIGHT. WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 70.18 FEET, WHOSE CHORD BEARS

N31'49'59"E. A DISTANCE OF 69.84 FEET TO A 1/2" CAPPED IRON ROD SET,

20. N41*38'24"E, A DISTANCE OF 119.87 FEET TO A 1/2" CAPPED IRON ROD SET, AT A POINT OF CURVATURE TO THE LEFT, . WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, WHOSE CHORD BEARS

NO3°21'36"W, A DISTANCE OF 21.21 FEET TO A 1/2" CAPPED IRON ROD SET, . N48°21'36"W, A DISTANCE OF 1.60 FEET TO A 1/2" CAPPED IRON ROD SET,

23. N41°38'24"E, A DISTANCE OF 200.00 FEET TO A 1/2" CAPPED IRON ROD SET, FOR THE NORTHERNMOST CORNER OF THE HEREIN

DESCRIBED TRACT, 24. S48°21'36"E, A DISTANCE OF 445.00 FEET TO A 1/2" CAPPED IRON ROD SET,

25. S46°06'03"E, A DISTANCE OF 94.92 FEET TO A 1/2" CAPPED IRON ROD SET,

26. S35'46'34"E, A DISTANCE OF 105.00 FEET TO A 1/2" CAPPED IRON ROD SET,

27. S24°17'52"E, A DISTANCE OF 105.00 FEET TO A 1/2" CAPPED IRON ROD SET. 28. S14°51'04"E. A DISTANCE OF 67.91 FEET TO A 3/" CAPPED IRON ROD SET.

29. S11°14'16"E, A DISTANCE OF 400.00 FEET TO A 1/2" CAPPED IRON ROD SET,

. SO9°15'20"E, A DISTANCE OF 93.90 FEET TO A ½" CAPPED IRON ROD SET 31. S10°13'26"E, A DISTANCE OF 229.84 FEET TO A 1/2" CAPPED IRON ROD SET,

32. S18'30'33"E, A DISTANCE OF 478.80 FEET TO A ½" CAPPED IRON ROD SET, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT. AND

33. S14*58'29"W, A DISTANCE OF 177.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.654 ACRES OF LAND.

TOTAL ACREAGE: 30.654 ACRES SURVEY: JOSE MANUEL BANGS SURVEY, A-5

BLOCK A A A A A A A A A A A A A	LOT 1 2 3 4 5 6 7	<u>SQ. FT.</u> 14,951 12,000 12,000 12,000	<u>BLOCK</u> B B B	LOT 71 72	<u>SQ. FT.</u> 13,861
A A A A A A A	2 3 4 5 6 7	12,000 12,000 12,000	В		13,861
A A A A A A	3 4 5 6 7	12,000 12,000		70	
A A A A A	4 5 6 7	12,000	R		14,241
A A A A	5 6 7			73	14,239
A A A	6 7	40.000	В	74	13,639
A A A	7	12,000	В	75	12,000
A A		12,690	В	76	12,000
Α		13,100	В	77	15,701
	8	16,676		. –	
	9	16,748	C	93	18,019
	10	15,153	C	94	22,955
A	11	13,309	C	95	12,382
A	12	13,827	C	96	12,011
A	13	13,338	C	97	12,006
A	14	13,338	C	98	12,002
A	15	12,753	C	99	15,010
A	16	12,000	C	D8	51,251
A	17	12,000	•	70	15 701
A	18	12,000	D	78	15,701
A	19	12,000	D	79	12,000
A	20	12,000	D	80	12,000
A	21 22	13,338	D D	81 82	12,000
A A	22	13,338	D	83	12,000
A	23 24	12,806 12,000	D	84	16,141 16,634
A	24	•	D	85	
A	25	12,000 12,000	D	86	13,728 12,000
Â	20	12,000	D	87	12,000
Â	28	12,000	D	88	12,000
Â	20 D5	195,737	D	89	15,701
A	D6	8,706	Ď	90	16,027
Â	D7	6,750	Ď	91	12,011
Â	D10	76,137	Ď	92	12,000
			D	D9	57,275
	C		• • •		
\sim	Ca	rison, B	rigan	ice & L	Doering, Ind

PATH-J: 4746\SURVEY\FINAL PLAT PH 1D SEC 1 PH B.dwg



1 inch = 700 feet

BAS

Heart of the Lost Pines

Est. 1832

255

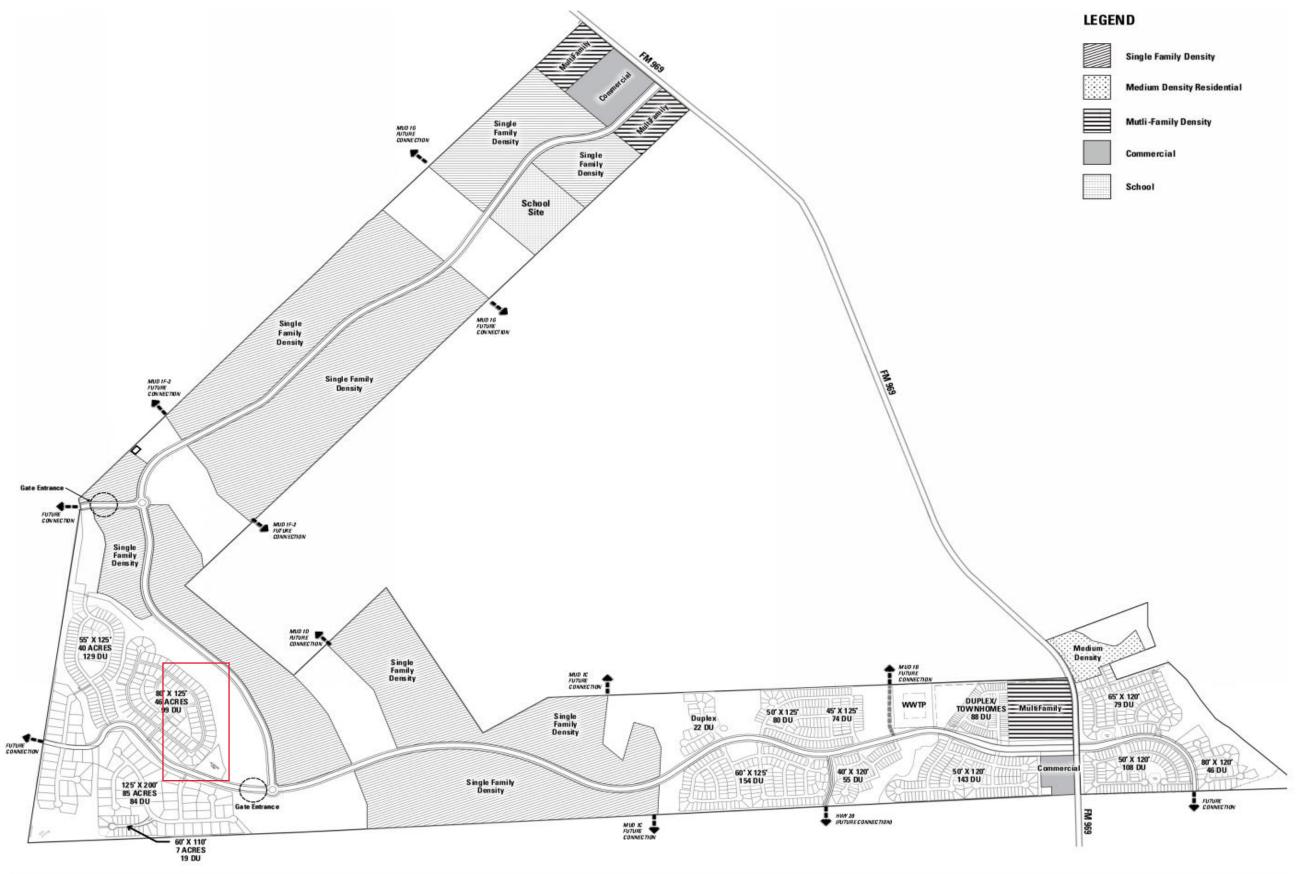
510

Feet

1,020

1

Date. 9/24/2021 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace 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 liabity 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.





Bastrop, TX

THE COLONY / 4,300 DU CONSENT AGREEMENT LAND PLAN

02 August 2019

HUNT







STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3E

TITLE:

Consider action to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	West of FM 969 (Attachment 1) 21.604 acres 21.604 acres of the Jose Manuel Bangs Survey, Abstract 5					
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Matt Synatchk, Carlson, Brigance, and Doering, Inc.					
Existing Use: Existing Zoning: Adopted Plan: Future Land Use:	Vacant/Undeveloped None. Extra-Territorial Jurisdiction, The Colony MUD Third Amendment to the Colony MUD Consent Agreement, Approved March 4, 2020 Neighborhood Residential					

BACKGROUND/HISTORY:

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

Traffic Impact and Streets

The Final 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 two residential connections to section to the west. 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.

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 detention ponds to the east of the section, which will then discharge at pre-developed rates to the south. 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:

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 21.604-acre tract into 61 residential lots and three 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. Ungated streets will be dedicated to Bastrop County upon their completion and acceptance.

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

<u>B³ Code – Chapter 1: Subdivisions</u>

- Section 1.3.001 Standard Procedure Platting Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.
- Section 1.3.002 Preliminary Plat The Preliminary Plat was approved by the Planning & Zoning Commission on December 17, 2020.
- Section 1.3.003 Final Plat The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on December 8, 2020.

The Public Improvement Plans for the construction of the subdivision improvements was approved by the City Engineer on April 29, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on April 13, 2021.

• Section 1.3.004 Plat Requirements

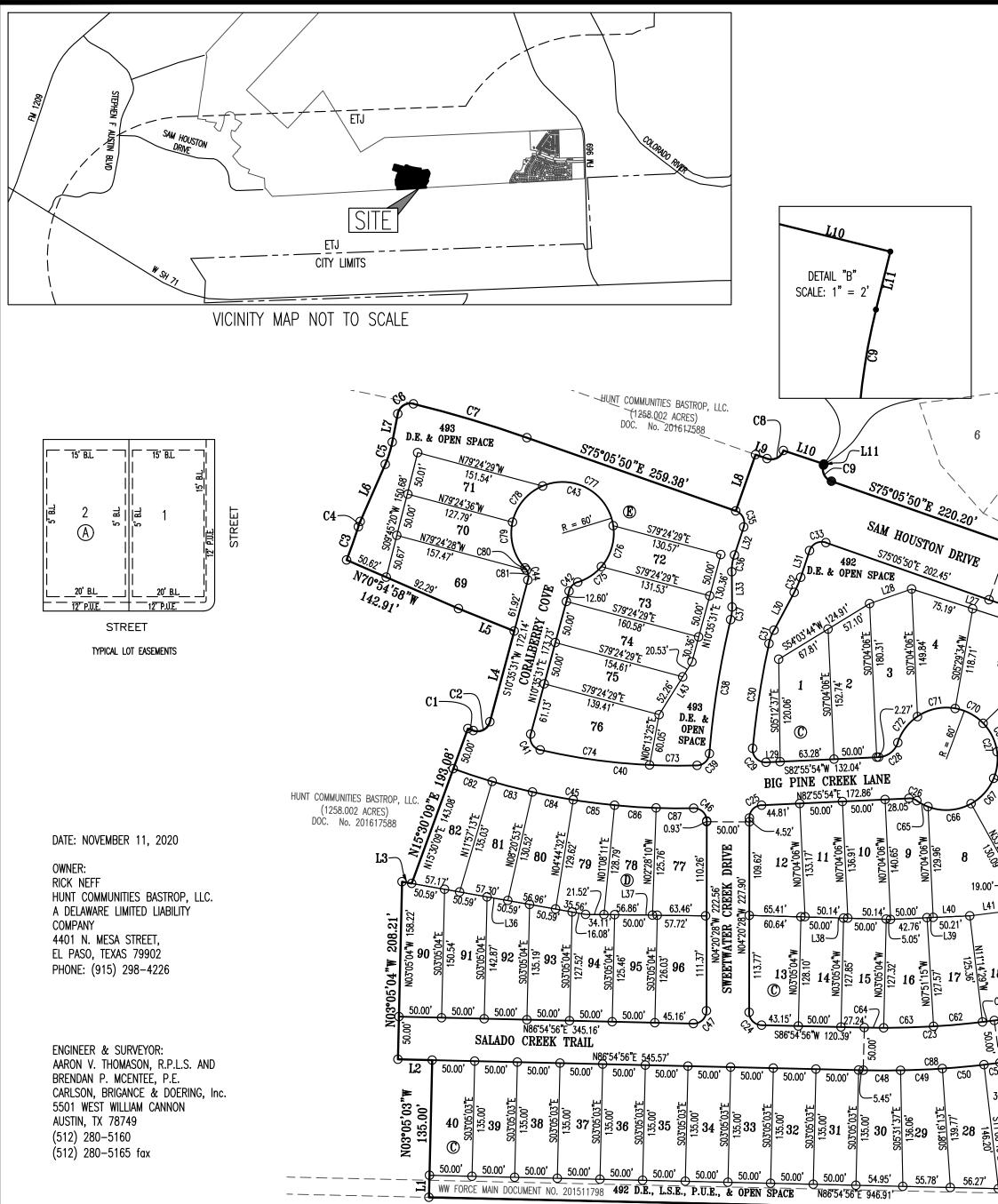
The Development Review Committee reviewed the Final Plat for compliance with subdivision, utility standards, and Consent Agreement on September 23, 2021, and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 2 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan and Section 1C Layout



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

S86°51'37"W 1094.99' DAVID K. GRASSEL 410.599 ACRES VOL. 714, PG. 306

Curve Table									
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA			
C1	6.78	725.00	N74°45'56"W	6.78	3.39	0°32'10"			
C2	24.71	15.00	N57°46'45"E	22.01	16.19	94 ° 22'28"			
C3	41.41	625.00	N14°56'08"E	41.40	20.71	3°47'46"			
C4	6.54	61.00	N16°06'25"E	6.53	3.27	6°08'19"			
C5	27.16	125.00	N12°57'06"E	27.11	13.63	12°26'57"			
C6	24.28	15.00	N53°05'59"E	21.72	15.74	92°44'44"			
C7	138.84	1465.00	S77°48'44"E	138.79	69.47	5°25'48"			
C8	23.82	15.00	N59°24'05"E	21.40	15.26	91°00'10"			
C9	23.30	15.00	S30°35'55"E	21.03	14.74	88°59'50"			
C10	275.93	1165.00	S81°52'57"E	275.29	138.61	13°34'14"			
C11	19.86	1235.00	S89°07'42"E	19.86	9.93	0°55'17"			
C12	23.19	15.00	S45°18'02"E	20.95	14.63	88°34'37"			
C13	22.97	15.00	N42°51'56"E	20.79	14.42	87°45'19"			
C14	160.77	1235.00	N83°00'50"E	160.65	80.50	7°27'31"			
C15	30.84	50.00	S25°47'24"W	30.35	15.93	35°20'09"			
C16	125.60	525.00	N09°54'04"W	125.30	63.10	13°42'25"			
C17	130.51	475.00	S08°53'00"E	130.10	65.67	15°44'32"			
C18	144.25	525.00	S08°53'00"E	143.79	72.58	15*44'32"			
C19	113.63	475.00	N09°54'04"W	113.36	57.09	13°42'25"			
C20	15.12	15.00	S73°10'21"E	14.49	8.28	57 ° 46'09"			
C21	309.49	60.00	N12°03'25"W	64.00	37.83	295°32'17"			
C22	15.12	15.00	S49°03'30"W	14.49	8.28	57°46'09"			

Curve Table									
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA			
C23	152.69	975.00	S82*25'45 " W	152.53	76.50	8'58'22"			
C24	23.23	15.00	N48°42'46"W	20.98	14.67	88*44'36"			
C25	22.85	15.00	N39°17'43"E	20.70	14.30	87*16'22"			
C26	9.90	15.00	S78°09'32"E	9.72	5.14	37*49'09"			
C27	300.14	60.00	N22°33'11"W	71.71	44.72	286°36'28"			
C28	30.01	25.00	S48°32'14"W	28.24	17.11	68°47'19"			
C29	25.60	15.00	N48°10'16"W	22.61	17.19	97*47'40"			
C30	124.44	975.00	N04°22'57"E	124.36	62.31	7'18'46"			
C31	16.80	61.00	N15*55'50"E	16.75	8.46	15 ° 47'00"			
C32	19.22	111.00	N18°51'40"E	19.20	9.64	9 ° 55'20"			
C33	23.82	15.00	S59°24'05"W	21.40	15.26	91°00'10"			
C34	312.37	1235.00	S82°20'35"E	311.54	157.02	1 4°29' 31"			
C35	23.30	15.00	N30°35'55"W	21.03	14.74	88°59'50"			
C36	20.10	61.00	S04°27'39"W	20.01	10.14	18°52'42"			
C37	14.91	61.00	N02°01'21"E	14.87	7.49	1 4°00'07"			
C38	159.13	1025.00	s04°34'34"W	158.97	79.73	8°53'43"			
C39	21.92	15.00	N41°59'52"E	20.02	13.44	83°44'20"			
C40	185.23	725.00	S88°48'49"E	184.73	93.12	14°38'19"			
C41	24.11	15.00	S35°27'04"E	21.60	15.56	92°05'10"			
C42	15.12	15.00	S39°28'35"W	14.49	8.28	57 ° 46'09"			
C43	309.49	60.00	N79°24'29"W	64.00	37.83	295 32 17"			
C44	15.12	15.00	N18°17'33"W	14.49	8.28	57'46'09"			

		Curve Tab	le
Length	Radius	Chord Direction	0
287.09	775.00	N85°06'35"W	
23.92	15.00	N50°01'53"W	
23.89	15.00	N41°17'14"E	
43.72	1025.00	N85°41'38"E	
49.06	1025.00	N83°06'03"E	
49.06	1025.00	N80°21'31"E	
18.68	1025.00	N78°27'54"E	
47.11	60.00	S66°46'45"E	
42.00	60.00	N70°40'31"E	
37.73	60.00	N32°36'16"E	
37.73	60.00	N03°25'39"W	
47.84	60.00	N44°17'06"W	
43.29	60.00	N87°47'40"W	
53.79	60.00	S45°51'21"W	
8.12	15.00	S35°41'16"W	
7.00	15.00	S64°34'20"W	
13.88	975.00	S78°21'03"W	
57.64	975.00	S80°27'08"W	
58.41	975.00	S83°51'43"W	
22.76	975.00	S86°14'49"W	
14.87	60.00	S66°21'00"E	
52.25	60.00	N81°36'09"E	
	287.09 23.92 23.89 43.72 49.06 49.06 18.68 47.11 42.00 37.73 37.73 37.73 47.84 43.29 53.79 8.12 7.00 13.88 57.64 58.41 22.76 14.87	287.09 775.00 23.92 15.00 23.89 15.00 43.72 1025.00 49.06 1025.00 49.06 1025.00 49.06 1025.00 47.11 60.00 37.73 60.00 37.73 60.00 37.73 60.00 37.73 60.00 37.73 60.00 37.73 60.00 37.73 60.00 37.73 60.00 37.74 60.00 37.75 60.00 37.74 60.00 37.75 60.00 37.74 60.00 37.75 60.00 37.74 975.00 53.79 975.00 57.64 975.00 58.41 975.00 14.87 60.00	Length Radius Chord Direction 287.09 775.00 N85'06'35"W 23.92 15.00 N50'01'53"W 23.89 15.00 N41'17'14"E 43.72 1025.00 N85'61'38"E 49.06 1025.00 N85'61'38"E 49.06 1025.00 N80'21'31"E 18.68 1025.00 N80'21'31"E 47.11 60.00 N78'27'54"E 42.00 60.00 N70'40'31"E 37.73 60.00 N32'36'16"E 37.73 60.00 N32'36'16"E 37.73 60.00 N87'47'40"W 43.29 60.00 N87'47'40"W 53.79 60.00 S45'51'21"W 8.12 15.00 S35'41'16"W 7.00 15.00 S64'34'20"W 13.88 975.00 S80'27'08"W 58.41 975.00 S85'51'43"W 22.76 975.00 S86'14'49"W 14.87 60.00 S66'21'00"E

Chord Length Tangent DELTA

285.45 | 145.21 | 21°13'28"

21.47 | 15.37 | 91°22'51"

21.44 15.33 91°15'24"

43.71 | 21.86 | 2°26'37"

49.06 24.53 2*44'32"

49.06 24.54 2*44'33"

18.68 9.34 1°02'39"

45.90 | 24.84 | 44°58'55"

41.15 | 21.90 | 40°06'34"

37.11 | 19.51 | 36°01'55"

37.11 | 19.51 | 36°01'55"

46.58 25.27 45°41'00" 42.35 22.63 41°20'08" 52.01 28.85 51°21'50"

8.02 4.16 31°01'40"

6.94 **3.57 26°44'28**" 13.88 6.94 0°48'57" 57.63 28.83 3°23'14" 58.40 29.21 3°25'56"

22.76 | 11.38 | 1°20'15"

14.83 7.47 14°12'06"

50.61 27.91 49°53'37"

SHEET NO. 1 OF 2

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

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

Line Table

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

	21 5
	22
5	
THE COLONY MUD 1C, SECTION 1	L13
CAB, SLD	A A
	DETAIL "A"
	SCALE: 1" = 2'
· · · · · · · · · · · · · · · · · · ·	(70' R.O.W.)
	(70' R.O.W.) C14
	L14
	Ŧ
50.00'	THE COL
6 LOT	D.E. & OPEN SPACE
6 LOT 577 33'11™ 130.00' 492 D.E. & OPEN 490 5 SPACE 577 33'11™ 130.00' 55	491
	D.E. & OPEN SPACE
50.00' 50.00'	
134.52 [,]	SI6°58'38"
Rome in the second seco	32.25
87 69 580°24'42"T F	
580°24'42"E 51.14 126.68"	
13.162 10 ¹	
	SI 9°53 53"
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120 126 125	C16
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$-\frac{-C61}{37.55}$ 43.25 $-\frac{50.0}{133.74}$	$-\phi$
	HUNT COMMUNITIES BASTROP, LLC.
$53 + 128 \times 128 \times$	(1258.002 ACRES)
49.84' Q S' 128,88'	DOC. No. 201617588
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30.96 ⁻¹ 512'03'25"E 24 69.91 512'03'25"E 24 69.91 154.26 155.15 154.26 154.26 155.15 154.26 155.15 154.26 155.15 154.26 155.15 154.26 155.15	
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NO.	0F	RESIDENTIAL LOTS:
NO.	0F	NON-RESIDENTIAL LOTS:

SURVEY: JOSE MANUEL BANGS SURVEY, A-S

TOTAL ACREAGE: 21.604 ACRES

NON - RESIDENTIAL LOTS

BIG PINE CREEK LANE

SALADO CREEK TRAIL

SAM HOUSTON DRIVE

CORALBERRY COVE

ROSEWOOD PATH

BLOCK

101

491

492

493

490

LINEAR FOOTAGE OF RIGHT-OF-WAY

SWEETWATER CREEK DRIVE R.O.W. VARIES

THE COLONY MUD 1A,

SECTION 1 PHASE B

LOT 144, BLOCK D

CABINET 6 SLIDE 189A

	2	DI AQUA		4		
			TOTAL:	65	17.417	ACRES
NO.	0F	R.O.W. RESERVE LOTS		1	0.741	ACRES
NO.	0F	NON-RESIDENTIAL LOTS:		3	5.934	ACRES
NO.	0F	RESIDENTIAL LOTS:		61	10.742	ACRES

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

TBM-2: CAPPED IRON ROD LABELED "CBD/SETSTONE" LOCATED APPROXIMATELY

NO. OF R.O.W. RESERVE LOIS	1	0.741 ACRES
	TOTAL 65	17.417 ACRES
	101/12: 00	Internet Address
NO. OF BLOCKS:	4	

<u>PURPOSE</u>

50'R.O.W.

50'R.O.W.

50'R.O.W.

70'R.O.W.

R.O.W. RESERVE

DE & OPEN SPACE

DE & OPEN SPACE

DE & OPEN SPACE

569 FT

3.638 FT

278 FT LOCAL

645 FT LOCAL

846 FT LOCAL

599 FT LOCAL

701 FT LOCAL

LOCAL

R.O.W. RESERVE

NO. OF R.O.W. RESERVE LOIS	1	0./41 ACRES
	TOTAL: 65	17.417 ACRES
NO. OF BLOCKS:	4	
R.O.W.:	TOTAL:	4.187 ACRES

	TOTAL: 65	17.417 ACRES
NO. OF R.O.W. RESERVE LOTS	1	0.741 ACRES
NO. OF NON-RESIDENTIAL LOTS:	3	5.934 ACRES
NO. OF RESIDENTIAL EOTS:	01	TOTAL TOTAL

NO. OF NON-RESIDENTIAL LOTS:	3	5.934 ACRES
NO. OF R.O.W. RESERVE LOTS	1	0.741 ACRES
	TOTAL: 65	17.417 ACRES

NO. OF RESIDENTIAL LOTS:	61	10.742 ACRES
NO. OF NON-RESIDENTIAL LOTS:	3	5.934 ACRES
NO. OF R.O.W. RESERVE LOTS	1	0.741 ACRES
	TOTAL: 65	17.417 ACRES

NO. OF RESIDENTIAL LOTS:	61	10.742 ACRES
NO. OF NON-RESIDENTIAL LOTS:	3	5.934 ACRES
NO. OF R.O.W. RESERVE LOTS	1	0.741 ACRES
	TOTAL: 65	17.417 ACRES

NO. OF N.O.W. RESERVE LOTS		0.741 ACIL
	TOTAL: 65	17.417 ACRES
	•	
NO. OF BLOCKS:	4	
B 0 W	TOTAL	4 407 40050

	V 1	TOTA IZ ANOTEO
NO. OF NON-RESIDENTIAL LOTS:	3	5.934 ACRES
NO. OF R.O.W. RESERVE LOTS	1	0.741 ACRES
	TOTAL: 65	17.417 ACRES
	4	

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

ELEVATION = 514.07' N:10020269.51' E:3226969.96'

BENCHMARK:

1,264.05' WEST OF SITE

872.17' WEST OF SITE

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

THE FINAL PLAT OF



Carlson, Brigance & Doering, Inc.		
3	REVISED VIA CITY NOTES ISSUED ON 07-28-21	09/07/2021
2	REVISED VIA CITY NOTES ISSUED ON 05-20-21	05/20/2021

FIRM ID #F3791 **♦** REG. # 10024900

Civil Engineering \blacklozenge Surveying

5501 West William Cannon 🔶 Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165 PATH-J:\AC3D\5224\SURVEY\FINAL PLAT - THE COLONY MUD 1C, SECTION 2.DWG

FIELD NOTES

BEING ALL OF THAT CERTAIN 21.604 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 21.604 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

- 1. NO3'10'17"W, A DISTANCE OF 25.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N03*05'03"W, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S86'54'56"W, A DISTANCE OF 40.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4. NO3*05'04"W, A DISTANCE OF 208.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5. S84'21'37"E, A DISTANCE OF 11.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6. N15'30'09"E, A DISTANCE OF 193.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, 7. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, AND ARC LENGTH OF 6.78 FEET, AND A CHORD THAT BEARS N74*45'56"W, A DISTANCE OF 6.78 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, 8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.71 FEET, AND A CHORD THAT BEARS N57*46'45"E, A DISTANCE OF 22.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9. N10°35'31"E, A DISTANCE OF 110.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10. N72*35'05"W, A DISTANCE OF 70.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11. N70'54'58"W, A DISTANCE OF 142.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, 12. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 41.41 FEET, AND A CHORD THAT BEARS N14'56'08"E, A DISTANCE OF 41.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 13. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, AN ARC LENGTH OF 6.54 FEET, AND A CHORD THAT BEARS N16'06'25"E, A DISTANCE OF 6.53 FEET TO A CAPPED 1/2 INCH IRON
- ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 14. N19'10'35"E, A DISTANCE OF 73.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 15. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 27.16 FEET, AND A CHORD THAT BEARS N12'57'06"E, A DISTANCE OF 27.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 16. NO6'43'37"E, A DISTANCE OF 33.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 17. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.28 FEET, AND A CHORD THAT BEARS N53*05'59"E, A DISTANCE OF 21.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, 18. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 138.84 FEET, AND A CHORD THAT BEARS S77*48'44"E, A DISTANCE OF 138.79 FEET TO A CAPPED 1/2
- INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 19. S75'05'50"E, A DISTANCE OF 259.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20. N14'54'10"E. A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- 21. S75'05'50"E, A DISTANCE OF 14.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, 22. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.82 FEET, AND A CHORD THAT BEARS N59'24'05"E, A DISTANCE OF 21.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 23. S76'06'00"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24. S13°54'00"W, A DISTANCE OF 1.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 25. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.30 FEET, AND A CHORD THAT BEARS S30'35'55"E, A DISTANCE OF 21.03 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 26. S75'05'50"E, A DISTANCE OF 220.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, 27. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 275.93 FEET, AND A CHORD THAT BEARS S81*52'57"E, A DISTANCE OF 275.29 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 28. SO1'19'56"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 29. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 19.86 FEET, AND A CHORD THAT BEARS S89'07'42"E, A DISTANCE OF 19.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 30. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.19 FEET, AND A CHORD THAT BEARS S45'18'02"E, A DISTANCE OF 20.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 31. N88'59'16"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 32. NO1'00'44"W, A DISTANCE OF 0.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 33. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.97 FEET, AND A CHORD THAT BEARS N42*51'56"E, A DISTANCE OF 20.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, 34. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 160.77 FEET, AND A CHORD THAT BEARS N83'00'50"E, A DISTANCE OF 160.65 FEET TO A CAPPED 1/2 INCH
- IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 35. S43*34'52"E, A DISTANCE OF 66.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 36. S24*55'51"E, A DISTANCE OF 83.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 37. S16'58'38"W, A DISTANCE OF 132.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 38. S19°53'53"W, A DISTANCE OF 124.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 39. S31*53'32"E, A DISTANCE OF 48.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 40. S29'21'55"W, A DISTANCE OF 136.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 41. S88*36'06"W, A DISTANCE OF 24.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, 42. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 30.84 FEET, AND A CHORD THAT BEARS \$25'47'24'W, A DISTANCE OF 30.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 43. S13'00'41"E, A DISTANCE OF 116.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.604 ACRES OF LAND.

5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749 11114 CARLSON, BRIGANCE & DOERING, INC. ID# F3791 STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS 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. 密 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749 AARON V. THOMASON 6214 STATE OF TEXAS COUNTY OF BASTROP I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CETIFY 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. _____ 0'CLOCK ____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ______, PAGE _____, PAGE ______, AT FILED FOR RECORD ON THE _____ DAY OF _____, 20_____, A.D. DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS

STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

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

BRENDAN P. MCENTEE, P.E. #96200

CARLSON, BRIGANCE & DOERING, INC.

____ DATE ___

WILL OCCUR. AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

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. 48021C0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193. THIS FLOOD STATEMENT, AS DETERMINED BY A THE H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND

APPROVED: ATTEST: CITY SECRETARY PLANNING & ZONING COMMISSION CHAIRPERSON

ENGINEERING BY:

STATE OF TEXAS

RICK NEFE

STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

4401 N. MESA STREET, EL PASO, TEXAS 79902

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

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY

COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

WITNESS MY HAND THIS _____ DAY OF _____, 20____, A.D.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

THE FINAL PLAT OF

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

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDED 21.604 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS: "THE COLONY MUD 1C. SECTION 2" SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

, 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.

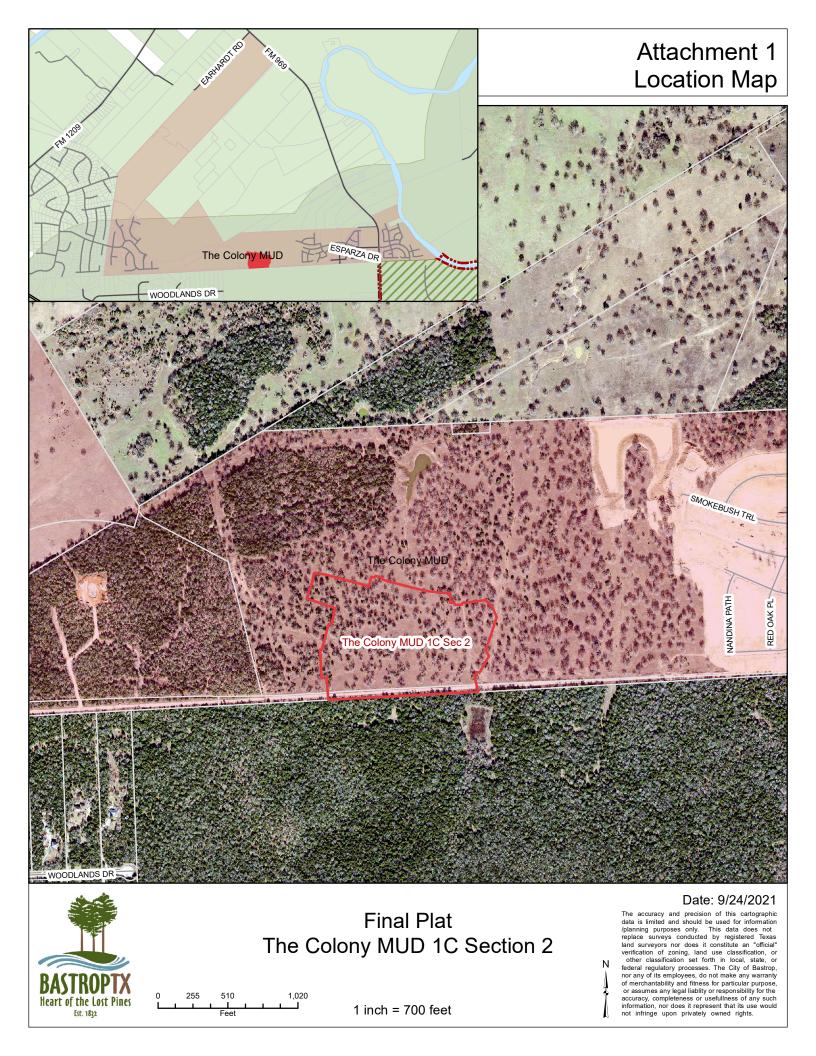
APPROVED THIS DAY ______ OF _____, 20____, 20____, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

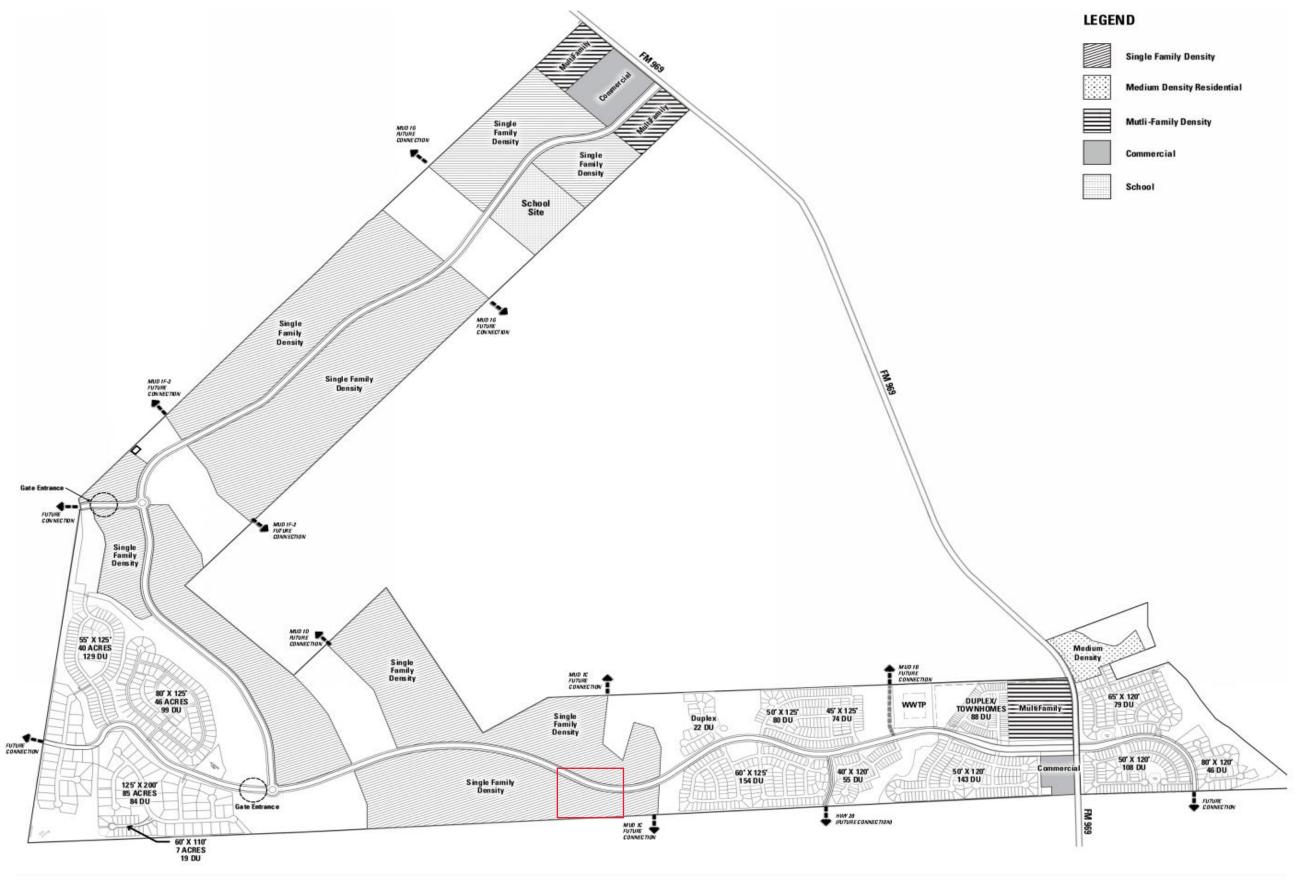






PATH-J:\AC3D\5224\SURVEY\FINAL PLAT - THE COLONY MUD 1C. SECTION 2.DWG







THE COLONY / 4,300 DU CONSENT AGREEMENT LAND PLAN

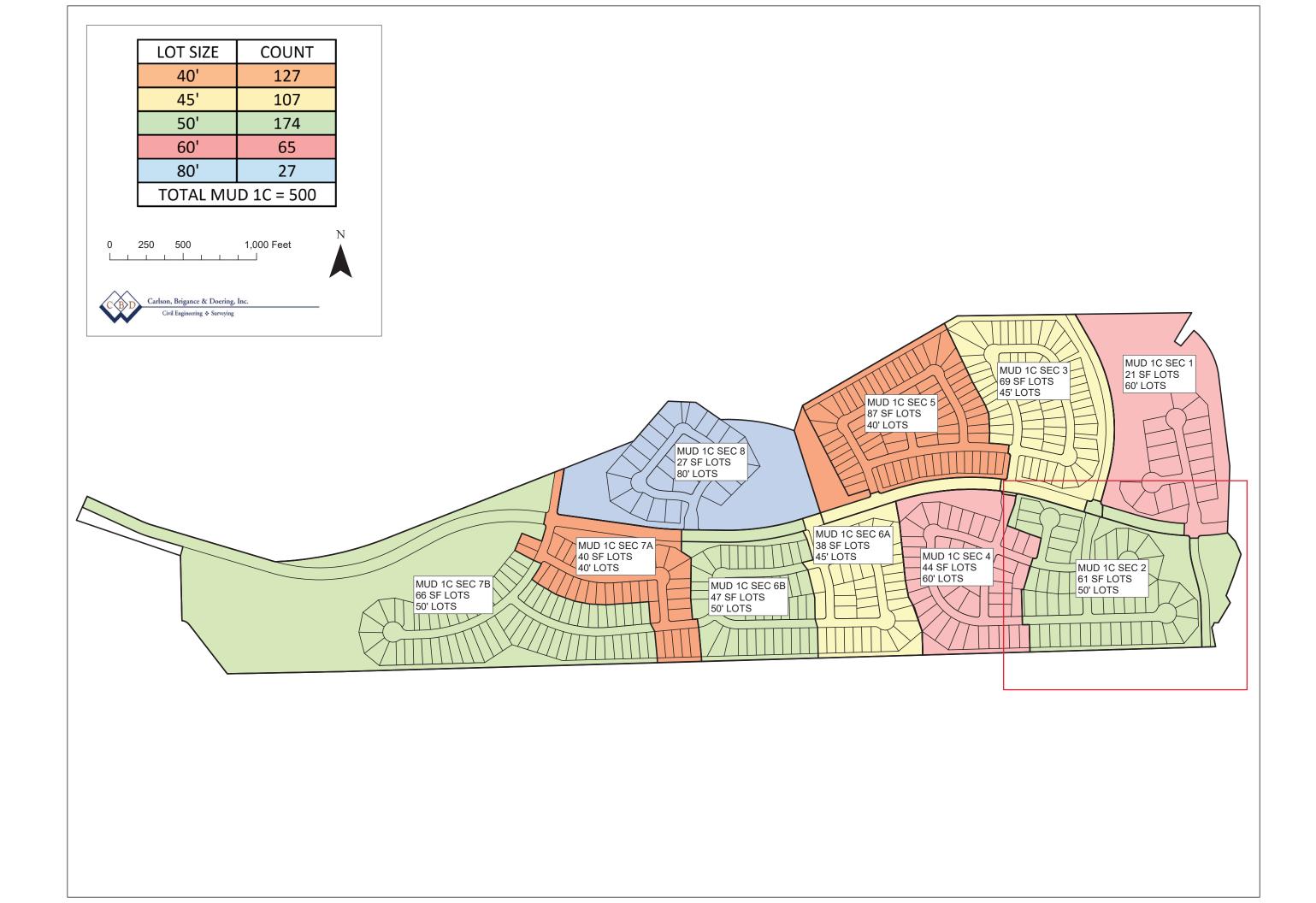
02 August 2019

Bastrop, TX

HUNT









STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 3F

TITLE:

Hold public hearing and consider action to recommend approval of the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

Allison Land, Senior Flan	
ITEM DETAILS:	CONTRACT AND A CONTRACT
Site Address:	1500 Farm Street, between Farm Street and Cedar Street west of Gill's Branch (Attachment 2)
Total Acreage:	15.824 acres
Legal Description:	15.824 acres out of Farm Lots 37 and 38 East of Main Street
Property Owner: Agent Contact:	HHJ Properties, LLC Sallie Burchett, Structure Texas
Existing Use: Existing Zoning: Proposed Zoning: Future Land Use:	Vacant/Undeveloped P3 Neighborhood P4 Mix Downtown Bastrop

BACKGROUND/HISTORY:

The applicant has submitted an application for a Zoning Concept Scheme for Farm Street Village (Exhibit A). The property is comprised of part of two farm lots. The Scheme shows the proportional share extension of Chambers Street between Cedar Street and Farm Street and an intent to reflect the Building Block traditional neighborhood development pattern. The building block structure intent is present; however, the applicant is requesting to provide non-vehicular public access easements instead of publicly dedicated right-of-way. The development is proposing a multifamily, potentially tax-credit funded product, and the financing does not allow for the development to be on multiple blocks with public streets running through it. See Attachments 8 and 9 for the Warrant response from the Development Review Committee and the Applicant's response.

The development proposes four blocks that are designed similarly to a city street cross section, with vehicular drive aisles, sidewalks, parking, and trees. The measurements on the blocks are slightly over the 330-foot block face requirement, but they are measured centerline to centerline, rather than along the block face. When measurement methodology is considered, the blocks are very close to the 330-foot block face requirement. On the portion nearest Gill's Branch, a public

trail connection is proposed as a pedestrian way. Over two acres next to the creek will be dedicated as public civic space. The buildings will be fronted along Chambers Street in compliance with the proposed zoning district and are proposed to be in an architectural style appropriate to the downtown Bastrop area, in accordance with the Authentic Bastrop Pattern Book (Attachment 2).

Zoning Concept Schemes also take into account the variety of place type zoning districts in a pedestrian shed. Changing the zoning to P4 increases compliance with the percentages of each place type in this pedestrian shed.

Landscape plans for overall style and Street Type compliance are also considered. The landscape plan conceptually addresses the requirements, although the plan does list plants that are not on the Preferred Plant List in the B³ Technical Manual. The Applicant has acknowledged that they will use plants from the Preferred Plant List. Compliance with this regulation is verified upon review of the Public Improvement Plans and Site Development Plans.

Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible. A Conceptual Drainage Plan has been reviewed and approved by the City Engineer. The maximum impervious cover in the existing P3 Neighborhood Place Type is 60%. It is 70% in the proposed P4 Mix Place Type. Due to the drainage and floodplain proximity and constraints, the development as proposed is only using about 22% impervious cover. The site has been configured to maximize drainage effectiveness.

PUBLIC COMMENTS:

Property owner notifications were sent to 23 adjacent property owners on September 14, 2021 (Attachment 4). At the time of this report, six responses have been received, two in favor and four opposed. (Attachment 5)

POLICY EXPLANATION:

Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

Notice was published in the Bastrop Advertiser and notice was sent to property owners within 200 feet of the property boundary.

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

N/A. Bastrop is not a general-law municipality.

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

Notice of the meeting was posted at least 72 hours in advance.

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

At the time of this report, no protest has been received.

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of 4 out of 5 members to approve the zoning request.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Downtown Bastrop: The Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area's range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street. The scale of land uses, and transitions between them will compliment historic building form and intensity, but increased development intensity may be allowed on a case-by-case basis to encourage viable investment in center city Bastrop. Downtown Bastrop character area development should adhere to the following complimentary development parameters:

- Require new development in downtown Bastrop (residential and nonresidential) to adhere to a "build-to" requirement setting the front setbacks at the sidewalk edge and side setbacks along alleys to the pavement edge.
- New Downtown development should be designed to a minimum of two stories to provide a sense of enclosure which creates the "look and feel" of an urban environment.

- Require downtown uses to provide adequate sidewalk width to accommodate both an amenity area (for street trees, benches, trash cans, landscaping, etc.) and a clear walkway area.
- Accommodate parking primarily on-street or in public or private off-street parking areas.
- Promote varying residential dwelling types and densities in a manner that compliments and transitions between existing residential and non-residential development.
- Promote development that is complimentary to traditional architectural styles.
- For residences, implement (and modify as necessary) design standards that promote existing neighborhood form.
- Incorporate traffic calming features into residential streets including curb extensions to define lanes of parking.
- Extend the public sidewalk system throughout the character area.
- Identify suitable locations for and incorporate pocket parks into traditional residential neighborhoods to provide direct access to public green spaces.

The B³ Code provides for build-to requirements. In P3 Neighborhood, the requirement is 10-25 feet from the front property line. In P4 Mix, the requirement is 5-15 feet. The proposed architectural style matches those reflected in the Authentic Bastrop Pattern Book (Attachment 1).

The proposed buildings are two and three stories, and front onto the extension of Chambers Street between Cedar Street and Farm Street. The development's share of Chambers Street is half the street. The street will be one travel lane with on-street parallel parking, extend the sidewalk network through the neighborhood, and provide street trees. The narrowness and presence of on-street parking provides traffic calming on the road section.

The development is proposing off-street parking in addition to the on-street parking, as well as dedicating public open space along Gill's Branch. The layout mimics the building block form of the neighborhood.

Compliance with Bastrop Building Block (B³) Code:

B³ CODE INTENT (See Executive Summary)

The code is built around three core intents:

• Fiscal Sustainability

New development and redevelopment must be done with a focus on the intersection of the Public and Private Realms. This is the area where city and utility infrastructure are maintained in an efficient manner and the commercial development creates a complete neighborhood.

The development provides efficient street and infrastructure connections in an area of town that lacks the standard connectivity of other areas of town. It also protects Gill's Branch and dedicates public open space that will promote multi-modal walkability and access to nature. The public non-vehicular access easements allow for public access to the open space, while putting the burden of maintenance onto the developer rather than the City. If granted tax credit funding, property standards must be maintained.

• Geographically Sensitive Developments

Development will retain its natural form and visual character, which is derived from the topography and native environment.

Gill's Branch and drainage were central the design of the development. Over two acres will be dedicated to the public along Gill's Branch, a streambank buffer that prohibits disturbance has been accounted for and will be implemented during the platting process. Detention and low impact stormwater designs are also planned.

• Perpetuation of Authentic Bastrop

The B³ Code will perpetuate the built form that has been predominate over the City's 189year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the city and creates sites/buildings that are not adaptable and sustainable in the long-term.

The connection of Chambers Street furthers the neighborhood's development in the same built form that has been predominate in the City's long history on the project's side of the Colorado River. The architectural styles proposed are in accordance with the Authentic Bastrop Pattern Book and existing fabric of downtown.

B³ Code ARTICLE 5.1 INTENT OF DEVELOPMENT PATTERNS

(b) The Development Pattern type will be used to guide the creation of the Zoning Concept Scheme and Neighborhood Regulating Plan (see Article 2-3 Neighborhood Regulating Plans in B3 Technical Manual) configurations suitable for different geographies and Character Districts.

The Character District of this project is Cultural Arts, which allows for Traditional Neighborhood Development (TND) using the standard building block pattern. The development is proposing the TND form.

SEC. 5.2.002 TND STANDARDS

1. Detail the block perimeters, block lengths, pedestrian shed area, place type allocations per B³ Code 3.2.002b.

In P4 Mix, the block perimeter maximum is 1320 feet. This is the distance around one building block, which is a block length of 330 feet. The zoning concept scheme proposes four building blocks plus one long block along Gill's Branch that will have pedestrian access to and through it. The four building blocks are slightly rectangular, with two sides shorter than 330 feet and two sides longer than 330 feet. The measurements are provided as distance from drive aisle centerline to centerline in areas there is not a public right-of-way to dictate the block face.

A quarter-mile radius around the development creates the pedestrian shed for the area. The goal of a pedestrian shed is to ensure the neighborhood created is walkable. Allocations of various place types provide variety in a neighborhood to promote a complete neighborhood. Changing the place type to P4 Mix increases compliance with the place type allocation percentages in this area.

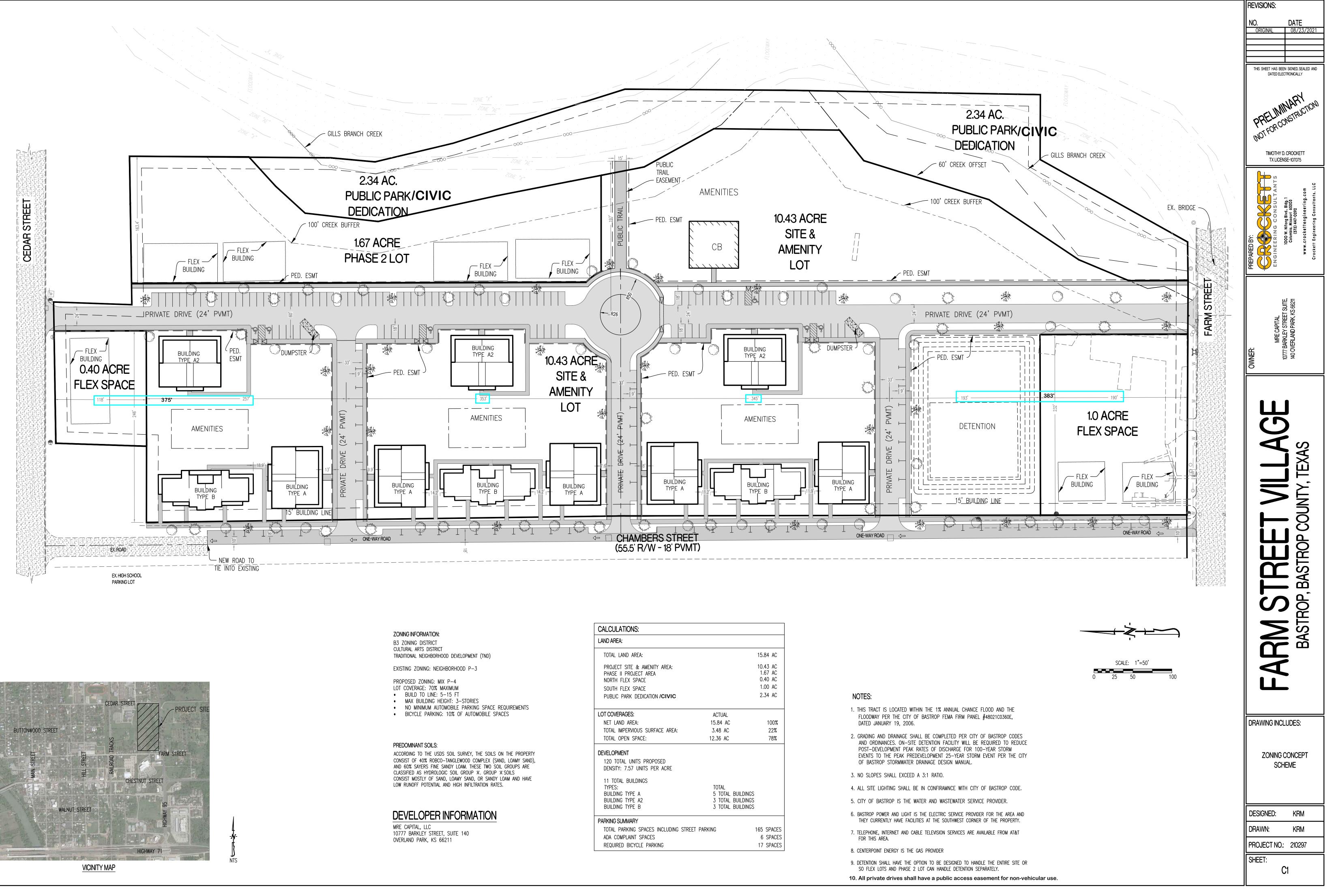
RECOMMENDATION:

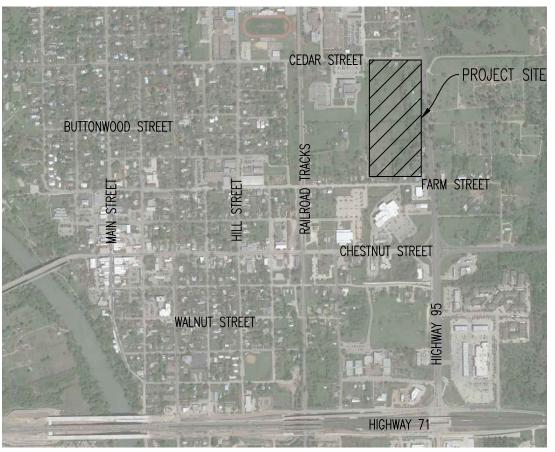
Consider action to recommend approval of the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

ATTACHMENTS:

- Exhibit A: Zoning Concept Scheme
- Attachment 1: Proposed Architectural Elevations
- Attachment 2: Location Map
- Attachment 3: Applicant's Project Description Letter
- Attachment 4: Property Owner Notice
- Attachment 5: Property Owner Notice Responses
- Attachment 6: Zoning Map
- Attachment 7: Future Land Use Map
- Attachment 8: Warrant Determination
- Attachment 9: Applicant's Response to Warrant Determination

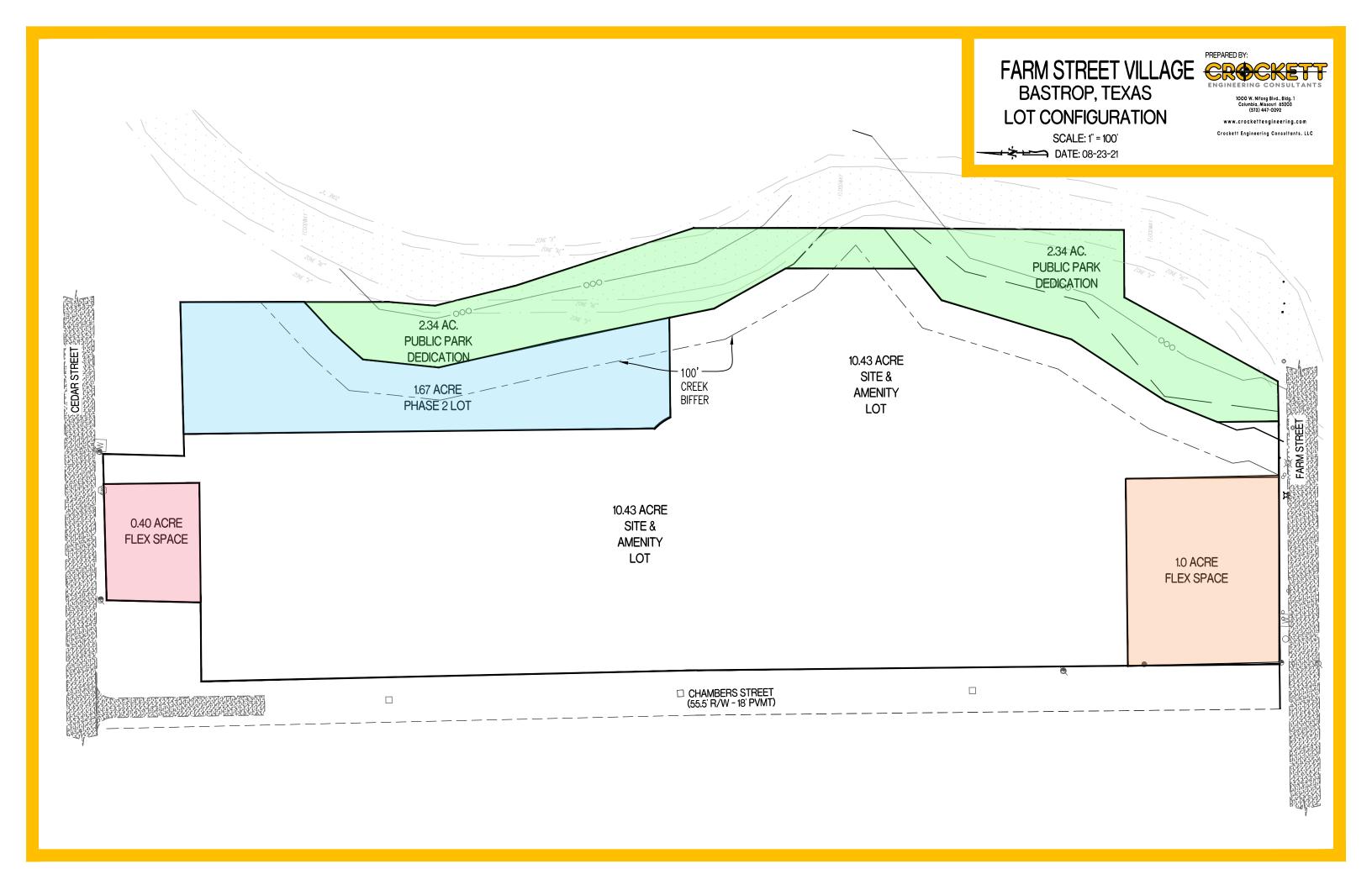


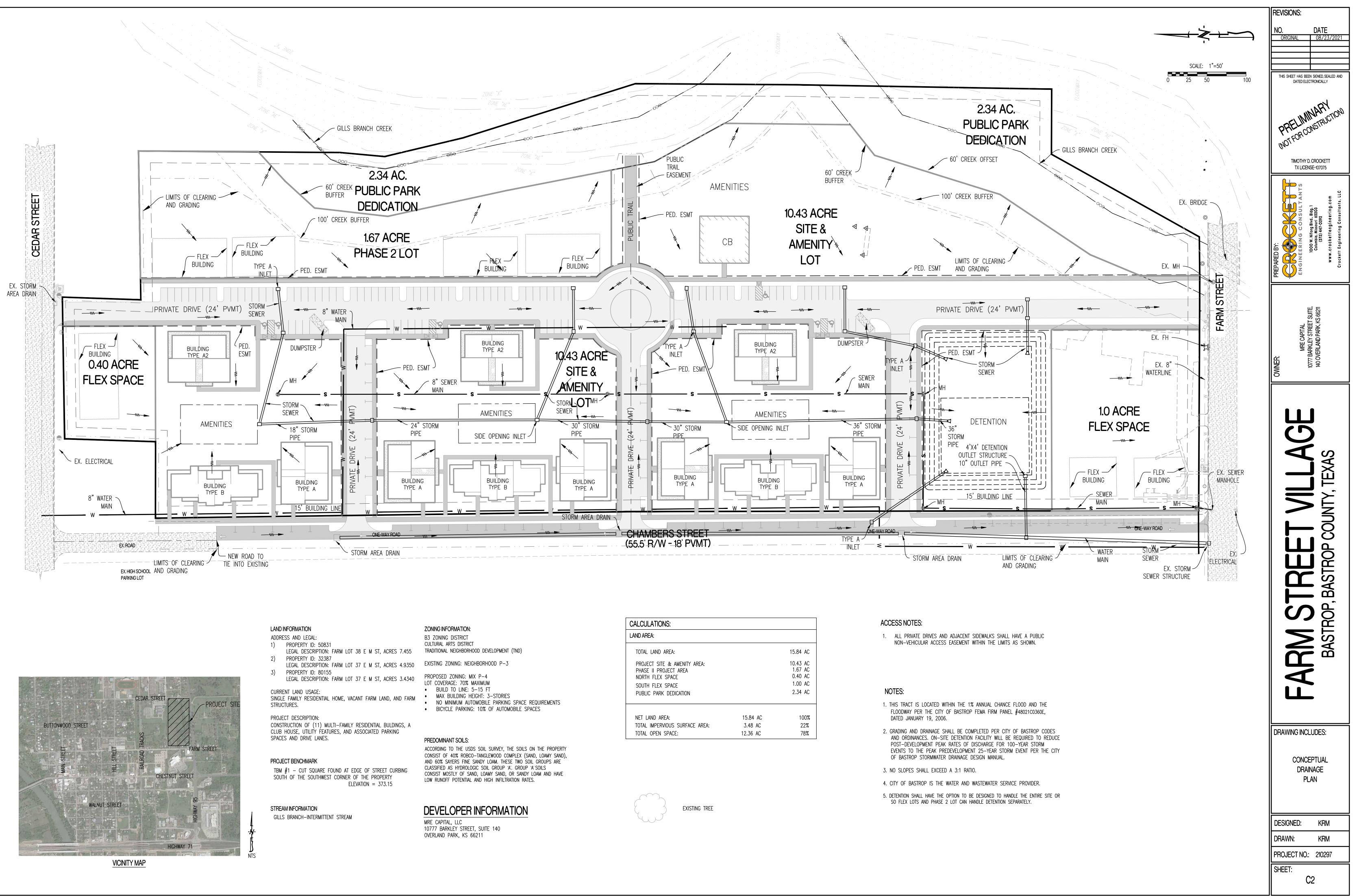




ION:	ONECCENTION
СТ	LAND AREA:
TRICT BORHOOD DEVELOPMENT (TND)	TOTAL LAND ARE
NEIGHBORHOOD P-3	PROJECT SITE & PHASE II PROJE
G: MIX P-4 D% MAXIMUM NE: 5-15 FT G HEIGHT: 3-STORIES	NORTH FLEX SP SOUTH FLEX SP PUBLIC PARK DI
AUTOMOBILE PARKING SPACE REQUIREMENTS KING: 10% OF AUTOMOBILE SPACES LS:	LOT COVERAGES: NET LAND AREA: TOTAL IMPERVIOU TOTAL OPEN SP
USDS SOIL SURVEY, THE SOILS ON THE PROPERTY OBCO-TANGLEWOOD COMPLEX (SAND, LOAMY SAND), TINE SANDY LOAM. THESE TWO SOIL GROUPS ARE ROLOGIC SOIL GROUP 'A'. GROUP 'A' SOILS F SAND, LOAMY SAND, OR SANDY LOAM AND HAVE ITIAL AND HIGH INFILTRATION RATES.	DEVELOPMENT 120 TOTAL UNIT DENSITY: 7.57 U 11 TOTAL BUILD TYPES: BUILDING TYPE BUILDING TYPE BUILDING TYPE
ER INFORMATION	PARKING SUMMARY
TREET, SUITE 140	TOTAL PARKING

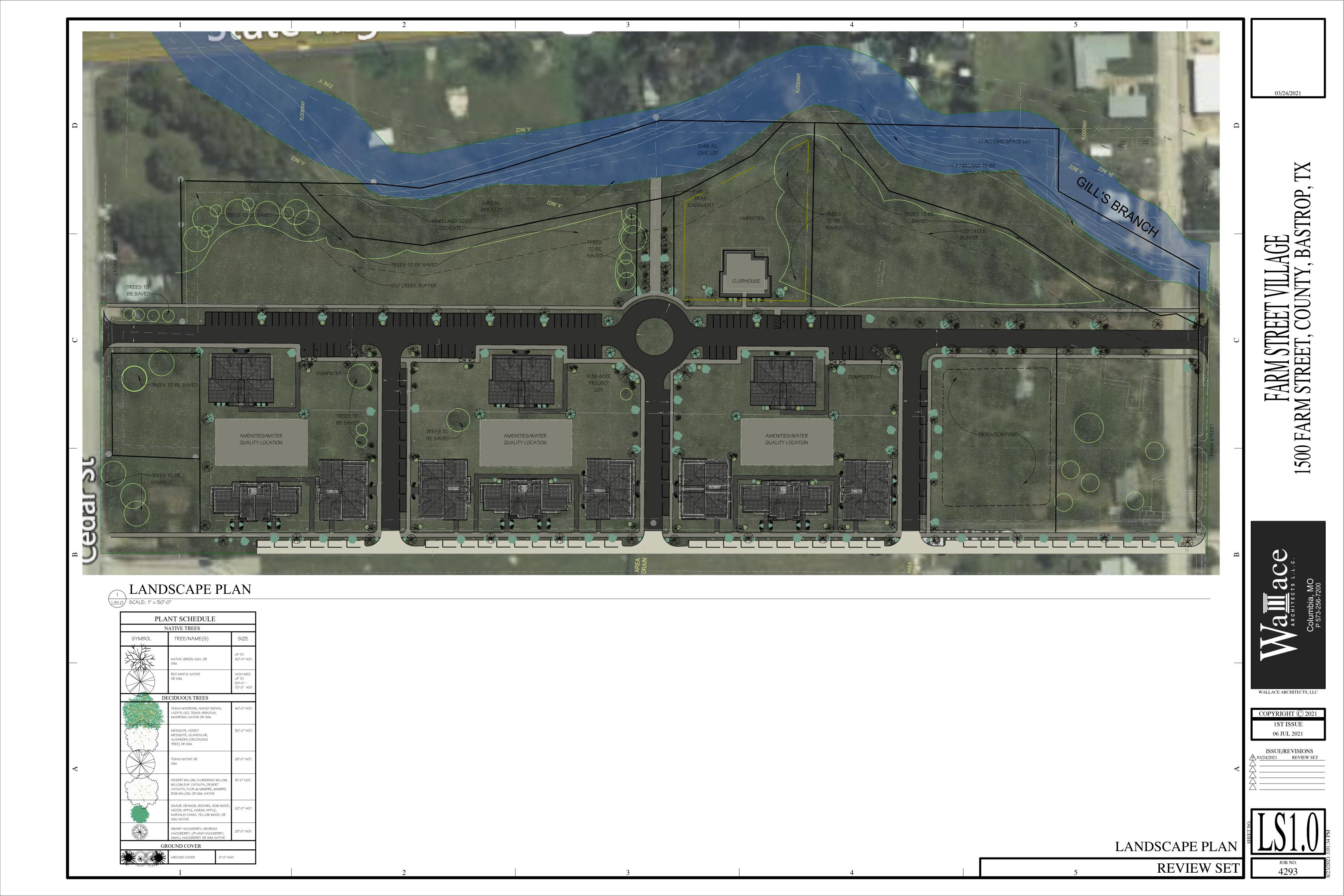
CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:		15.84 AC
PROJECT SITE & AMENITY AREA: PHASE II PROJECT AREA NORTH FLEX SPACE SOUTH FLEX SPACE		10.43 AC 1.67 AC 0.40 AC 1.00 AC
PUBLIC PARK DEDICATION /CIVIC		2.34 AC
LOT COVERAGES: NET LAND AREA:	ACTUAL 15.84 AC	100%
TOTAL IMPERVIOUS SURFACE AREA:	3.48 AC	22%
TOTAL OPEN SPACE:	12.36 AC	78%
DEVELOPMENT 120 TOTAL UNITS PROPOSED DENSITY: 7.57 UNITS PER ACRE		
11 TOTAL BUILDINGS TYPES: BUILDING TYPE A BUILDING TYPE A2 BUILDING TYPE B	TOTAL 5 TOTAL BUILD 3 TOTAL BUILD 3 TOTAL BUILD	INGS
PARKING SUMMARY		
TOTAL PARKING SPACES INCLUDING STREE	T PARKING	165 SPACES
ADA COMPLAINT SPACES REQUIRED BICYCLE PARKING		6 SPACES 17 SPACES

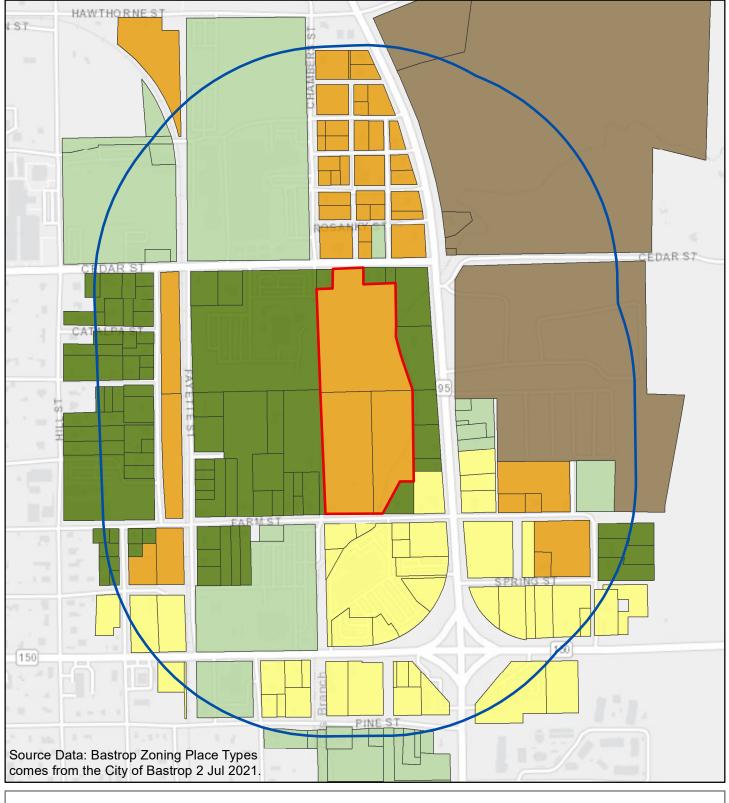






CALCULATIONS:			
LAND AREA:			
TOTAL LAND AREA:		15.84 AC	
PROJECT SITE & AMENITY AREA: PHASE II PROJECT AREA NORTH FLEX SPACE		10.43 AC 1.67 AC 0.40 AC	
SOUTH FLEX SPACE PUBLIC PARK DEDICATION		1.00 AC 2.34 AC	
NET LAND AREA:	15.84 AC	100%	
TOTAL IMPERVIOUS SURFACE AREA:	3.48 AC	22%	
TOTAL OPEN SPACE:	12.36 AC	78%	





Farm Street Village Pedestrian Shed Map

Development Site Place Type

Quarter Mile

- CS Civic Space 19.94%

P5 - Core 15.18%

P1 - Nature 0%

P4 - Mix 18.59%

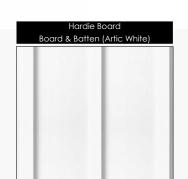
- P3 Neighborhood 22.74%
- P2 Rural 23.56%
- EC Employment Center 0%

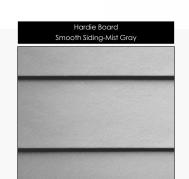






Front Elevation Bldg. A

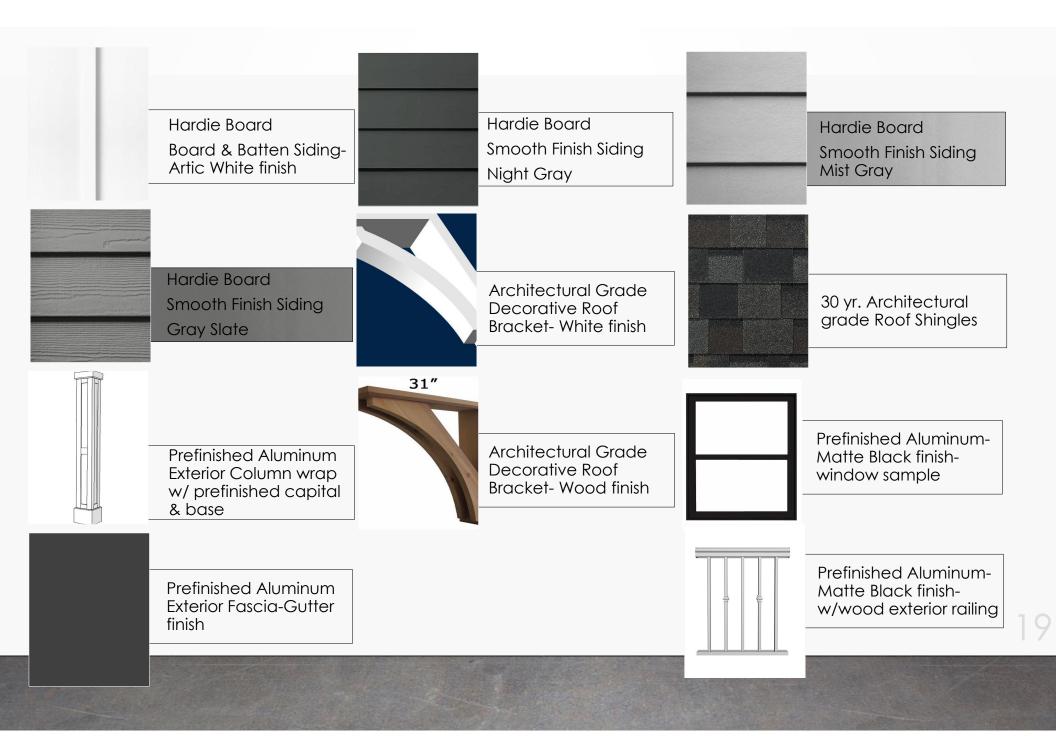


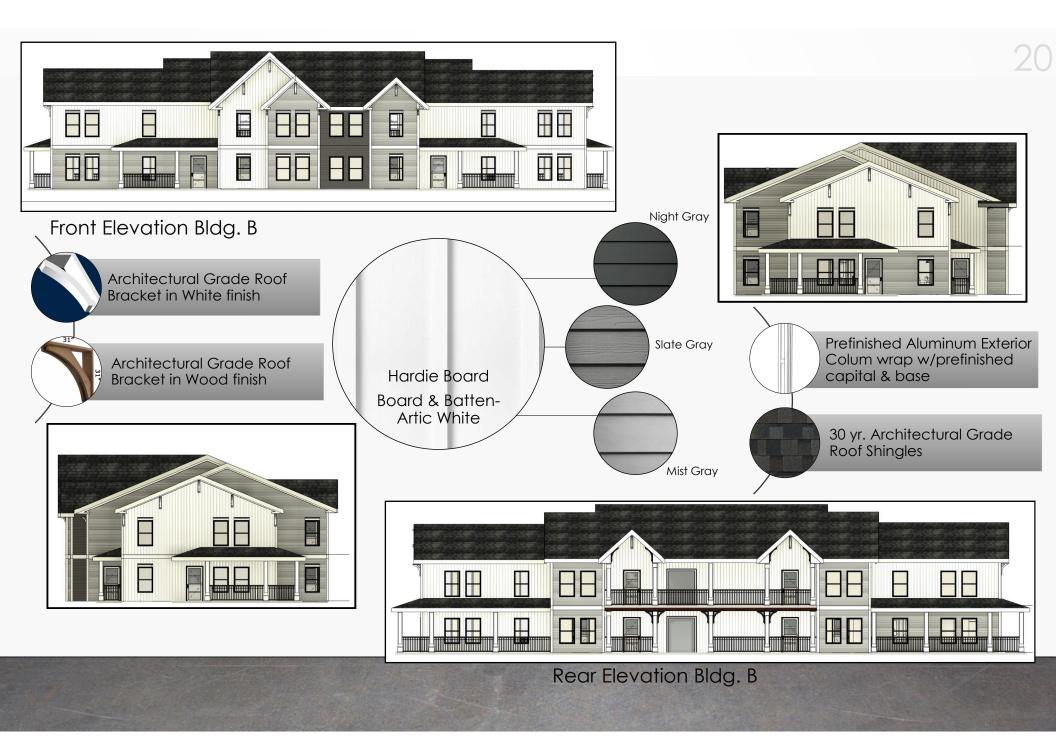




Rear Elevation Bldg. A







C4. Proposed Development Exterior Elevations

Pattern Book Notes: Neighborhood Design-

Well designed neighborhoods contain different lot types for single-family homes. They are intended to respond to the needs of different households and provide diversity in house size and price. Those are large, medium, small and cottage type homes, and they are dispersed throughout the area. The largest homes are located generally along the edges of the patterns and the project, while the smaller homes are on the interior patters often fronting on open space. Parking and garages are accommodated in various ways that allow for both front and rear access.

Pattern Book Notes:

Pattern Book Notes:

Building Sides

Streetscape Diversity

- Each block face should have a minimum of three different home design models. Different models are defined as those with significate variation in floor plan configuration and massing, and minor variation in size and number of bedrooms.
- Each of the three models must have at least two architectural styles and color schemes, which can be employed to create visual interest and respond to homeowner preferences.
- Not more than two of the same model with the same architectural style can be employed on a block face.
- Similar models with similar architectural styles should not be placed next to one another.
- Materials and colors should be varied to further differentiate one model from another. Use different colors on adjacent buildings. Treat a block face as a unified composition.
- Coordinate building wall colors with roof colors.

Pattern Book Notes:

Multi-Unit Homes, Townhomes, Apartments

- Side yards are important in helping to create usable outdoor space and insure privacy. On lots 50 feet or less wide, each building must have an open and closed side. This concept establishes a more harmonious relationship between adjacent buildings.
- The open side contains the most and largest windows, and has the most usable side yard. The closed side has fewer and smaller windows to ensure greater privacy for the neighbors.
- Where possible, orient open sides towards the south and east.
 Corner Treatment
- The relationship of buildings to one another and the street is especially important at corners.
- Buildings on corner lots must address both streets. Corner lots are typically wider to accommodate the site yard setback along the streets and allow for building articulation and side porches.
- Wrap around porches on corner lots are generally encouraged.

- These housing types are found in P3, P4 and some in P5. They are generally located within medium-density neighborhoods or in locations transitioning from a primary single-family neighborhood into a neighborhood main street. All of them enable appropriately scaled, well-designed higher densities and are important for providing a broad choice of housing types and promoting walkability.
- Building Articulation Along a Street Historic Neighborhoods derive their character from the simplicity of architectural forms. Buildings should emphasize one primary architectural form with supporting and secondary elements. Too much complexity or competing primary forms will undermine this goal.
- An articulation is the connection of an open porch to the building, a dormer facing the street, a well defined entry element, a horizontal offset of a least 2 feet in the principal building wall change in the height of front elevation rooflines by at least one story.
- Roof Types and Primary Roof Forms
 Principal roofs for single family detached houses shall be symmetrical gable or hip. Other principal roof types, such as gambrel or mansard, are acceptable if historically appropriate and approved by ARC.

Pattern Book Notes: Multi-unit homes The Multi-Unit Home combines several residences within one structure designed to resemble a large single-family home. The prototype illustrated here is for a fourunit building that provides attached garages accessed from rear valleys. Different-sized buildings may be combined along a block face. When located on corners, Multi-Unit Homes provide porches and enteritis on both elevations facing the street. When located on the block interior, a "family" of entrances between two buildings provides gracious access to the upper-floor residences. Architectural and Entry Articulation

 One goal for Verano is to create a handsome and timeless architecture based on San Antonio's historic neighborhoods. These neighborhoods derive much of their character from the simplicity of architectural forms. Buildings at Verano should emphasize one primary architectural form with supporting secondary elements. Too much complexity or competing primary forms undermine this goal.



July 10, 2021



Trey Job Assistant City Manager of Community Development City of Bastrop 1311 Chestnut Street Bastrop, Texas 78602

Re: Farm Street Village Project Description – Zoning Change

Dear Mr. Job:

As required for the zoning change application, I am providing a project description for the proposed Farm Street Village located at 1500 Farm Street at the eastern edge of Downtown Bastrop. Farm Street Village is a proposed Class A Apartment Community between Farm Street and Cedar Street, just west of Gills Branch. It is conveniently located and designed to be walkable to the many amenities associated with downtown.

The development will consist of 120 units for families and will be comprised of a mix of 1 bedroom, 2 bedroom, and 3 bedroom units. The total cost of the development is estimated to be approximately \$21,000,000 and will be financed with conventional loans and housing tax credits. The workforce development will serve families with incomes at or below 60% of the area median income. I have attached a brochure that illustrates more about the development.

I hope that you will agree with us that our design meets the connected, walkable, and context sensitive intent of your code. The layout includes our portion of the Chambers Street extension. It also includes pedestrian access to Gills Branch through the development to connect to future trail improvements associated with Gills Branch. Finally, we have spent many hours working with our designers to ensure the site plan and architectural drawings complement and add to the existing urban fabric.

From conversations with the City of Bastrop since the fall of 2019, we understand that a change from P-3 to P-4 is considered reasonable and consistent with your comprehensive plan. Additionally, the neighboring land uses are higher intensity than P-3 including the Jerry Fay Wilhelm Center for the Performing Arts, Bastrop High School, and Film Alley Bastrop to name a few. We learned that when adopting the B3 code and new zoning categories, Bastrop rezoned using a same to same classification, thus the P-3 based on the former zoning district. The P-4 zoning classification is well suited at this location considering adjacent land zoning categories and its proximity to SH 95.

Thank you for considering the merits of the proposed development. We respectfully request the City's approval to rezone the 15.8 acres from P-3 to P-4 to permit Farm Street Village. Should you have any questions or concerns, please do not hesitate to contact me by phone at (512) 473-2527 or via email at <u>sallie@structuretexas.com</u>. Thank you so much for your consideration.

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Sallie Burchett, AICP

Notice of Pending Zoning Change City of Bastrop **Planning & Zoning Commission** and City Council



Dear Property Owner:

The Planning and Zoning Commission will conduct a public hearing on Thursday, September 30, 2021 at 6:00 p.m. and the City Council will conduct a public hearing (first reading) Tuesday, October 26, 2021 at 6:30 p.m. in the City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas to consider action on a change in zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

Applicant(s):	SALLIE BURCHETT
Owner(s):	HHJ PROPERTIES, LLC
Address(es):	1500 FARM STREET
Legal Description:	FARM LOT 37 E M ST, ACRES 4.9350; FARM LOT 37 E M ST, ACRES
	3.4340; & FARM LOT 38 E M ST, ACRES 7.455

The site location map and a letter from the property owner is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

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PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: _____

Property Address:

Mailing Address (if different than property address): _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature:

Additional Comments (Optional):

Re: Farm Street Village

PLANNING DEPARTMENT

Notice of Pending Zoning Change City of Bastrop Planning & Zoning Commission and City Council



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Bastrop.

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

□ I am in favor of the request.

I am opposed to the request.

□ I have no objection to the request.

Property Owner Nar	ne:	K	<u>u</u> -	Ph	E	M
		القنون	Ď	1	rm	Ş

Mailing Address (if different than property address): _

Phone (optional): <u>512 303 700 4</u> Email (optional):	
Property Owner's Signature: Ruth Emanuel	
Additional Comments (Optional):	

Re: Farm Street Village

PLANNING DEPARTMENT

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PROPERTY OWNER'S RESPONSE
As a property owner within 200 feet: (please check one)
□ I am in favor of the request.
🔀 I am opposed to the request.
I have no objection to the request.
Property Owner Name: James + Cristy Foreman
Property Address: 1504 Farm St
Mailing Address (if different than property address):
Phone (optional): 512-296-9590 Email (optional):
Property Owner's Signature frances C. Foreman Cutty Houman
Additional Comments (Optional):
_ Farm St cannot handle the extra traffic
<u>From this project. Farm St has heavy traffic</u> because of Mina Elementary already and Re: Farm Street Village heavy because of the theater + family Dollar
because of mina Elementary already and pallar
Re: Farm Street Village heavy because of the theater + thanky when
PLANNING DEPARTMENT
1311 Chestnut Street & PO Box 427 & Postron, Taxas 78600 - 540 200 asta

estnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 • www.cityofbastrop.org

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PROPERTY OWNER'S RESPONSE
As a property owner within 200 feet: (please check one)
□ l am in favor of the request.
I am opposed to the request.
□ I have no objection to the request.
Property Owner Name: Sherri Lynn Hoskins
Property Address: 1201 Fayette St. Bastrop 7+ 78602
Mailing Address (if different than property address):
Phone (optional): 512-797-7843 Email (optional): Sherri 3 @ gmail com
Property Owner's Signature: King Linn Joskins
Additional Comments (Optional):

Re: Farm Street Village

PLANNING DEPARTMENT

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PROPERTY OWNER'S RESPONSE

As a propert <mark>y</mark> owr	ner within 200 feet: (please check one)
	am in favor of the request.
	am opposed to the request.
	have no objection to the request.
Property Owner N	Name: $\underline{YUNUNJUUNU}$
Property Address	STOD FAINNISTVEET
Mailing Address (if different than property address): 350 FM 969
Phone (optional):	979 STO9144 Email (optional): JACKNUCI & GMarch
Property Owner's	
Additional Comm	ents (Optional):
Thank	MON!
	- J-

Re: Farm Street Village

PLANNING DEPARTMENT

1311 Chestnut Street
PO Box 427
Bastrop, Texas 78602
512.332.8840
www.cityofbastrop.org

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PROPERTY OWNER'S RESPONSE
As a property owner within 200 feet: (please check one)
Lam in favor of the request
I am opposed to the request.
I have no objection to the request.
Property Owner Name: JOHNE MELINCIA LAVSON
Property Address: 1320 Farm Street Bushop, Ty
Mailing Address (if different than property address): <u>5703 CAMDEN Mucland Ty</u>
Phone (optional): 432-770-5969 Email (optional): 1000 are grait? Com
Property Owner's Signature: Meluidu S. UNSON
Additional Comments (Optional): I UM 10000 "AGAILLST" INC VE-TONING
Of farm Lot 37 - located @ 1500 Farm St.
from P3 Neighborhood to P4 Muy
Re: Farm Street Village Willing the city limits of Bushop, ty
PLANNING DEPARTMENT
1311 Chestnut Street ● PO Box 427 ● Bastrop, Texas 78602 ● 512.332.8840 ● www.cityofbastrop.org

Notice of Pending Zoning Change City of Bastrop Planning & Zoning Commission and City Council



Dear Property Owner:

The Planning and Zoning Commission will conduct a public hearing on Thursday, September 30, 2021 at 6:00 p.m. and the City Council will conduct a public hearing (first reading) Tuesday, October 26, 2021 at 6:30 p.m. in the City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas to consider action on a change in zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

Applicant(s):	SALLIE BURCHETT
Owner(s):	HHJ PROPERTIES, LLC
Address(es):	1500 FARM STREET
Legal Description:	FARM LOT 37 E M ST, ACRES 4.9350; FARM LOT 37 E M ST, ACRES
	3.4340: & FARM LOT 38 E M ST. ACRES 7.455

The site location map and a letter from the property owner is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

*

PROPERTY OWNER'S RESPONSE

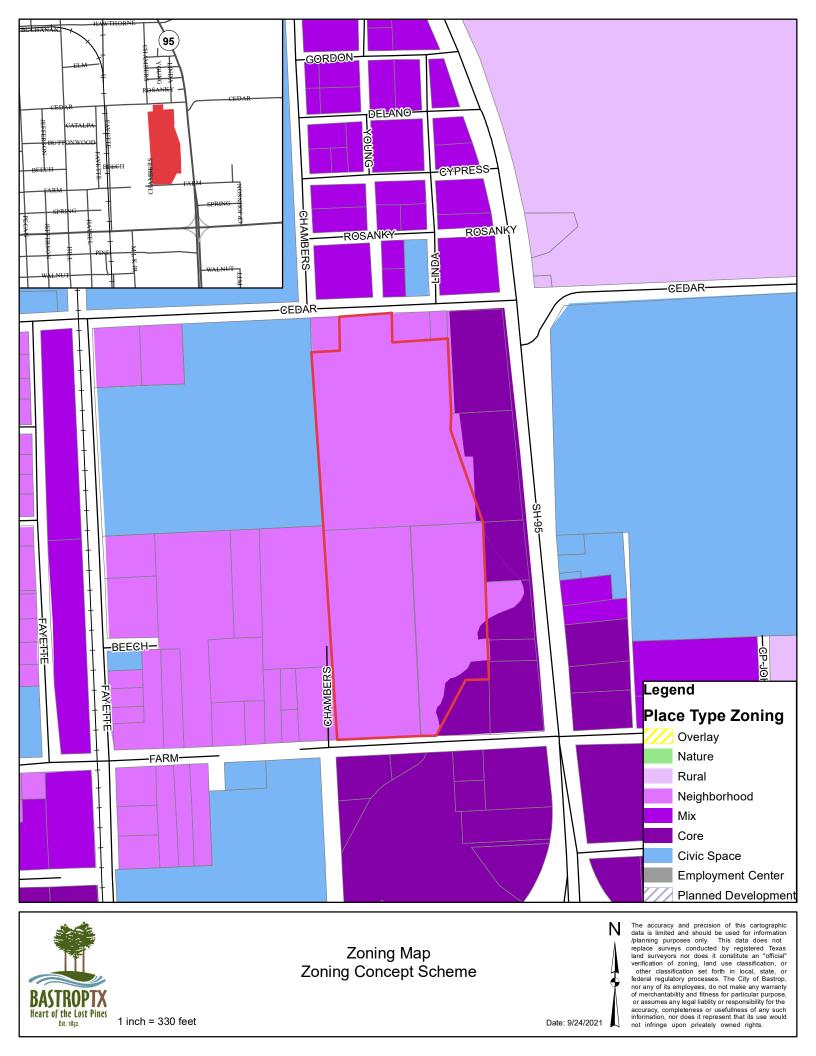
As a property owner within 200 feet: (please check one)

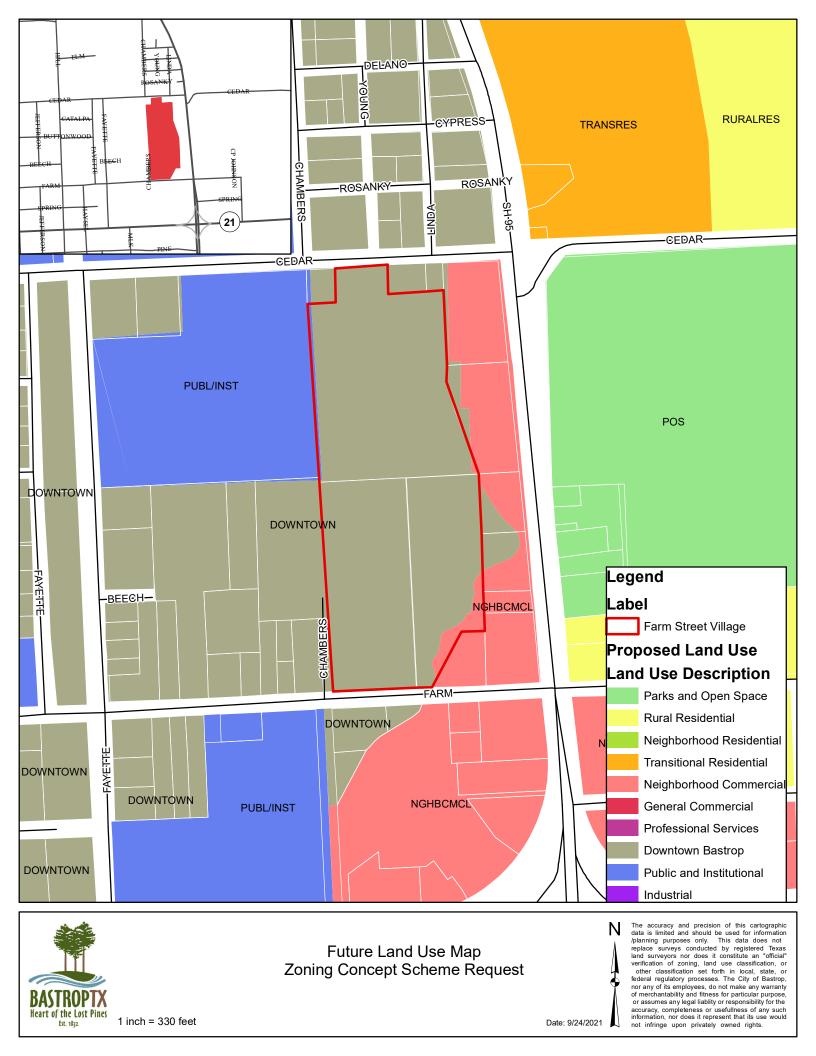
- I am in favor of the request.
- □ I am opposed to the request.

	I have no	objection to t	kje request.	1. 11			
Property Owner	Name:	K	he request. _0 <i>BCP</i> T /	111/11/	√		
Property Addres	ss:	1204	Highway	95	BASTRO	0	
							BASTROP TX
Phone (optional):	/	<u>)</u> Ema	ail (optional):		
Property Owner	's Signatur	e:/1	ohit M	Ili~			
Additional Com	ments (Opt	ional):					

Re: Farm Street Village

PLANNING DEPARTMENT





TO:	Sallie Burchett/Structure Texas, Applicant	
From:	Trey Job, Assistant City Manager	
Date:	July 22, 2021	BASTROPTX
Subject:	Warrant Determination - #21-000184 – Denied with conditions	Heart of the Lost Pines Est. 1832

In order to approve a warrant one of the three B³ Code Intents must be met.

The intent of the Code is to establish the Standards that enable, encourage, and ensure the community achieves:

- Fiscal Sustainability new development and redevelopment must be done with a focus on the intersection of the Public and Private Realms. This is the area where city and utility infrastructure is maintained in a efficient manner and the commercial development creates a complete neighborhood.
- 2. Geographically Sensitive Developments development will retain its natural form and visual character derived from the topography.
- 3. Perpetuation of Authentic Bastrop The B³ Code will perpetuate the built form that has been predominate over the City's 189-year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the City and creates sites/buildings that are not adaptable and sustainable in the long-term.

The applicant has requested warrants from the following code requirements:

- Section 7.1.002 (c) New Streets shall be required when shown on the City's adopted Master Thoroughfare Plan. In addition, each Farm Lot shall include internal Streets to create Building Blocks.
- 2. Section 7.1.002 (d) Street Arrangement: The Bastrop Master Transportation Plan and Thoroughfare Master Plan establish the foundation for the Mandatory Street Network. Unless otherwise approved by the City Council, provision shall be made for the extension of Streets through any new neighborhood. Off-center Street intersections with Streets in adjacent neighborhoods shall be avoided. All Streets shall be continuous or in alignment with existing Streets unless variations are deemed advisable by the Council due to topography and requirements of traffic circulation.

In addition to the two above, the following would also need to be approved, because eliminating public streets also affects the publicly dedicated block structure.

 Section 7.4.002 Blocks (a) The Master Thoroughfare Plan provides the basic framework for the Block at a Farm Lot scale. The internal Street Network shall be structured to define blocks with the following maximum Block lengths and Block Perimeters (not including exterior R.O.W. dedication): P4 330 ft max / 1,320 ft. perimeter

- The applicant is requesting to use a combination of private drives and a public nonvehicular access easement for pedestrian access in lieu of providing publicly dedicated streets that are built to a city standard.
- For the three intents the applicant has provided the following justification:
 - Fiscal Sustainability: Our underwriting requirements and site constraints preclude public streets. Without the Farm Street Village, the City of Bastrop is forgoing property taxes and jobs/material sales associated with the \$21MM construction project. Secondly, our investors require an operating reserve to accommodate all maintenance associated with repairing any paving. The development will pay for all maintenance, rather than the City of Bastrop.
 - <u>Geographically Sensitive Developments:</u> We will maintain a non-vehicular public connection running east-west from Chambers to Gill's Branch. It is unreasonable to expect this development to bear the burden of constructing a bridge to cross over Gill's Branch.
 - Perpetuation of Authentic Bastrop: From the perspective of the Farm Street Village resident, the grid connectivity is built to the B-3 Code establishing easy walkable connections to its neighbors and downtown. The nearby transportation network including our construction of Chambers Street is compatible with your street network requirements. Furthermore, we have spent many hours working with our architects to ensure that the multi-family buildings will complement the existing architectural fabric of downtown.
- Staff Analysis:

In general, the concept plan meets the intent of the code to create small, multimodal blocks that bring buildings forward to create interaction between the Public and Private Realms, encouraging a pedestrian friendly environment.

• The required block structure is intended to continue the building block pattern that has endured for 189 years and allowed for development and redevelopment as buildings are built reoccupied by other uses within the block. In order to meet this goal, we will need to have 55.5-foot public access easement dedicate over the private driveways to ensure access and the ability to dedicate this area as a public right-of-way in the future as redevelopment occurs.

Based on these considerations, this Warrant request is denied unless the requirement for dedicating public access easements is met.

Sincerely,

Trey Job

Trey Job

Assistant City Manager

August 11, 2021



Trey Job Assistant City Manager of Community Development City of Bastrop 1311 Chestnut Street Bastrop, Texas 78602

Re: Farm Street Village Warrant Request - Comment Memo

Dear Mr. Job:

We are pleased to learn that the City of Bastrop finds that the concept plan "meets the intent of the code to create small, multimodal blocks that bring buildings forward to create interaction between the Public and Private Realms, encouraging a pedestrian friendly environment." After reviewing the warrant request feedback received August 6, 2021, we are revising the concept to expand the non-vehicular access easements over all driveways and adjacent sidewalks. Providing full access for all modes of transportation except vehicles is consistent with the intent of the B3 Code. Encouraging non-vehicular access fully complements the historic building patterns of the City and perpetuates Authentic Bastrop. The image below overlays the proposed Farm Street Village into the existing urban fabric demonstrating a connected nature equal to or exceeding its neighboring land uses.



We understand that this deviates from the warrant conditions proposed by City Staff. We respectfully request that the Community Development Department present this revised warrant request with the zoning change application. I can be reached by phone at (512) 473-2527 or via email at <u>sallie@structuretexas.com</u> if necessary. Thank you.

Incerely ie Burchett, AICP



STAFF REPORT

MEETING DATE: September 30, 2021

AGENDA ITEM: 4A

TITLE:

Discussion on timeshares and form-based versus use-based or ownership-based regulations

STAFF REPRESENTATIVE:

Allison Land, Senior Planner

BACKGROUND/HISTORY:

The Bastrop Building Block B³ Code as adopted is a form-based code which does not regulate how the property is owned, and only considers uses in general terms. The focuses on creating connectivity through a multi-modal gridded network, enhancing the relationship between public and private property by regulating the way structures interact with streetscapes of the public realm, and building complete neighborhoods by providing a mix of place types in localized areas (pedestrian sheds). The B³ Code does not regulate uses at a granular level, such as coffee shop vs. lawyers' office; instead, it looks at the general nature of the use, such as residential vs. mixed use vs. commercial, when determining the applicability of that use in the area.

In the event a property falls into a non-residential classification in the IBC (lodging, etc.), there are Certificate of Occupancy requirements which would further regulate how the property functions and ensures the life safety of occupants.

Timeshares are residentially used but occupied by multiple owners. They are a shared ownership form of residential development. When regulating by lot occupation and building form, timeshares do not differentiate themselves from residential structures owned and occupied by one entity.