Planning & Zoning Commission Meeting Agenda

City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

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



(<u>www.facebook.com/bastroptx</u>) 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 (<u>www.cityofbastrop.org</u>).

January 28, 2021 at 5:30 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.

ITEMS FOR INDIVIDUAL CONSIDERATION 3.

- 3A. Consider action to approve meeting minutes from the December 17, 2020 Planning & Zoning Commission meeting.
- 3B. Consider action to approve The Colony MUD 1C, Section 5 Preliminary Plat, being 16.930 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3C. Consider action to approve The Colony MUD 1B, Section 1 Final Plat, being 22.419 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve The Colony MUD 1B, Section 2 Final Plat, being 16.076 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve The Colony MUD 1B, Section 3 Final Plat, being 17.762 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3F. Consider action to approve The Colony MUD 1A-West Amenity Site Final Plat, being 5.199 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

UPDATES 4.

- 4A. Reminder on the timeline for review of the 2036 Comprehensive Plan.
- Update on recent City Council actions regarding Planning Department items. 4B.
- 4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. 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: January 22, 2021 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.

Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: January 28, 2021

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the December 17, 2020 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Vivianna Nicole Andres, Planning Technician

ATTACHMENTS: Meeting Minutes



The City of Bastrop Planning and Zoning Commission met Thursday, December 17, 2020 at 6:00 p.m. online and in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Matt Lassen called the meeting to order at 6:09 p.m.

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

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the October 29, 2020 Planning & Zoning Commission meeting.

Cheryl Lee made a motion to recommended approval of the October 29, 2020 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

3B. Consider action to approve the Pecan Park, Section 7 Final Plat, being 21.767 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers Drive within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented the information sent to the Commission in the Planning and Zoning Commission Agenda packet for Pecan Park, Section 7 Final Plat. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding the location of Section 7 within the Pecan Park Development, the proximity of this property to the Colorado River, and project compliance with the City of Bastrop Development process.

There were no comments from the public.

Bastrop Planning & Zoning Commission Minutes

Cheryl Lee made a motion to recommend approval of Pecan Park, Section 7 Final Plat, being 21.767 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers Drive within the City Limits of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

3C. Consider action to approve The Colony MUD 1C, Section 1 Preliminary Plat, being 19.028 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

The Commission asked Staff to do a unified presentation for Agenda Items 3C, 3D, and 3E.

Jennifer Bills presented the information sent to the Commission in the Planning and Zoning Commission Agenda packet for The Colony MUD 1C, Section 1 Preliminary Plat, The Colony MUD 1C, Section 2 Preliminary Plat, and The Colony MUD 1C, Section 3 Preliminary Plat. She concluded the presentation stating Staff was recommending approval of all three sections at this time.

Discussion commenced between Staff and the Commission regarding all three sections being in compliance with The Colony MUD Consent Agreement standards, the location of the drainage and open space lots for The Colony MUD in relation to these sections, the Preliminary Drainage Plans and Preliminary Infrastructure Plans for all three sections had been approved, Aqua is the water provider for The Colony MUD, the MUD owns the wastewater lines and treats their own wastewater, there is one lift station for all three sections, there is no impact on the City from their water or wastewater usage, and The Colony MUD discharges to the Colorado River.

There were no comments from the public.

Cheryl Lee made a motion to recommend approval of The Colony MUD 1C, Section 1 Preliminary Plat, being 19.028 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

3D. Consider action to approve The Colony MUD 1C, Section 2 Preliminary Plat, being 21.596 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented this Agenda Item to the Commission with Items 3C, 3D, and 3E.

Cheryl Lee made a motion to recommend approval of The Colony MUD 1C, Section 2 Preliminary Plat, being 21.596 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

Bastrop Planning & Zoning Commission Minutes

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

Jennifer Bills presented this Agenda Item to the Commission with Items 3C, 3D, and 3E.

Cheryl Lee made a motion to recommend approval of The Colony MUD 1C, Section 3 Preliminary Plat, being 18.143 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

4. WORKSHOP SESSION

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

Discussion topics covered during the Introduction to the 2036 Comprehensive Plan:

- Not all chapters within the Comprehensive Plan have corresponding Boards or Commissions, but for the chapters that do Staff would look into scheduling joint meetings with the respective Board or Commission for that Chapter.
- There will be a joint meeting with Council and the Commission on January 28, 2021 to discuss updates to the B3 Code and other topic areas.
- The purpose of the updates will be to delve into code and come up with focus areas that need to be updated within the Comprehensive Plan. Once the focus areas are identified a consultant will be hired to create the updates for the update the Comprehensive Plan in 2022.

The workshop concluded.

5. UPDATES

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

Jennifer Bills updated the Commission there was a PID for NEU Communities that had gone before Council, however no action was taken at the meeting, and it was tabled for a future date.

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

No requests were made at this time.

6. ADJOURNMENT

Glenn Johnson made a motion to adjourn at 6:33 p.m. Cheryl Lee seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: January 28, 2021

AGENDA ITEM: 3B

TITLE:

Consider action to approve The Colony MUD 1C, Section 5 Preliminary Plat, being 16.930 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director Allison Land, Planner II

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	West of FM 969 (Attachment 1) 16.930 acres 16.930 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Charlotte Hodges, 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 Preliminary Plat for The Colony MUD 1C Section 5 (Exhibit A). The plat includes 87 residential lots and 2 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Brushy Creek Drive, a local street, westward from Cibolo Creek Loop, which intersects Sam Houston Drive and provides the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City, and the plat is consistent with the numbers for the impact to the existing

roadways. Improvements along FM 969 have been completed with previous sections, and provisions for a future traffic signal will also be provided.

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

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

Drainage

Stormwater runoff generated within the western portion of the property will be routed to a detention pond to the west. The remainder of the stormwater runoff within the property will be routed through an underground storm sewer network, which will then flow into a detention pond east of the section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

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

Compliance with 2036 Comprehensive Plan:

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

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The 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 16.930-acre tract into 87 residential lots and 2 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.

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

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

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

The preliminary plat complies with the requirements of the adopted 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 Drainage Plan to determine drainage requirements was approved by the City Engineer on January 19, 2021.

The Preliminary Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 19, 2021.

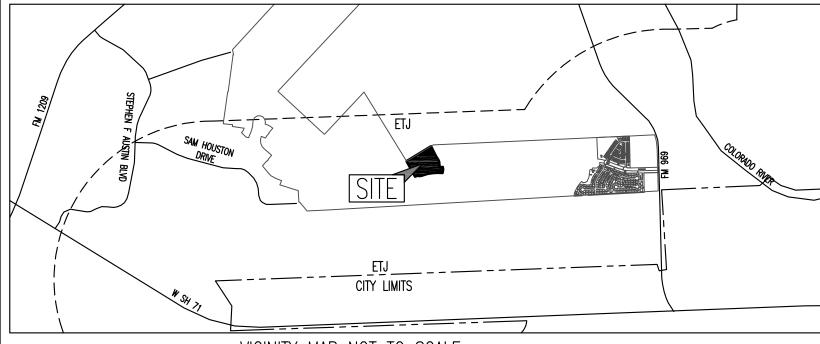
• Section 1.3.004 Plat Requirements The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1C, Section 5 for compliance with subdivision and utility standards on December 3, 2020 and deemed the plat administratively complete pending approval of the Preliminary Infrastructure Plan and Preliminary Drainage Plan. The Planning Director recommends approval.

RECOMMENDATION:

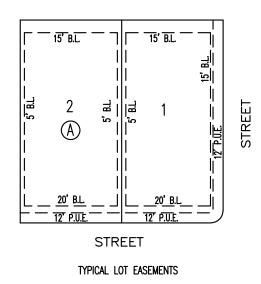
Consider action to approve The Colony MUD 1C, Section 5 Preliminary Plat, being 16.930 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 5 Preliminary Plat
- Attachment 1: Location Map







BENCHMARK:

TBM-1: CAPPED IRON ROD LABELED "CBD/SETSTONE" LOCATED APPROXIMATELY 886' SOUTHWEST OF SITE ELEVATION = 511.33' N:10020257.22' E:3226578.17'

TBM-2: CAPPED IRON ROD LABELED "CBD/SETSTONE" LOCATED APPROXIMATELY 884'

SOUTH OF SITE ELEVATION = 514.07' N:10020269.51' E:3226969.96'

DATE: NOVEMBER 16, 2020

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

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

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

Line #	Length	Direction
L1	58.97	S24°07'28"E
L2	111.75	S04°15'22"E
L3	60.64	S01°42'10"W
L4	50.00	S05*25'29"W
L5	123.98	S06°43'37"W
L6	63.65	S70°42'25 " W
L7	50.00	S70°42'25"W
L8	29.76	N19°17'35"W
L9	126.50	S70°42'25 " W
L10	34.13	N23°22'17"W
L11	59.08	N02*59'28"W
L12	67.53	S12°23'17"E
L13	59.06	N02*59'28"W
L14	67.53	S12°23'17"E
L15	190.80	N31°16'12"W
L16	98.92	N17°17'05 " W
L17	55.59	N07°40'02"W
L18	52.50	N31°16'12 " W
L19	262.70	S31°16'12"E
L20	133.86	S07°40'02"E

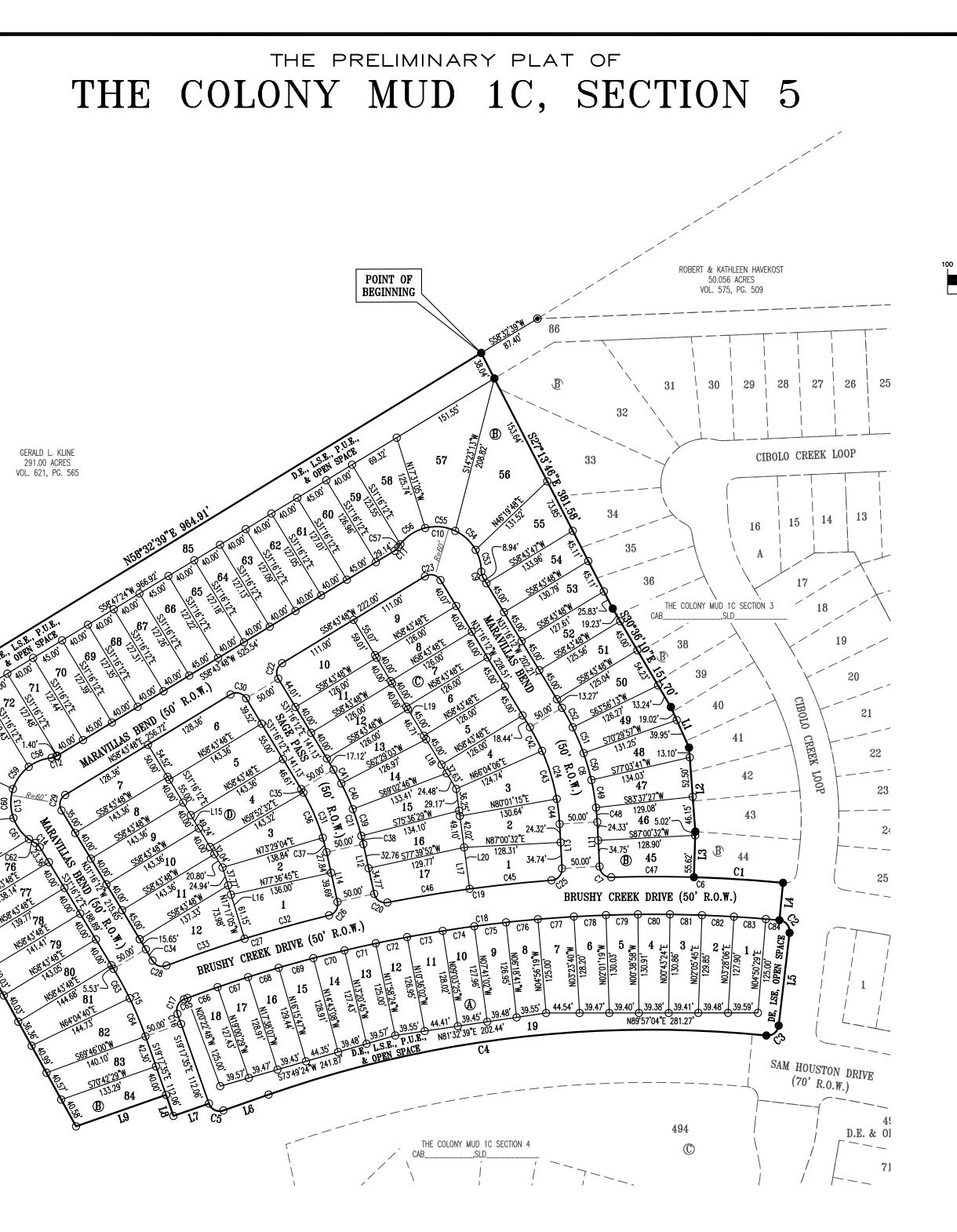
HUNT COMMUNITIES BASTROP, LLC. (1258.002 ACRES) DOC. No. 201617588

	CREAGE: 16.930 ACRES JOSE MANUEL BANGS SU	IRVEY, A-5			
	RESIDENTIAL LOTS:			12.301	
NO. OF	NON-RESIDENTIAL LOTS:		TOTAL: 8		ACRES
			IUIAL: C	9 13.709	ACRES
NO. OF	BLOCKS:		4		
R.O.W.:			TOTAL:	3.221	ACRES
NON -	RESIDENTIAL LOTS				
BLOCK	LOT	PURPOSE			
Α	19	DRAINAGE,	LANDSCAPE,	PUBLIC UTILI	TY & OPEN SPACE
В	85	DRAINAGE,	LANDSCAPE,	PUBLIC UTILI	TY & OPEN SPACE
LINEAR	FOOTAGE OF RIGHT-OF-V	VAY			

MARAVILLAS BEND	50'R.O.W.	1,651 FT	LOCAL
SAGE PASS	50'R.O.W.	387 FT	LOCAL
BRUSHY CREEK DRIVE	50' R.O.W.	858 FT	<u>LO</u> CAL
TOTAL		2,896 FT	

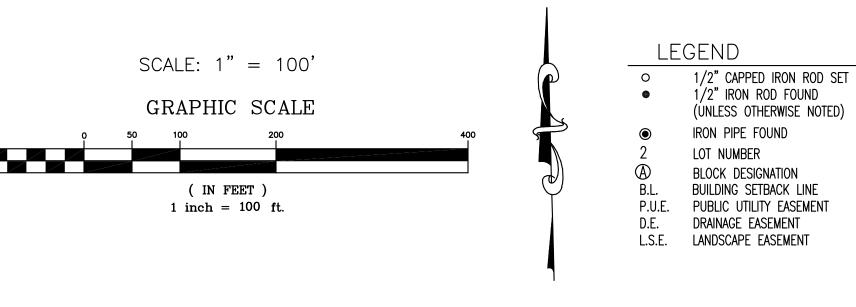
			Curve Tab	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	118.55	1825.00	S86°26'10"E	118.53	59.29	3°43'18"
C2	23.90	15.00	S38°55'27"E	21.45	15.34	91°18'08
C3	23.31	15.00	S51°14'11"W	21.03	14.75	89'01'08
C4	670.82	1535.00	S83°13'35"W	665.49	340.85	25'02'20
C5	23.56	15.00	N64°17'35"W	21.21	15.00	90.00,00
C6	228.38	1825.00	N88°09'37"W	228.23	114.34	7"10'12"
C7	23.24	15.00	N47°22'05"W	20.98	14.68	88°45'16
C8	160.41	325.00	N17°07'50 " W	158.79	81.87	28°16'45
C9	8.13	15.00	S15°44'01"E	8.04	4.17	31.04,24
C10	153.68	60.00	N73°34'19"W	114.98	200.94	146'44'5
C11	6.72	15.00	N45°53'30"E	6.67	3.42	25°40'36
C12	6.72	15.00	N71°34'09"E	6.67	3.42	25'40'43
C13	154.13	60.00	S10°48'58"W	115.11	203.76	147 11'0
C14	8.22	15.00	N47°04'20"W	8.12	4.22	31°24'28
C15	99.29	475.00	S25°16'54"E	99.11	49.83	11*58'37
C16	14.13	525.00	S20°03'50"E	14.12	7.06	1°32'30"
C17	23.64	15.00	S24°18'45"W	21.27	15.08	90°17'40
C18	804.38	1774.89	S82°26'33"W	797.52	409.22	25*58'00
C19	219.96	1825.00	N82°18'38"E	219.83	110.11	6°54'20"
C20	23.24	15.00	S56°45'55"E	20.98	14.68	88°45'16
C21	107.11	325.00	S21°49'45"E	106.62	54.04	18'52'56

			Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	23.56	15.00	S13°43'48"W	21.21	15.00	90°00'00"
C23	23.56	15.00	N76°16'12"W	21.21	15.00	90°00'00"
C24	135.72	276.19	N17°07'50 " W	134.36	69.26	28°09'18"
C25	23.26	15.00	N41°20'23"E	21.00	14.70	88°50'51"
C26	23.24	15.00	S31°59'22 " W	20.98	14.68	88°45'14"
C27	226.31	1823.54	S72°48'50"W	226.17	113.30	7°06'39"
C28	21.31	15.00	N70°02'52 " W	19.56	12.90	81°22'56"
C29	23.56	15.00	N13°43'48"E	21.21	15.00	90'00'00"
C30	23.56	15.00	S76°16'12"E	21.21	15.00	90'00'00"
C31	90.62	278.48	S21°49'45"E	90.22	45.71	18°38'38"
C32	116.29	1825.00	s74°32'27"W	116.27	58.17	3°39'04"
C33	109.72	1825.00	S70°59'35"W	109.70	54.87	3°26'40"
C34	17.53	525.00	N30°18'48"W	17.53	8.77	1*54'49"
C35	5.50	278.48	N30°35'07"W	5.50	2.75	1°07'53"
C36	65.31	278.48	N23°18'05"W	65.16	32.81	13°26'13"
C37	19.81	278.48	N14°32'42"W	19.81	9.91	4°04'33"
C38	11.36	324.98	N13°23'23 " W	11.36	5.68	2.00,12
C39	37.23	325.00	N17°40'21"W	37.20	18.63	6°33'46"
C40	37.23	325.00	N24°14'07"W	37.20	18.63	6'33'45"
C41	21.29	325.00	N29°23'36"W	21.29	10.65	3°45'13"
C42	35.22	276.19	S27°33'17"E	35.20	17.63	7 ° 18'23"



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	66.96	276.19	S16°57'23"E	66.79	33.64	13°53'27"
C44	33.54	276.19	S06°31'55"E	33.52	16.79	6'57'28"
C45	109.27	1825.00	S84°02'53"W	109.25	54.65	3°25'50"
C46	110.69	1825.00	S80°35'43"W	110.68	55.36	3°28'31"
C47	109.83	1825.00	S89°58'44"W	109.82	54.93	3°26'54"
C48	19.20	325.00	S04°41'00"E	19.20	9.60	3°23'06"
C49	37.22	325.00	S09°39'25"E	37.20	18.63	6'33'44"
C50	37.23	325.00	S16°13'10"E	37.20	18.63	6'33'45"
C51	37.22	325.00	S22°46'55"E	37.20	18.63	6'33'45"
C52	29.54	325.00	S28°40'00"E	29.53	14.78	5°12'25"
C53	30.32	60.00	S14°40'24"E	30.00	15.49	28'57'11"
C54	37.55	60.00	S47'04'51"E	36.94	19.42	35'51'42"
C55	40.85	60.00	S84°30'56"E	40.06	21.25	39'00'28"
C56	40.20	60.00	N56°47'15"E	39.45	20.89	38°23'11"
C57	4.76	60.00	N35°19'25"E	4.75	2.38	4°32' 27"
C58	33.00	60.00	N68"39'08"E	32.59	16.93	31°30'45"
C59	36.83	60.00	N35°18'38"E	36.26	19.02	35°10'14"
C60	39.10	60.00	N00°56'31"W	38.41	20.27	37 ° 20'05"
C61	35.30	60.00	N36°27'59"W	34.80	18.18	33°42'50"
C62	9.90	60.00	N58°02'59"W	9.89	4.96	9°27'11"
C63	44.35	475.00	N28°35'43"W	44.34	22.19	5°20'59"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	54.94	475.00	N22°36'24"W	54.91	27.50	6°37'38"
C65	4.97	1775.60	N69°32'22"E	4.97	2.48	0°09'37"
C66	42.52	1774.88	N70°18'22"E	42.52	21.26	1*22'21"
C67	42.52	1774.88	N71°40'43"E	42.52	21.26	1*22'21"
C68	42.52	1774.88	N73°03'04"E	42.52	21.26	1*22'21"
C69	47.83	1774.90	N74°30'34"E	47.83	23.92	1*32'39"
C70	42.52	1774.91	N75°58'04"E	42.52	21.26	1*22'21"
C71	42.52	1774.88	N77°20'26"E	42.52	21.26	1*22'21"
C72	42.52	1774.88	N78°42'47"E	42.52	21.26	1*22'21"
C73	47.83	1774.90	N80°10'17"E	47.83	23.92	1*32'39"
C74	42.52	1774.91	N81°37'47"E	42.52	21.26	1*22'21"
C75	42.52	1774.88	N83°00'09"E	42.52	21.26	1*22'21"
C76	42.52	1774.88	N84°22'30"E	42.52	21.26	1*22'21"
C77	47.84	1774.88	N85°50'00"E	47.83	23.92	1*32'39"
C78	42.52	1774.88	N87°17'30"E	42.52	21.26	1°22'21"
C79	42.52	1774.88	N88°39'52"E	42.52	21.26	1°22'21"
C80	42.52	1774.88	S89°57'47"E	42.52	21.26	1*22'21"
C81	42.52	1774.88	S88'35'26"E	42.52	21.26	1*22'21"
C82	42.52	1774.88	S87°13'04"E	42.52	21.26	1*22'21"
C83	42.52	1774.88	S85°50'43"E	42.52	21.26	1*22'21"
C84	18.12	2035.01	S84°53'07"E	18.12	9.06	0'30'37"



- GENERAL NOTES:
- 1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
- WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
 ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 7. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- 8. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES 10. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- 11. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 12. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 14. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 15. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 16. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 17. ALL EASEMENTS ON THE PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 18. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
 19. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS
- DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 20. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT. 21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- 22. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 23. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- 24. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- 25. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- 26. BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT #_____ HAS BEEN PROVIDED FOR CONSTRUCTION ACCESS.
- 27. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 28. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 29. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS. 30. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
- 31. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
- 32. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY. 33. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 34. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT
- 35. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 36. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTNANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- 37. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
- 38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS. 39. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
- 40. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 41. SAM HOUSTON DRIVE SHALL REMAIN UNGATED. SAM HOUSTON DRIVE AND OTHER STREETS SHALL BE IN ACCORDANCE WITH THE 3RD AMENDMENT TO THE COVENANT AGREEMENT FOR THE COLONY MUD'S.
- 42. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9–1–1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON–SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
 43. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 44. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- 45. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP
- NO.48021C0195E, AND 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193. 46. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.

_	SHEET NO. 1 OF 2
	Carlson, Brigance & Doering, Inc. FIRM ID #F3791 • REG. # 10024900
	Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160 Surveying Austin, Texas 78749 Fax No. (512) 280-5165
PATH-J: \AC3D\5230\S	JRVEY\PRELIM PLAT - THE COLONY MUD 1C, SECTION 5.DWG

I AND

16. S70° 42' 25"W, A DISTANCE OF 126.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 17. N28' 55' 40W". A DISTANCE OF 561.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. 18. N23' 22' 17W", A DISTANCE OF 34.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER BEING THE SOUTH CORNER OF SAID 291.00 ACRE TRACT SAME BEING A NORTH CORNER OF SAID 1258.002 ACRE TRACT,

THENCE, N58'32'39"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 291.00 ACRE TRACT, A DISTANCE OF 964.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.930 ACRES OF

IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

8. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15 FEET, AN ARC LENGTH OF 23.90 FEET, AND A CHORD THAT BEARS S38' 55' 27"E, A DISTANCE OF 21.45 FEET TO A CAPPED 1/2 INCH 9. SO6' 43' 37"W, A DISTANCE OF 123.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,

INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

6. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1825 FEET, AN ARC LENGTH OF 118.55 FEET, AND A CHORD THAT BEARS S86' 26' 10"E, A DISTANCE OF 118.53 FEET TO A CAPPED 1/2 7. S05' 25' 29"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,

5. SO1' 42' 10"W, A DISTANCE OF 60.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,

3. S24° 07' 28"E, A DISTANCE OF 58.97 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 4. SO4' 15' 22"E, A DISTANCE OF 111.75 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18,

1. S27 13' 46"E, A DISTANCE OF 381.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

16.930 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"CBD SETSTONE" FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT

IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,

14. S70° 42' 25"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 15. N19' 17' 35"W, A DISTANCE OF 29.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

FIELD NOTES

2. S30° 36' 10"E, A DISTANCE OF 151.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

THE PRELIMINARY PLAT OF THE COLONY MUD 1C, SECTION 5

STATE OF TEXAS COUNTY OF BASTROP)(KNOW ALL MEN BY THESE PRESENTS: THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDED 18.143 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS: "THE COLONY MUD 1C, SECTION 5" SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS _____ DAY OF _____, 20____, A.D.

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

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

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

FLOOD PLAIN NOTE:

APPROVED:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E, AND 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

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

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

STATE OF TEXAS 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.

ENGINEERING BY: _ ___ DATE __ BRENDAN P. MCENTEE, P.E. #96200 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

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. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

BEING ALL OF THAT CERTAIN 16.930 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

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

THENCE, S58'32'39"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 291.00 ACRE TRACT OF LAND, A DISTANCE OF 87.40 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED

10. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15 FEET, AN ARC LENGTH OF 23.31 FEET, AND A CHORD THAT BEARS S51' 14' 11", A DISTANCE OF 21.03 FEET TO A CAPPED 1/2 INCH

11. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1535 FEET, AN ARC LENGTH OF 670.82 FEET, AND A CHORD THAT BEARS S83' 13' 35"W, A DISTANCE OF 665.49 FEET TO A CAPPED 1/2 INCH

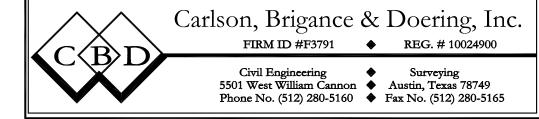
12. S70° 42' 25"W, A DISTANCE OF 63.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, 13. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N64' 17' 35"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH



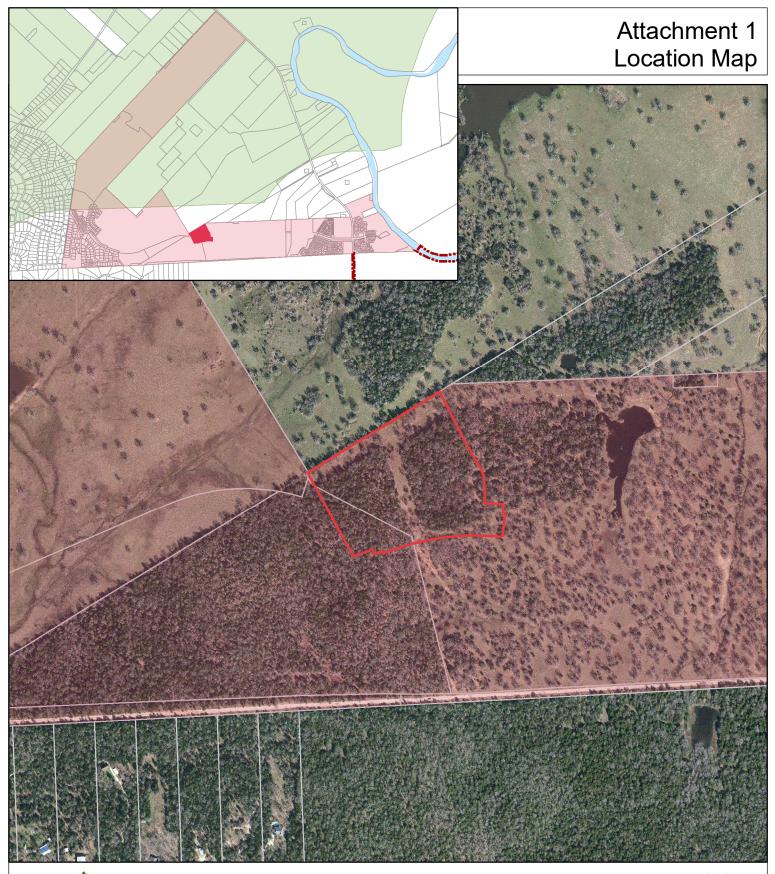
ID# F3791



SHEET	NO.	2	OF	2
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PATH-J: \AC3D\5230\SURVEY\PRELIM PLAT -THE COLONY MUD 1C. SECTION 5.DWG



Date: 1/22/2021

Date: 1/22/2021 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal 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.

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125 250 500 Т

BAS

Heart of the Lost Pines

Est. 1832

1 inch = 600 feet

The Colony MUD 1C Section 5 **Preliminary Plat**



STAFF REPORT

MEETING DATE: January 28, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve The Colony MUD 1B, Section 1 Final Plat, being 22.419 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director Allison Land, Planner II

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	West of FM 969 (Attachment 1) 22.419 acres 22.419 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Charlotte Hodges, 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 1B Section 1 (Exhibit A). The plat includes 55 residential lots and 8 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat extends Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

<u>Utilities</u>

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. Public Improvement Plans have 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 Plans.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into two detention ponds in the southeast portion of the section, which will then discharge at pre-developed rates. 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 22.419-acre tract into 55 residential lots and 8 non-residential lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

(a) The municipal authority responsible for approving plats shall approve a plat if:

(1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

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

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

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with previous sections 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 original Preliminary Plat was approved July 9, 2019. The Preliminary Plat revisions for sections 5 and 6 was approved on September 24, 2020.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on November 14, 2020.

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

Section 1.3.004 Plat Requirements

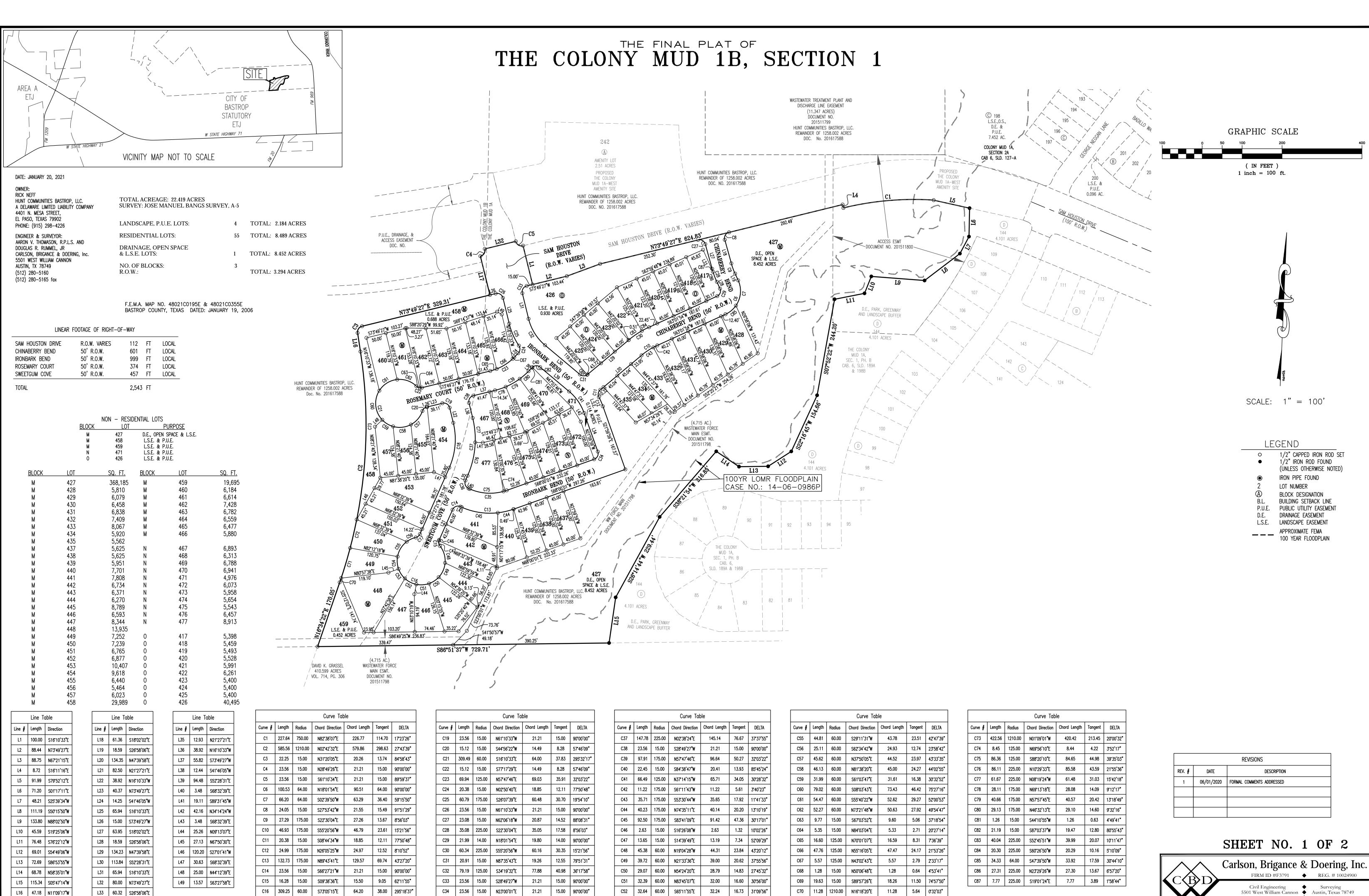
The Development Review Committee reviewed the Final Plat for The Colony MUD 1B, Section 1 for compliance with subdivision and utility standards on January 21, 2021 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1B, Section 1 Final Plat, being 22.419 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1B, Section 1 Final Plat
- Attachment 1: Location Map



Curve Table							
Curve #	Length	Radius	Chord Direction	Tangent	DELTA		
C19	23.56	15.00	N61°10'33"W	21.21	15.00	90'00'00"	
C20	15.12	15.00	S44°56'22"W	14.49	8.28	57*46'09"	
C21	309.49	60.00	S16°10'33"E	64.00	37.83	295°32'17"	
C22	15.12	15.00	S77°17'29"E	14.49	8.28	57*46'09"	
C23	69.94	125.00	N57°47'46"E	69.03	35.91	32*03'22"	
C24	20.38	15.00	N02°50'40"E	18.85	12.11	77*50'48"	
C25	60.79	175.00	S26°07'39"E	60.48	30.70	19°54'10"	
C26	23.56	15.00	N61°10'33"W	21.21	15.00	90°00'00"	
C27	23.08	15.00	N62°06'18"W	20.87	14.52	88°08'31"	
C28	35.08	225.00	S22°30'04"E	35.05	17.58	8*56'03"	
C29	21.99	14.00	N18°01'54"E	19.80	14.00	90°00'00"	
C30	60.34	225.00	S55°20'56"W	60.16	30.35	15°21'56"	
C31	20.91	15.00	N87°35'43"E	19.26	12.55	79°51'31"	
C32	79.19	125.00	S34°19'32"E	77.88	40.98	36°17'58"	
C33	23.56	15.00	S28°49'27"W	21.21	15.00	90'00'00"	
C34	23.56	15.00	N23°00'01"E	21.21	15.00	90'00'00"	
C35	94.81	125.00	N89°43'41"E	92.55	49.81	43°27'20"	
C36	23.56	15.00	S23°32'39"E	21.21	15.00	90'00'00"	

C17 | 13.90 | 15.00 | N48'00'42"E

L17 | 100.00 | N16°10'33"W |

L34 102.57 S21*59'59"E

13.41

C18 | 114.94 | 175.00 | N02*38'24"E | 112.89 | 59.63 | 37*37'55"

7.50 53*06'42"

Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C37	147.78	225.00	N02°38'24"E	145.14	76.67	37 ° 37'55"	
C38	23.56	15.00	S28°49'27"W	21.21	15.00	90°00'00"	
C39	97.91	175.00	N57°47'46"E	96.64	50.27	32°03'22"	
C40	22.45	15.00	S84°38'47"W	20.41	13.93	85*45'24"	
C41	66.49	125.00	N37°14'15"W	65.71	34.05	30°28'32"	
C42	11.22	175.00	S61°11'43"W	11.22	5.61	3°40'23"	
C43	35.71	175.00	S53°30'44"W	35.65	17.92	11 ° 41'33"	
C44	40.23	175.00	N74°35'11"E	40.14	20.20	13°10'19"	
C45	92.50	175.00	S83*41'09"E	91.42	47.36	30°17'01"	
C46	2.63	15.00	S16°26'08"W	2.63	1.32	10°02'26"	
C47	13.65	15.00	S14°39'49"E	13.19	7.34	52°09'29"	
C48	45.38	60.00	N19°04'28"W	44.31	23.84	43°20'12"	
C49	39.72	60.00	N21°33'36"E	39.00	20.62	37°55'56"	
C50	29.07	60.00	N54°24'20"E	28.79	14.83	27°45'32"	
C51	32.39	60.00	N83°45'07"E	32.00	16.60	30°56'00"	
C52	32.64	60.00	S65°11'55"E	32.24	16.73	31°09'56"	
C53	28.75	60.00	S35*53'14"E	28.48	14.66	27°27'27"	
C54	31.37	60.00	S07*10'54"E	31.01	16.05	29 ° 57'13"	

C55 4 C56 2 C57 4	Length 44.81 25.11	Radius 60.00	Chord Direction	Chard Longth	_		
C56 2 C57 4		60.00		Chord Length	Tangent	DELTA	
C57 4	25.11	00.00	S29°11'31"W	43.78	23.51	42°47'39"	
		60.00	S62°34'42"W	24.93	12.74	23°58'42"	
C58 4	45.62	60.00	N37°50'05"E	44.52	23.97	43°33'35"	
	46.13	60.00	N81°38'20"E	45.00	24.27	44°02'55"	
C59 3	31.99	60.00	S61°03'47"E	31.61	16.38	30°32'52"	
C60 7	79.02	60.00	S08°03'43"E	73.43	46.42	75°27'16"	
C61 5	54.47	60.00	S55°40'22"W	52.62	29.27	52 ° 00'53"	
C62 5	52.27	60.00	N73°21'48"W	50.63	27.92	49°54'47"	
C63	9.77	15.00	S67°03'52"E	9.60	5.06	37'18'54"	
C64	5.35	15.00	N84°03'04"E	5.33	2.71	20°27'14"	
C65 1	16.60	125.00	N70°01'07"E	16.59	8.31	7'36'39"	
C66 4	47.76	125.00	N55°16'05"E	47.47	24.17	21 ° 53'26"	
C67	5.57	125.00	N43°02'43"E	5.57	2.79	2°33'17"	
C68	1.28	15.00	N50°06'48"E	1.28	0.64	4° 53'41"	
C69 1	19.63	15.00	S89°57'26"E	18.26	11.50	74 ° 57'50"	
C70 1	11.28	1210.00	N16°18'20"E	11.28	5.64	0°32'03"	
C71 7	78.49	1210.00	N14°10'48"E	78.48	39.26	3°43' 01 "	
C72 7	73.22	1210.00	N10°35'17"E	73.21	36.62	3°28'02"	

LE	EGEND
0	1/2" CAPPED IRON ROI 1/2" IRON ROD FOUND
٠	1/2" IRON ROD FOUND
	ÚNLESS OTHERWISE NO
۲	IRON PIPE FOUND
2	LOT NUMBER
	BLOCK DESIGNATION
B.L.	BUILDING SETBACK LINE

J.E.	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
5.E.	LANDSCAPE EASEMENT

Curve Table								
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		
C73	422.56	1210.00	N01°09'01"W	420.42	213.45	20°00'32"		
C74	8.45	125.00	N69°56'10"E	8.44	4.22 3*5			
C75	86.36	125.00	S88°20'10"E	84.65	44.98 39*35			
C76	86.11	225.00	N10°29'33"E	85.58	43.59	21°55'36"		
C77	61.67	225.00	N08°19'24"W	61.48	31.03	15°42'18"		
C78	28.11	175.00	N69°13'18"E	28.08	14.09	9°12'17"		
C79	40.66	175.00	N57°57'45"E	40.57	20.42	13°18'49"		
C80	29.13	175.00	N46°32'13"E	29.10	14.60	9"32'16"		
C81	1.26	15.00	S44°10'55"W	1.26	0.63	4*49'41"		
C82	21.19	15.00	S87°03'37"W	19.47	12.80	80°55'43"		
C83	40.04	225.00	S52°45'51 <i>"</i> W	39.99	20.07	10°11'47"		
C84	20.30	225.00	S60°26'50"W	20.29	10.16	5°10'09"		
C85	34.33	64.00	S47°39'50"W	33.92	17.59	30°44'10"		
C86	27.31	225.00	N23°29'26"W	27.30	27.30 13.67 6*57'20"			

REVISIONS					
REV. #	DATE	DESCRIPTION			
1	06/01/2020	FORMAL COMMENTS ADDRESSED			

Carlson, Brigance & Doering, Inc. Civil Engineering 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165 PATH-J: \AC3D\5063\SURVEY\FINAL PLAT - MUD 1B SECTION 1.dwg

FIELD NOTES

BEING ALL OF THAT CERTAIN 22,419 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 (0.P.R.B.C.TX.), SAID 22.419 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT A NORTHWEST CORNER OF LOT 144, BLOCK D, OF THE COLONY MUD 1A, SECTION 1, PHASE B, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 189A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND WITH A WEST LINE OF SAID THE COLONY MUD 1A, SECTION 1, PHASE 2, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

1)	S01°17'11"E, A DISTANCE OF 71.20 FEET TO A 1/2 INCH IRON ROD FOUND,
2)	S25'39'34"W, A DISTANCE OF 48.21 FEET TO A 1/2 INCH IRON ROD FOUND,
3)	S50°15'50"W, A DISTANCE OF 111.19 FEET TO A 1/2 INCH IRON ROD FOUND,
4)	N88°02'50"W, A DISTANCE OF 133.80 FEET TO A 1/2 INCH IRON ROD FOUND,
5)	S19'25'06"W, A DISTANCE OF 45.59 FEET TO A 1/2 INCH IRON ROD FOUND,
6)	S76'22'12"W, A DISTANCE OF 76.48 FEET TO A 1/2 INCH IRON ROD FOUND,
7)	S07'52'22''W, A DISTANCE OF 244.20 FEET TO A 1/2 INCH IRON ROD FOUND,
8)	S22°16'45"W, A DISTANCE OF 154.66 FEET TO A 1/2 INCH IRON ROD FOUND,
9)	S54*49'06"W, A DISTANCE OF 69.01 FEET TO A 1/2 INCH IRON ROD FOUND,
10)	S86'53'55"W, A DISTANCE OF 72.69 FEET TO A 1/2 INCH IRON ROD FOUND,
11)	N58'35'01"W, A DISTANCE OF 68.78 FEET TO A 1/2 INCH IRON ROD FOUND,
12)	S38°21'54″W, A DISTANCE OF 216.85 FEET TO A 1/2 INCH IRON ROD FOUND,
13)	S26°14'44"W, A DISTANCE OF 229.44 FEET TO A 1/2 INCH IRON ROD FOUND, AND
14)	S05'47'14"W, A DISTANCE OF 115.34 FEET TO A 1/2 INCH IRON ROD FOUND IN A SOUTH BOUNDARY LINE
	SAID 1258.002 ACRE TRACT AND BEING IN A NORTH BOUNDARY LINE OF A CALLED 410.599 ACRE TRACT OF
	CONVEXED TO DAVID & CRASSEL IN VOLUME 714, DACE 306 OF THE DEED BECORDS OF DASTROD COUNTY

RACT OF LAND CONVEYED TO DAVID K. GRASSEL IN VOLUME 714, PAGE 306 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S86'51'37"W, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, A DISTANCE OF 729.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID 1258.002 ACRE TRACT, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES, NUMBERED 1 THROUGH 16.

1) N16'34'22"E, A DISTANCE OF 170.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,210.00 FEET, AN ARC LENGTH OF 585.56 FEET, AND WHOSE CHORDS BEARS NO2"42'32"E, A DISTANCE OF 579.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

3) N11'09'17"W. A DISTANCE OF 47.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD

SETSTONE". AT THE BEGINNING OF A CURVE TO THE RIGHT. 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.25 FEET, AND WHOSE CHORD BEARS N31°20'05"E, A DISTANCE OF 20.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

5) N73*49'27"E, A DISTANCE OF 329.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

6) N16°10'33"W, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT,

7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS N28°49'26"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE".

8) N73*49'27"E, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,

9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS S61°10'34"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

10) S16'10'33"E, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

11) N73*49'27"E, A DISTANCE OF 88.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

12) N67*21'15"E, A DISTANCE OF 88.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. 13) N73*49'27"E. A DISTANCE OF 624.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD

SETSTONE" FOR CORNER,

14) S16°11'16"E, A DISTANCE OF 8.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, 15) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 227.64 FEET,

AND WHOSE CHORD BEARS N82°38'07"E, A DISTANCE OF 226.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

16) S79'52'12"E, A DISTANCE OF 91.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.419 ACRES OF

FLOOD PLAIN NOTE:

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

BENCHMARK INFORMATION:

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

GENERAL NOTES:

1. THIS PLAT CONFORMS TO THE COLONY MUD 1B, SECTION 1 PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON JULY 23. 2019. 2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION

STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES. 3. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION. 4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP

ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT. 5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013 6. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT RECORDATION BY THE CITY. 7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT SUBDIVISION DO NOT COMPLY WITH SUCH CODES

AND REQUIREMENTS. 8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS. SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

9. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

10. WATER IS PROVIDED BY THE COLONY MUD 1B.

11. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B. 12. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.

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

14. CABLE SERVICE IS PROVIDED BY THE TIME WARNER CABLE.

15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES 16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY). 17. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES. 18. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE

INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER. 19. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE H.O.A. WITH ACCESS GRANTED TO THE COLONY M.U.D. 1B OR ASSIGNS.

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

21. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS. 22. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT

PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. 23. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.

25. EVIDENCE OF A MANDATORY HOMEOWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT. 26. LOTS IN THIS PLAT ARE WITHIN THE COLONY MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1B. THE LOTS AND ALL OTHER PROPERTY WITHIN THE M.U.D. ARE SUBJECT TO M.U.D. ASSESSMENTS. THESE ASSESSMENTS ARE TYPICALLY PAID ANNUALLY WITH PROPERTY OWNERS PROPERTY TAXES.

27. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT. AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS. 28. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE M.U.D., IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES CULVERTS IN CONNECTION HEREWITH. 29. IT IS THE DEVELOPERS RESPONSIBILITY TO INSTALL STREET NAME SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION: ERECTING SIGNS FOR TRAFFIC CONTROL. SUCH AS SPEED LIMITS AND STOP AND YIELD

SIGNS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. 30. NO PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK) WILL BE ALLOWED IN THIS SUBDIVISION. WASTEWATER FROM EACH LOT WILL BE SERVICED BY A SEWAGE COLLECTION LINE. THIS WASTE WILL BE COLLECTED AND DISCHARGED INTO A WASTEWATER TREATMENT PLANT PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY BY PERMIT NO. 14427-001, DATED SEPTEMBER 13, 2013, TO THE COLONY (M.U.D.) NO. 1B, LOWER COLORADO RIVER AUTHORITY, C\O CROSSROADS UTILITY SERVICES LLC, 2601 FOREST CREEK DRIVE, ROUND ROCK TEXAS, 78665. 31. OPERATION, MAINTENANCE AND CERTIFICATION OF COMPLIANCE TO THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITTEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE M.U.D. OWNED FACILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.

32. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION. 33. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE

MAINTAINED BY THE COLONY M.U.D. NO. 1B OR ASSIGNS. 34. THIS SUBDIVISION LIES WHOLLY WITHIN STATUTORY ETJ OF THE CITY OF BASTROP. 35. WITHIN THE COLONY 1B SEC 1, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW 36. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS.

37. A TWELVE FOOT (12') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY HFRFIN

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

38. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND\OR BASTROP COUNTY. 39. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER

OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. 40. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.

41. THIS TRACT IS SUBJECT TO THE "CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1 AND SUCCESSOR DISTRICTS TO BE CREATED BY DIVISION OF THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1" BETWEEN THE CITY OF BASTROP AND SABINE INVESTMENT COMPANY, DATED FEBRUARY 23, 2004, AND SUBSEQUENT AMENDMENTS. 42. NON-RESIDENTIAL LOTS WITH WALKING TRAILS WILL BE OWNED AND MAINTAINED BY THE H.O.A., M.U.D OR ASSIGNS. 43. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 44. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE, AND ARE TO BE MAINTAINED BY THE H.O.A..

45. ALL NEW UTILITIES WILL BE UNDERGROUND.

46. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. 47. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 48. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.

49. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE. 50. RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER

CLASSIFICATION. 51. IMPERVIOUS COVERAGE IS LIMITED TO 55% FOR LOTS 45 FEET WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45

FEET WIDE. 52. SAM HOUSTON DRIVE, CHINABERRY ROAD AND BURROS TRAIL PASS SHALL NOT BE GATED, BUT THE RESIDENTIAL STREETS OFF OF SAM HOUSTON DRIVE, CHINABERRY ROAD AND BURROS TRIAL PASS SHALL RESERVE THE RIGHT TO BE GATED.

STATE OF TEXAS COUNTY OF BASTROP

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT COMPANY, LLC., SOLE MEMBER OF HUNT COMMUNITIES BASTROP, LLC., AND BEING THE OWNER OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY. TEXAS. DOES HEREBY SUBDIVIDE 22.419 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

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

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

STATE OF TEXAS COUNTY OF TRAVIS

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

DEPUTY

STATE OF TEXAS COUNTY OF TRAVIS

ENGINEERING BY:

STATE OF TEXAS 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:

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

APPROVED THIS DAY OF	, 20, A.D. BY THE PLANNI
APPROVED:	ATTEST:
PLANNING & ZONING COMMISSION	CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS:

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

§ KNOW ALL MEN BY THESE PRESENTS:

§ KNOW ALL MEN BY THESE PRESENTS:

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

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

COUNTY CLERK, BASTROP COUNTY, TEXAS

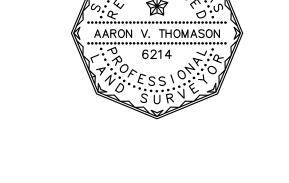
KNOW ALL MEN BY THESE PRESENTS:

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.

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

* DOUGLAS R. RUMMEL, JR 97387

KNOW ALL MEN BY THESE PRESENTS:



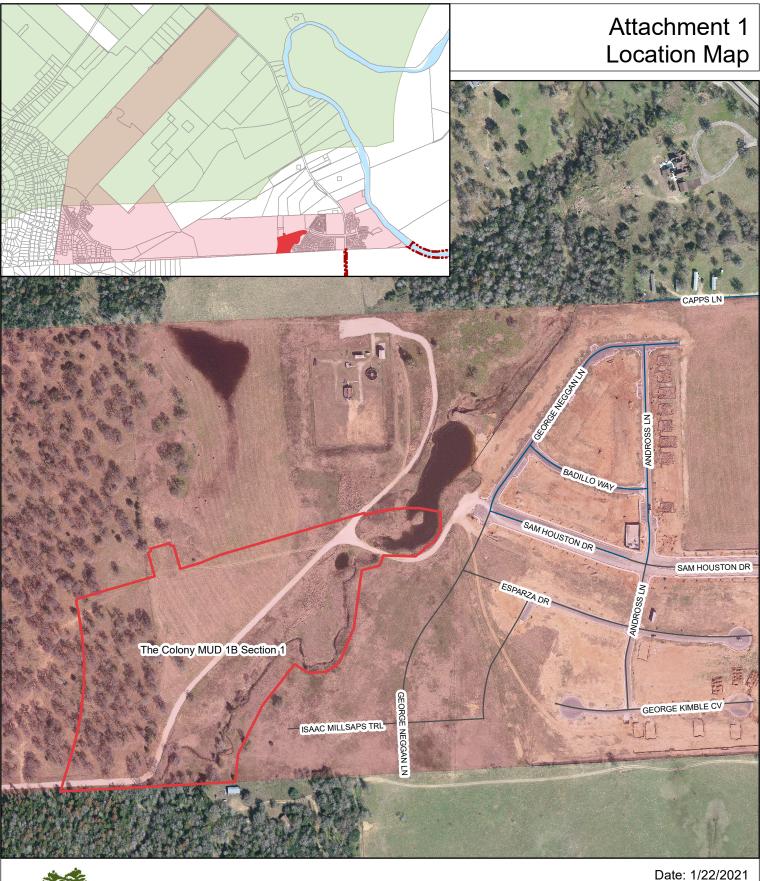
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.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

IING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc. FIRM ID #F3791 **•** REG. # 10024900 Civil Engineering ◆ Surveying 5501 West William Cannon ◆ Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\AC3D\5063\SURVEY\FINAL PLAT - MUD 1B SECTION 1.dwg



BASTROPTX Heart of the Lost Pines Ett. 1832

0 125 250 500 Feet

The Colony MUD 1B Section 1 Final Plat

Date: 1/22/2U21 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal 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.

Ν

1 inch = 400 feet



STAFF REPORT

MEETING DATE: January 28, 2021

AGENDA ITEM: 3D

TITLE:

Consider action to approve The Colony MUD 1B, Section 2 Final Plat, being 16.076 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director Allison Land, Planner II

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	West of FM 969 (Attachment 1) 16.076 acres 16.076 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Charlotte Hodges, 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 1B Section 2 (Exhibit A). The plat includes 71 residential lots and 3 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat extends Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located near FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. Public Improvement Plans have 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 Plans.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into detention ponds to the west and east of this section, which will then discharge at pre-developed rates. 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 16.076-acre tract into 71 residential lots and 3 non-residential lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with previous sections 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 original Preliminary Plat was approved July 23, 2019. The Preliminary Plat revisions for sections 5 and 6 was approved on September 24, 2020.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on November 14, 2020.

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

Section 1.3.004 Plat Requirements

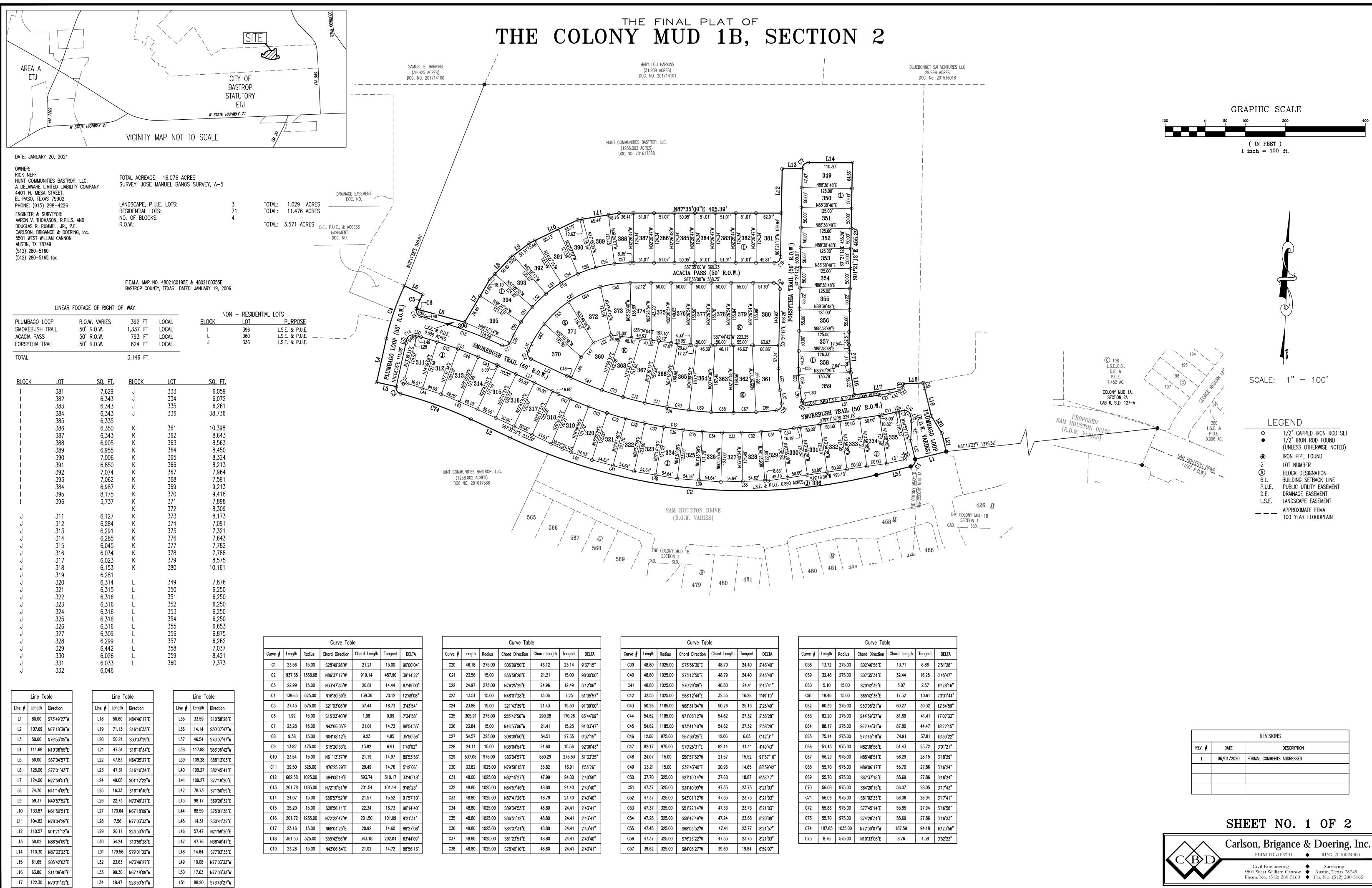
The Development Review Committee reviewed the Final Plat for The Colony MUD 1B, Section 2 for compliance with subdivision and utility standards on January 21, 2021 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1B, Section 2 Final Plat, being 16.076 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1B, Section 2 Final Plat
- Attachment 1: Location Map



	Curve Table				Curve Table					Curve Table									
ength	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELT
46.18	275.00	S06°09'50"E	46.12	23.14	9°37'15"	C39	48.80	1025.00	S75°56'30"E	48.79	24.40	2°43'40"	C58	13.72	275.00	S02°46'56"E	13.71	6.86	2*51'28
23.56	15.00	S55*58'28"E	21.21	15.00	90°00'00"	C40	48.80	1025.00	S73°12'50"E	48.79	24.40	2*43'40"	C59	32.46	275.00	S07*35'34"E	32.44	16.25	6*45'47
24.97	275.00	N76°25'29"E	24.96	12.49	5°12'06"	C41	48.80	1025.00	S70°29'09"E	48.80	24.41	2°43'41"	C60	5.10	15.00	S20°42'36"E	5.07	2.57	19*28'1
13.51	15.00	N48°01'28"E	13.06	7.25	51°35'57"	C42	32.55	1025.00	S68°12'44"E	32.55	16.28	1*49'10"	C61	18.46	15.00	S65°42'36"E	17.32	10.61	70°31'4
23.86	15.00	S21°43'39"E	21.43	15.30	91°09'00"	C43	50.26	1185.00	N68°31'04"W	50.26	25.13	2°25'49"	C62	60.39	275.00	S30°08'21 " W	60.27	30.32	12°34'5
305.91	275.00	S55°42'56"W	290.38	170.96	63°44'09"	C44	54.62	1185.00	N71°03'12"W	54.62	27.32	2"38'28"	C63	82.20	275.00	S44°59'37"W	81.89	41.41	17'07'3
23.84	15.00	N46°53'06"W	21.41	15.28	91°03'47"	C45	54.62	1185.00	N73°41'40"W	54.62	27.32	2"38'28"	C64	88.17	275.00	S62°44'31"W	87.80	44.47	18°22'1
54.57	325.00	S06°09'50"E	54.51	27.35	9°37'15"	C46	12.06	975.00	S67°39'25"E	12.06	6.03	0°42'31"	C65	75.14	275.00	S79°45'19 " W	74.91	37.81	15°39'2
24.11	15.00	N35°04'54"E	21.60	15.56	92'06'43"	C47	82.17	975.00	S70°25'31"E	82.14	41.11	4*49'43"	C66	51.43	975.00	N82°38'56"E	51.43	25.72	3"01'21
37.05	975.00	S83°04'57"E	530.29	275.53	31°33'35"	C48	24.07	15.00	S56°57'52 " W	21.57	15.52	91 ° 57'10"	C67	56.29	975.00	N85°48'51"E	56.29	28.15	3"18'29
33.82	1025.00	N79*58'15"E	33.82	16.91	1*53'26"	C49	23.21	15.00	S32°43'40"E	20.96	14.65	88'39'42"	C68	55.70	975.00	N89º06'17"E	55.70	27.86	3"16'24
48.00	1025.00	N82°15'27"E	47.99	24.00	2°40'58"	C50	37.70	325.00	S27°10'14"W	37.68	18.87	6 ° 38'47"	C69	55.70	975.00	S87°37'18"E	55.69	27.86	3'16'24
48.80	1025.00	N84°57'46"E	48.80	24.40	2°43'40"	C51	47.37	325.00	S34°40'09"W	47.33	23.73	8°21'03"	C70	56.08	975.00	S84°20'15"E	56.07	28.05	3'17'43
18.80	1025.00	N87°41'26"E	48.79	24.40	2°43'40"	C52	47.37	325.00	S43°01'12"W	47.33	23.73	8°21'03"	C71	56.06	975.00	S81°02'33"E	56.06	28.04	3°17'41
48.80	1025.00	S89°34'53"E	48.80	24.41	2°43'41"	C53	47.37	325.00	S51°22'14"W	47.33	23.73	8°21'03"	C72	55.86	975.00	S77°45'14"E	55.85	27.94	3"16'58
48.80	1025.00	S86*51'12"E	48.80	24.41	2°43'41"	C54	47.28	325.00	S59°42'49 " W	47.24	23.68	8'20'08"	C73	55.70	975.00	S74°28'34"E	55.69	27.86	3"16'23
48.80	1025.00	S84°07'31"E	48.80	24.41	2°43'41"	C55	47.45	325.00	S68°03'52 " W	47.41	23.77	8°21'57"	C74	187.85	1035.00	N72°30'07"W	187.59	94.18	10°23'5
48.80	1025.00	S81°23'51"E	48.80	24.41	2°43'40"	C56	47.37	325.00	S76°25'22 " W	47.33	23.73	8°21'03"	C75	8.76	575.00	N10°33'06"E	8.76	4.38	0"52'22
48.80	1025.00	S78°40'10"F	48.80	24.41	2°43'41"	C57	39.62	325.00	S84*05'27"W	39.60	19.84	6*59'07"				1			

	REVISIONS							
REV. #	DATE	DESCRIPTION						
1	06/01/2020	FORMAL COMMENTS ADDRESSED						

	$\wedge \wedge$	Carlson, Brigance & Doering, Inc.
		FIRM ID #F3791 REG. # 10024900
		Civil EngineeringSurveying5501 West William CannonAustin, Texas 78749Phone No. (512) 280-5160Fax No. (512) 280-5165
PATH-J	:\AC3D\5089\SU	RVEY\FINAL PLAT - MUD 1B SECTION 2.dwg

FIELD NOTES

BEING ALL OF THAT CERTAIN 16.076 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 (0.P.R.B.C.TX.), SAID 16.076 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE EASTERN TERMINUS OF PLUMBAGO LOOP (R.O.W. VARIES), BEING AT A NORTHEAST CORNER OF THE COLONY MUD 1B, SECTION 1, RECORDED IN CABINET ____, SLIDE ____ PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTH LINE OF SAID THE COLONY MUD 1B, SECTION 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1) S73'49'27"W, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, AND

2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S28'49'28"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND AT A NORTHERN CORNER OF SAID THE COLONY MUD 1B, SECTION 1, BEING IN THE NORTH LINE OF SAM HOUSTON DRIVE (R.O.W. VARIES), SAME BEING AT A NORTHEAST CORNER OF THE COLONY MUD 1B, SECTION 3, RECORDED IN CABINET _ SLIDE ___, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE NORTH LINE OF SAID SAM HOUSTON DRIVE, THE NORTH LINE OF SAID THE COLONY MUD 1B, SECTION 3, AND OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1) S73'49'27"W, A DISTANCE OF 88.20 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, AND

2) ALONG SAID CURVE TO THE RIGHT. HAVING A RADIUS OF 1368.68 FEET. AN ARC LENGTH OF 937.35 FEET AND A CHORD THAT BEARS N86'37'17"W, A DISTANCE OF 919.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING THIRTY (30) COURSES AND DISTANCES, NUMBERED 1 THROUGH 30,

1) N67'18'39"W, A DISTANCE OF 107.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,

2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 187.85 FEET, AND A CHORD THAT BEARS N72'30'07"W, A DISTANCE OF 187.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,

3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.99 FEET, AND A CHORD THAT BEARS N33'47'35"W, A DISTANCE OF 20.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

4) N79°53'05"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. 5) N10'06'55"E, A DISTANCE OF 111.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT. 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 139.65 FEET, AND A CHORD THAT BEARS N16'30'59"E, A DISTANCE OF 139.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

7) S67'04'57"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 37.45 FEET, AND

A CHORD THAT BEARS S21'03'06"W. A DISTANCE OF 37.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE'' FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT.

9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 1.99 FEET, AND A CHORD THAT BEARS S15'23'40"W, A DISTANCE OF 1.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

10) S77'01'43"E, A DISTANCE OF 125.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

11) N27'59'51"E, A DISTANCE OF 124.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. 12) N41°14'09"E, A DISTANCE OF 74.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

FOR CORNER,

13) N49'57'52"E, A DISTANCE OF 59.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

14) N61°50'51"E, A DISTANCE OF 133.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

15) N78°04'29"E, A DISTANCE OF 104.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

16) N87'35'00"E. A DISTANCE OF 405.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

17) NO1'21'12"W, A DISTANCE OF 110.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD

SETSTONE" FOR CORNER, 18) N86'54'09"E, A DISTANCE OF 50.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, 19) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.28 FEET, AND

A CHORD THAT BEARS N43'06'05"E, A DISTANCE OF 21.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

20) N87'33'23"E, A DISTANCE OF 110.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 21) S01'21'12"E, A DISTANCE OF 455.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

FOR CORNER, 22) S05'42'03"E, A DISTANCE OF 61.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

FOR CORNER, 23) S11'06'40"E, A DISTANCE OF 63.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

24) N79'01'32"E, A DISTANCE OF 122.30 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 9.38 FEET, AND A CHORD THAT BEARS NO4'18'12"E, A DISTANCE OF 9.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

26) N84*46'17"E, A DISTANCE OF 50.60 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 475.00 FEET, AN ARC LENGTH OF 13.82 FEET, AND A CHORD THAT BEARS S15'20'33"E, A DISTANCE OF 13.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED

"CBD SETSTONE" FOR CORNER, 28) S16'10'33"E, A DISTANCE OF 71.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. 29) S33'33'29"E, A DISTANCE OF 50.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

FOR CORNER, AND 30) S16'10'34"E, A DISTANCE OF 47.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.076 ACRES OF LAND.

FLOOD PLAIN NOTE:

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

BENCHMARK INFORMATION:

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

GENERAL NOTES:

38. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, 1. THIS PLAT CONFORMS TO THE COLONY MUD 1B, SECTION 2 PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON EXCEPT AS APPROVED BY THE CITY OF BASTROP AND\OR BASTROP COUNTY. JULY 23. 2019. 39. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES. SHRUBBERY VEGETATION AND OTHER 2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION

STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES. OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. 40. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE 3. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION. SCHEDULED. 4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP 41. THIS TRACT IS SUBJECT TO THE "CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1 AND

ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT. 5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013 6. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION. IN A FORM 44. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. ACCEPTABLE TO THE CITY OF BASTROP. SHALL BE PROVIDED PRIOR TO PLAT RECORDATION BY THE CITY. 45. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE, AND ARE TO BE MAINTAINED BY THE H.O.A.. 7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR 47. ALL NEW UTILITIES WILL BE UNDERGROUND. PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS 49. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE 50. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. REQUIRED. AT THE OWNERS SOLE EXPENSE. IF PLANS TO CONSTRUCT SUBDIVISION DO NOT COMPLY WITH SUCH CODES

GATED.

AND REQUIREMENTS. 8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

9. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

10. WATER IS PROVIDED BY THE COLONY MUD 1B.

11. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B. 12. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.

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

14. CABLE SERVICE IS PROVIDED BY THE SPECTRUM.

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

16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY). 17. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES. 18. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

19. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE H.O.A. WITH ACCESS GRANTED TO THE COLONY M.U.D. 1B OR ASSIGNS. 20. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.

21. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS. 22. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT

PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. 23. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION. OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS: INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.

25. EVIDENCE OF A MANDATORY HOMEOWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT. 26. LOTS IN THIS PLAT ARE WITHIN THE COLONY MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1B. THE LOTS AND ALL OTHER PROPERTY WITHIN THE M.U.D. ARE SUBJECT TO M.U.D. ASSESSMENTS. THESE ASSESSMENTS ARE TYPICALLY PAID ANNUALLY WITH PROPERTY OWNERS PROPERTY TAXES.

27. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS. 28. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE M.U.D., IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES CULVERTS IN CONNECTION HEREWITH. 29. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSTALL STREET NAME SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION: ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

30. NO PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK) WILL BE ALLOWED IN THIS SUBDIVISION.

WASTEWATER FROM EACH LOT WILL BE SERVICED BY A SEWAGE COLLECTION LINE. THIS WASTE WILL BE COLLECTED AND DISCHARGED INTO A WASTEWATER TREATMENT PLANT PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY BY PERMIT NO. 14427-001, DATED SEPTEMBER 13, 2013, TO THE COLONY (M.U.D.) NO. 1B, LOWER COLORADO RIVER AUTHORITY, C\O CROSSROADS UTILITY SERVICES LLC, 2601 FOREST CREEK DRIVE, ROUND ROCK TEXAS, 78665. 31. OPERATION, MAINTENANCE AND CERTIFICATION OF COMPLIANCE TO THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITTEE. OPERATION AND MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE M.U.D. OWNED FACILITIES IN THE ROW WILL

BE THE RESPONSIBILITY OF THE M.U.D. 32. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION. 33. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE

MAINTAINED BY THE COLONY M.U.D. NO. 1B OR ASSIGNS. 34. THIS SUBDIVISION LIES WHOLLY WITHIN STATUTORY ETJ OF THE CITY OF BASTROP, 35. WITHIN THE COLONY 1B, SECTION 2, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW.

36. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS.

37. A TWELVE FOOT (12') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY HEREIN.

THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 2

SUCCESSOR DISTRICTS TO BE CREATED BY DIVISION OF THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1" BETWEEN THE CITY OF BASTROP AND SABINE INVESTMENT COMPANY, DATED FEBRUARY 23, 2004, AND SUBSEQUENT AMENDMENTS. 43. NON-RESIDENTIAL LOTS WITH WALKING TRAILS WILL BE OWNED AND MAINTAINED BY THE H.O.A., M.U.D OR ASSIGNS.

51. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE. 52. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP

COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE. 53. RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREETS SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION. 54. IMPERVIOUS COVERAGE IS LIMITED TO 55% FOR LOTS 45 FEET WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45

FEET WIDE. 55. SAM HOUSTON DRIVE, CHINABERRY ROAD AND BURROS TRAIL PASS SHALL NOT BE GATED, BUT THE RESIDENTIAL STREETS OFF OF SAM HOUSTON DRIVE, CHINABERRY ROAD AND BURROS TRIAL PASS SHALL RESERVE THE RIGHT TO BE STATE OF TEXAS

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT "THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 2" 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 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 COUNTY CLERK. BASTROP COUNTY. TEXAS DATE DOUGLAS R. RUMMEL, JR. ~ P.E. NO. 97387 × CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE ; DOUGLAS R. RUMMEL, JR AUSTIN, TEXAS 78749 97387

LLC., A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT AND DOES HEREBY DEDICATE TO THE PUBLIC. THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. RICK NEFF, SENIOR VICE PRESIDENT 4401 NORTH MESA STREET COUNTY OF TRAVIS 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. COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

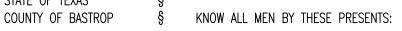
COMPANY, LLC., SOLE MEMBER OF HUNT COMMUNITIES BASTROP, LLC., AND BEING THE OWNER OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, NUMBER 5. SITUATED IN BASTROP COUNTY. TEXAS, DOES HEREBY SUBDIVIDE 16.076 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS 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 EL PASO, TX 79902 STATE OF TEXAS NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS STATE OF TEXAS OFFICE ON THE ____ DAY OF _____, AD_, AD_, AT _____ O'CLOCK __.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET ____, PAGE(s)__ FILED FOR RECORD THIS ____ DAY OF _____, 20__, A.D., STATE OF TEXAS COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS: I. DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN. AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP. AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON. ENGINEERING BY:

STATE OF TEXAS 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:

APPROVED THIS DAY OF	, 20, a.d. by the planni
APPROVED:	ATTEST:
PLANNING & ZONING COMMISSION CHAIRPERSON	CITY SECRETARY



KNOW ALL MEN BY THESE PRESENTS:

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

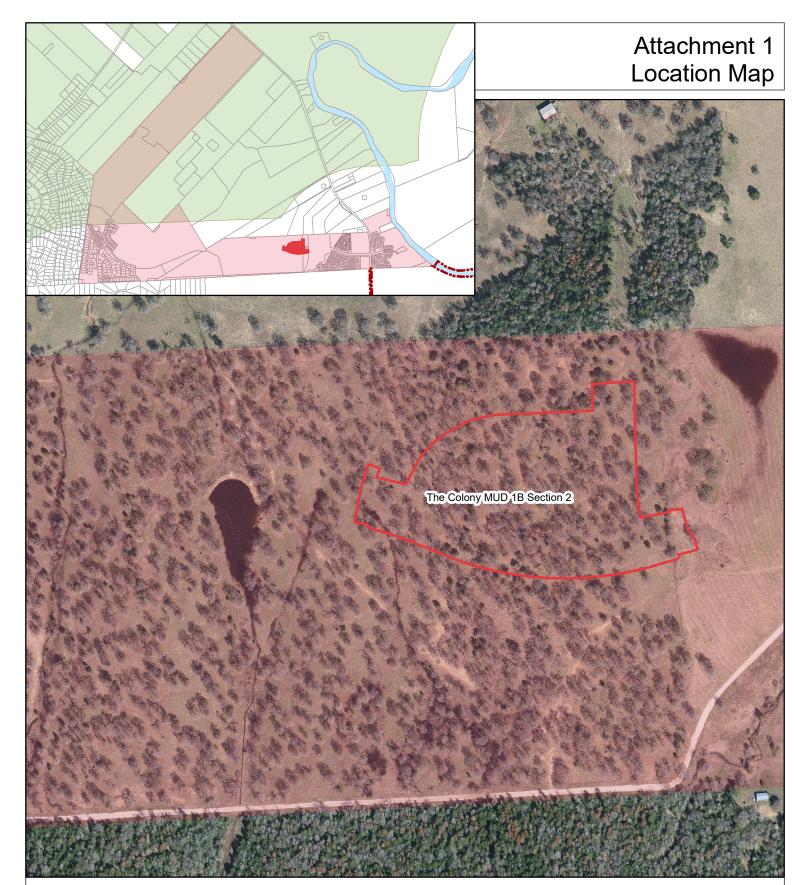


THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.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

ING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

SHEET NO. 2 OF 2







125

250

1

Feet

The Colony MUD 1B Section 2 **Final Plat**

Date: 1/22/2021

Date: 1/22/2021 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal 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.

Ν

500

1 inch = 400 feet



STAFF REPORT

MEETING DATE: January 28, 2021

AGENDA ITEM: 3E

TITLE:

Consider action to approve The Colony MUD 1B, Section 3 Final Plat, being 17.762 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director Allison Land, Planner II

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	West of FM 969 (Attachment 1) 17.762 acres 17.762 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Charlotte Hodges, 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 1B Section 3 (Exhibit A). The plat includes 47 residential lots and 4 non-residential lots (Attachment 1). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat extends Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Sam Houston Drive will remain ungated. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

<u>Utilities</u>

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. Public Improvement Plans have 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 Plans.

Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into a detention channel in the southern portion of this section and discharge at pre-developed rates. 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 17,762-acre tract into 47 residential lots and 4 non-residential lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with previous sections 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 original Preliminary Plat was approved July 23, 2019. The Preliminary Plat revisions for sections 5 and 6 was approved on September 24, 2020.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on November 14, 2020.

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

Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1B, Section 3 for compliance with subdivision and utility standards on January 21, 2021 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1B, Section 3 Final Plat, being 17.762 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1B, Section 3 Final Plat
- Attachment 1: Location Map



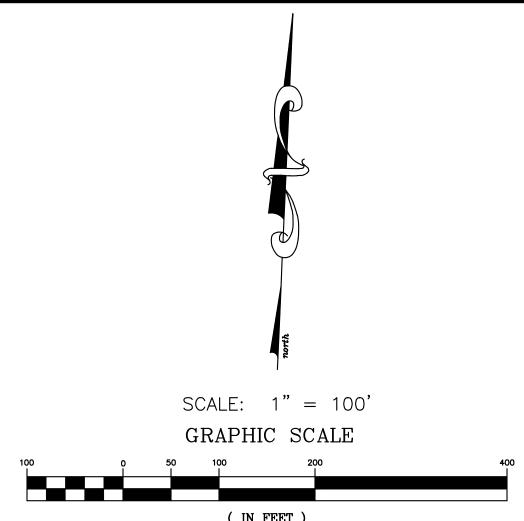
THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 3

	N(<u>BLOCK</u> B B G H	DN – RESIDEN LOT 478 591 559 570	ITIAL LOTS PURPO D.E., P.U.E., ACC R.O.W. RESERVE L.S.E. & P.U.E. L.S.E. & P.U.E.	CESS, & L.S.E.	
BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
B B B B B B B B B B B B B B B B B B B	478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 495 496 497 498 499 500	64,156 10,700 8,516 7,131 8,001 7,590 10,605 10,188 7,200 8,612 11,004 10,767 10,089 8,254 7,669 7,969 7,307 7,200 7,200 7,200 7,200 7,200 7,200 7,200	G G G G G H H H H H H H H H H H H H H H	559 565 566 567 568 569 570 571 572 573 574 575 576 577 578 577 578 579 580 581 582 583	13,090 7,480 7,470 7,459 7,448 8,627 4,903 10,853 8,990 8,125 8,125 8,125 8,125 8,125 8,125 8,125 8,125 8,125 8,125 8,125 8,125 8,125 8,773 10,304
E E E E E E E	591 584 585 586 587 588 589 590	47,760 9,299 7,744 7,884 8,024 8,153 9,046 12,575			

		REVISIONS
REV. #	DATE	DESCRIPTION
1	06/01/2020	FORMAL COMMENTS ADDRESSED

LEGEND

1/2" CAPPED IRON ROD SET 1/2" IRON ROD FOUND 0 LÓT NUMBER (A)BLOCK LETTER BUILDING SETBACK LINE B.L. P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT O.S. OPEN SPACE L.S.E. LANDSCAPE EASEMENT W.W.E WASTEWATER EASEMENT -------- MUD BOUNDARIES



(IN FEET) 1 inch = 100 ft.

	Line To	oble
Line #	Length	Direction
L1	100.00	S16°10'33"E
L2	47.18	S11°09'17"E
L3	33.07	N05*53'22"W
L4	465.39	N86°49'25"E
L5	120.00	N03°10'35"W
L6	26.53	S86°49'25"W
L7	50.00	N03°10'35"W
L8	110.04	S86°49'25"W
L9	168.93	N04°27'48"W
L10	53.39	N31°36'52"E
L11	137.80	S67°09'07"E

	Line To	able
Line #	Length	Direction
L12	22.24	N23°13'54"E
L13	36.30	N67°18'09"W
L14	88.20	N73°49'27"E
L15	41.17	S11°09'17"E
L16	47.89	N86°50'05"W
L17	40.04	S23°13'54"W
L18	52.82	S38°03'35"W
L19	47.65	S03°13'51"W
L20	41.70	S23°13'54"W
L21	22.98	S23°13'54"W
L22	1.47	S23°25'10"W

	Line To	able
Line #	Length	Direction
L23	60.00	N85°44'06"W
L24	33.93	S29*26'55"W
L25	69.52	N11°41'05"E
L26	65.75	N62°52'15"E
L27	59.91	S86°49'25"W
L28	71.04	N22°18'08"E
L29	50.78	S02*50'53"W
L30	333.48	N03°10'35"W
L31	14.16	S22°13'05"E
L32	14.90	N48°55'15"E
L33	25.00	N53°04'30"W

	Line To	able
Line #	Length	Direction
L34	14.94	S69°13'19"W
L35	12.44	N86°49'25"E
L36	39.73	S45°22'10"W
L37	25.01	S31°07'29"E
L38	14.94	S69°13'19"W
L39	41.61	N11°09'17"W
L40	2.38	S23°13'54"W
L41	47.89	N86°50'05"W
L42	60.30	S73°07'37"W

			Curve Tat	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	22.25	15.00	S31°20'05 " W	20.26	13.74	84°58'43"
C2	585.56	1210.00	S02°42'32 " W	579.86	298.63	27°43'39"
C3	84.04	425.00	N17°34'01"E	83.90	42.16	11°19'46"
C4	23.70	15.00	N22°02'08"W	21.31	15.14	90°32'03"
C5	834.85	1368.68	S88'46'00"E	821.97	430.87	34°56'55"
C6	99.84	325.00	N78°01'22"E	99.45	50.32	17'36'06"
C7	15.12	15.00	N81°53'37"W	14.49	8.28	57°46'09"
C8	309.49	60.00	N20°46'41"W	64.00	37.83	295*32'17"
C9	15.12	15.00	N40°20'15"E	14.49	8.28	57°46'09"
C10	84.48	275.00	N78°01'22"E	84.15	42.58	17"36'06"
C11	23.56	15.00	S48°10'35"E	21.21	15.00	90°00'00"
C12	80.66	175.00	S10°01'40"W	79.95	41.06	26°24'29"
C13	23.13	15.00	S67°24'05"W	20.90	14.57	88°20'21"
C14	104.40	325.00	S77 * 37 ' 55 " E	103.95	52.65	18°24'20"
C15	15.12	15.00	N57°57'01"W	14.49	8.28	57*46'09"
C16	309.49	60.00	N03°09'55"E	64.00	37.83	295*32'17"
C17	15.12	15.00	N64°16'51"E	14.49	8.28	57°46'09"
C18	85.89	275.00	S77°53'15"E	85.54	43.30	17'53'40"
C19	24.13	15.00	S22*51'16"E	21.61	15.58	92°10'19"
C20	48.44	540.00	N16°24'54"E	48.42	24.24	5'08'22"
C21	21.63	15.00	S55°08'46"W	19.80	13.18	82°36'07"
C22	164.04	527.00	N87°31'48"E	163.37	82.69	17*50'02"
C23	23.18	15.01	N57°08'13"W	20.94	14.61	88°27'47"
C24	43.07	560.94	S69°33'30"E	43.06	21.55	4°23'58"
C25	22.55	15.00	N28°49'58"W	20.49	14.02	86°07'58"
C26	37.69	460.00	N16°34'51"E	37.68	18.86	4°41'41"
C27	23.42	15.00	N67°57'52"E	21.11	14.86	89°27'57"
C28	23.42	15.00	S67°57'52"W	21.11	14.86	89°27'57"
C29	172.84	375.00	S10°01'40"W	171.31	87.98	26°24'29"
C30	195.89	425.00	S10°01'40"W	194.16	99.71	26°24'29"
C31	23.56	15.00	S48°10'35"E	21.21	15.00	90.00,00
C32	23.56	15.00	N41°49'25"E	21.21	15.00	90°00'00"
C33	23.56	15.00	N41°49'25"E	21.21	15.00	90.00,00

			Curve Tab	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C34	103.70	225.00	S10°01'40"W	102.79	52.79	26°24'29"
C35	23.80	15.00	N21°50'52 " W	21.38	15.24	90°54'36"
C36	40.42	325.00	S72°47'06"W	40.40	20.24	7°07'34"
C37	59.42	325.00	S81°35'09"W	59.34	29.79	10°28'32"
C38	49.66	60.00	N35°09'51"E	48.26	26.35	47*25'21"
C39	41.25	60.00	N78°34'18"E	40.44	21.48	39*23'35"
C40	38.85	60.00	S63°10'52"E	38.18	20.13	37°06'04"
C41	123.88	60.00	S14°31'11"W	103.02	100.45	118 18 03"
C42	55.84	60.00	N79°40'10"W	53.84	30.12	53°19'15"
C43	60.39	275.00	N80°31'58"E	60.27	30.32	12°34'53"
C44	24.10	275.00	N71°43'55"E	24.09	12.06	5°01'13"
C45	1.37	325.00	N86°42'52"W	1.37	0.68	0°14'27"
C46	103.04	325.00	N77°30'42"W	102.61	51.95	18°09'54"
C47	41.22	60.00	N55°04'44"E	40.42	21.46	39 ° 21'56"
C48	46.80	60.00	S82°53'41"E	45.62	24.66	44°41'13"
C49	102.08	60.00	S11°48'47"E	90.20	68.39	97°28'35"
C50	48.17	60.00	S59°55'23"W	46.88	25.47	45 ° 59'45"
C51	68.43	60.00	N64°24'26"W	64.78	38.48	65 ° 20'38"
C52	2.80	60.00	N30°24'02"W	2.80	1.40	2°40'10"
C53	42.66	275.00	S73°23'04"E	42.62	21.37	8°53'18"
C54	43.23	275.00	S82°19'54"E	43.18	21.66	9*00'22"
C55	50.22	425.00	N00°12'33"E	50.19	25.14	6°46'15"
C56	61.62	425.00	N07°44'54"E	61.57	30.87	8°18'27"
C57	75.30	375.00	S17°28'45"W	75.17	37.78	11°30'18"
C58	87.56	375.00	S05°02'14"W	87.37	43.98	13°22'44"
C59	9.97	375.00	S02°24'52"E	9.97	4.99	1*31'27"
C60	32.73	225.00	N00°59'28"E	32.70	16.39	8°20'06"
C61	67.69	225.00	N13°46'36"E	67.43	34.10	17°14'10"
C62	3.29	225.00	N22°48'47"E	3.29	1.64	0°50'13"
C63	8.48	15.00	N69°12'12"W	8.37	4.36	32°23'19"
C64	6.64	15.00	S81°54'44"W	6.59	3.38	25°22'49"
C65	556.52	1150.00	S02°42'32"W	551.11	283.82	27 * 43'39 "

SHEET NO. 1 OF 2 AP

Carlson, Brigance & Doering, Inc. FIRM ID #F3791 **•** REG. # 10024900 Civil Engineering ♦ Surveying 5501 West William Cannon ♦ Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: AC3D\5090\SURVEY\COLONY MUD 1B, SECTION 3

STATE OF TEXAS COUNTY OF BASTROP	§ § KNOW ALL M	en by these presents:			
COMPANY, LLC., SOLE MEN A DELAWARE LIMITED LIABI	MBER OF HUNT COMMUN LITY COMPANY, IN DOCU	NITIES BASTROP, LLC., AND BEI JMENT NUMBER 201617588, O	MPANY, ACTING HEREIN BY AND THROUGH ING THE OWNER OF THAT CERTAIN 1258. IFFICIAL PUBLIC RECORDS OF BASTROP O OF LAND, IN ACCORDANCE WITH THE AT	002 ACRE TRACT OF LAND AS CO COUNTY, TEXAS, OUT OF THE JOSE	DNVEYED TO HUNT COMMUNITIES BASTR E MANUEL BANGS SURVEY, ABSTRACT N
		"THE	FINAL PLAT OF THE COLONY MUD 1B	SECTION 3"	
		IE USE OF THE EASEMENTS SH ,	HOWN HEREON, SUBJECT TO ANY EASEME 20, A.D.	NTS AND/OR RESTRICTIONS HERE	TOFORE GRANTED AND NOT RELEASED.
HUNT COMMUNITIES BAST A DELAWARE LIMITED LIA BY: HUNT COMMUNITIE A TEXAS LIMITED LIABILIT	BILITY COMPANY S DEVELOPMENT CO.,				
RICK NEFF, SENIOR VICE 4401 NORTH MESA STRE EL PASO, TX 79902		_			
STATE OF TEXAS COUNTY OF TRAVIS §	§ KNOW ALL MEN BY	THESE PRESENTS.			
BEFORE ME, THE UNDER OF WRITING, AND HE ACKN	RSIGNED AUTHORITY, ON NOWLEDGED TO ME THA	N THIS DAY PERSONALLY APPEA T HE EXECUTED THE SAME FO	ARED, KNOWN TO ME R THE PURPOSES AND CONSIDERATIONS , 20, A.D.		
NOTARY PUBLIC IN AND FO	OR THE STATE OF TEXA	- S			
STATE OF TEXAS COUNTY OF BASTROP	§ § KNOW ALL M	en by these presents:			
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THE FINAL PLAT OF THE COLONY MUD 1B, SECTION 3

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE BER 5, MAP NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193. BENCHMARK INFORMATION: BM #1: CAPPED IRON ROD MARKED "CBD SETSTONE" LOCATED +/- S09'10'17" 571.26' FROM THE WESTERNMOST CORNER OF THE COLONY MUD 1A. SECTION 2 – ELEVATION: 424.31 GENERAL NOTES: 1. THIS PLAT CONFORMS TO THE COLONY MUD 1B. PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON JULY 23, 2019. 2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES. CONSTRUCTION STANDARDS. AND GENERALLY ACCEPTED ENGINEERING PRACTICES. 3. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION. 4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT. 5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013 6. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT RECORDATION BY THE CITY. 7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. RUMENT 8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY. 9. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 10. WATER IS PROVIDED BY THE COLONY MUD 1B. 11. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B. 12. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC. 13. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY. 14. CABLE SERVICE IS PROVIDED BY SPECTRUM. FFICE 15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION D FOR FACILITIES 16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY). 17. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES. 18. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER. 19. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE H.O.A. WITH ACCESS GRANTED TO THE COLONY M.U.D. 1B OR ASSIGNS 20. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016. CONDUCTED BY CHICAGO TITLE INSURANCE DING OR COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PLAT. 21. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS. 22. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. 23. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS: INCLUDING BUT NOT LIMITED TO SANITARY SEWERS. FORCE MAINS, WATER LINES. TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES. AND 25. EVIDENCE OF A MANDATORY HOMEOWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT. 26. LOTS IN THIS PLAT ARE WITHIN THE COLONY MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1B. THE LOTS AND ALL OTHER PROPERTY WITHIN THE M.U.D. ARE SUBJECT TO M.U.D. ASSESSMENTS. THESE ASSESSMENTS ARE TYPICALLY PAID ANNUALLY WITH PROPERTY OWNERS PROPERTY TAXES. 27. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS. 28. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE M.U.D., IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES CULVERTS IN CONNECTION HEREWITH. 29. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSTALL STREET NAME SIGNS. AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION: ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. 30. NO PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK) WILL BE ALLOWED IN THIS SUBDIVISION. WASTEWATER FROM EACH LOT WILL BE SERVICED BY A SEWAGE COLLECTION LINE. THIS WASTE WILL BE COLLECTED AND DISCHARGED INTO A WASTEWATER TREATMENT PLANT PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY BY PERMIT NO. 14427-001, DATED SEPTEMBER 13, 2013, TO THE COLONY (M.U.D.) NO. 1B, LOWER COLORADO RIVER AUTHORITY, C/O CROSSROADS UTILITY SERVICES LLC, 2601 FOREST CREEK DRIVE, ROUND ROCK TEXAS, 78665. 31. OPERATION, MAINTENANCE AND CERTIFICATION OF COMPLIANCE TO THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PERMITTEE. OPERATION AND HOWN MAINTENANCE OF EACH UTILITY FROM THE PROPERTY LINE TO THE BUILDING WILL BE THE RESPONSIBILITY OF THE LOT OWNER. OPERATION AND MAINTENANCE OF THE M.U.D. OWNED FACILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D. 32. THE BASTROP COUNTY HEALTH AND SANITATION DEPARTMENT WILL HAVE NO RESPONSIBILITY WITH REGARD TO THE WASTEWATER SYSTEM WITHIN THIS SUBDIVISION. 33. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE COLONY M.U.D. NO. 1B OR ASSIGNS. 34. THIS SUBDIVISION LIES WHOLLY WITHIN STATUTORY ETJ OF THE CITY OF BASTROP, 35. WITHIN THE COLONY MUD 1B, THE SIZE, LOCATION, AND MATERIAL FOR ALL WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW. 36. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS. 37. A TWELVE FOOT (12') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL LOCAL STREET RIGHTS-OF-WAYS, AND A FIFTEEN (15') PUBLIC UTILITY EASEMENT IS HERB DEDICATED ALONG ALL RESIDENTIAL COLLECTOR STREET RIGHTS-OF-WAYS HEREIN. 38. ALL BUILDING LINES WILL BE BASED ON THE CONSENT AGREEMENT BETWEEN THE COLONY MUD 1B, AND THE CITY OF BASTROP AND SUBSEQUENT AMENDMENTS. 39. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 40. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE. 41. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.

- 42. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND\OR BASTROP COUNTY.
- 43. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
- 44. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
- 45. THIS TRACT IS SUBJECT TO THE "CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1 AND SUCCESSOR DISTRICTS TO BE CREATED BY DIVISION OF THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1" BETWEEN THE CITY OF BASTROP AND SABINE INVESTMENT COMPANY, DATED FEBRUARY 23, 2004. AND SUBSEQUENT AMENDMENTS.
- 46. NON-RESIDENTIAL LOTS WITH WALKING TRAILS WILL BE OWNED AND MAINTAINED BY THE H.O.A., M.U.D OR ASSIGNS.
- 47. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE, AND ARE TO BE MAINTAINED BY THE H.O.A.
- 48. ALL NEW UTILITIES WILL BE UNDERGROUND.49. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 50. RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREET SHALL ONLY ACCESS THE STREET WITH THE LOWER CLASSIFICATION.
- 51. IMPERVIOUS COVERAGE IS LIMITED TO 55% FOR LOTS 45 FEET WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
- 52. SAM HOUSTON DRIVE, CHINABERRY ROAD AND BURROS TRAIL PASS SHALL NOT BE GATED, BUT THE RESIDENTIAL STREETS OFF OF SAM HOUSTON DRIVE, CHINABERRY ROAD AND BURROS TRIAL PASS SHALL RESERVE THE RIGHT TO BE GATED.

FIELD NOTES

BEING ALL OF THAT CERTAIN 17.762 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 (0.P.R.B.C.TX.), SAID 17.762 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A ½" INCH IRON ROD FOUND, BEING A SOUTHEASTERN CORNER OF A CALLED 39.925 ACRE TRACT OF LAND CONVEYED TO SAMUEL E. HARKINS IN DOCUMENT NUMBER 201714100 (0.P.R.B.C.TX.), SAME BEING A SOUTHWESTERN CORNER OF A CALLED 31.909 ACRE TRACT OF LAND CONVEYED TO MARY LOU HARKINS IN DOCUMENT NUMBER 201714101 (0.P.R.B.C.TX.), AND BEING ALSO A POINT ON A NORTHERN CORNER OF SAID 1258.002, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT.

THENCE, CROSSING SAID 1258.002 ACRE TRACT, S50°32'03"E, A DISTANCE OF 1428.88 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

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

- 1) S16'10'33"E, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND,
- 2) S73°49'27"W, A DISTANCE OF 329.31 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, AND 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00, AN ARC LENGTH OF 22.25 FEET, AND A CHORD THAT BEARS S31°20'05"W, A DISTANCE OF 20.26
- FEET TO A 1/2 INCH IRON ROD FOUND, 4) S11'09'17"E, A DISTANCE OF 41.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING G OF A CURVE TO THE RIGHT, 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1210.00, AN ARC LENGTH OF 585.56 FEET, AND A CHORD THAT BEARS S02'42'32"W, A DISTANCE OF
- 578.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
 6) S16[•]34²22["]W, A DISTANCE OF 170.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE SOUTH LINE OF SAID 1258.002 ACRES TRACT OF LAND, SAME BEING IN THE NORTH LINE OF A CALLED 410.599 ACRE TRACT OF LAND CONVEYED TO DAVID GRASSEL IN VOLUME 714, PAGE 306, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, S86'51'37"W, WITH THE COMMON BOUNDARY LINE OF SAID 1258.002 ACRE TRACT AND SAID 410.599 ACRE TRACT, A DISTANCE OF 1071.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID 1258.002 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES, NUMBERED 1 THROUGH 17,

- 1) N05°53'22"W, A DISTANCE OF 33.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N86'49'25"E, A DISTANCE OF 465.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3) N03'10'35"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S86'49'25"W, A DISTANCE OF 26.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) NO3'10'35"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S86'49'25"W, A DISTANCE OF 110.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 7) N05'23'59"W, A DISTANCE OF 279.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) NO4*27'48"W, A DISTANCE OF 168.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N31'36'52"E, A DISTANCE OF 53.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S67'09'07"E, A DISTANCE OF 137.80 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 84.04 FEET, AND WHOSE CHORD BEARS N17'34'01"E, A DISTANCE

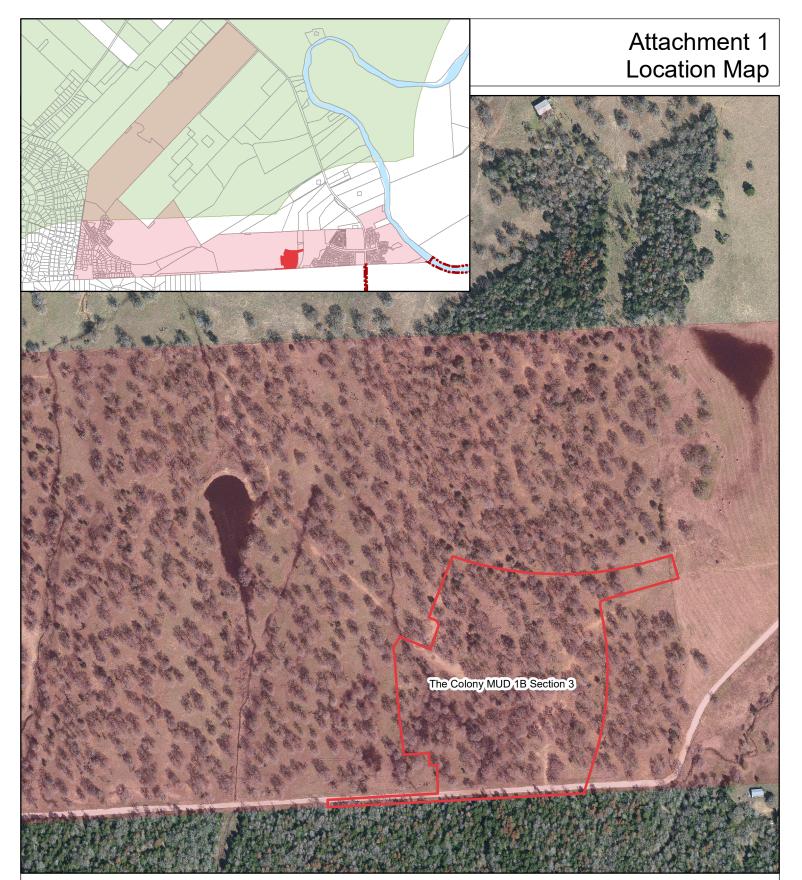
OF 83.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 12) N23'13'54"E, A DISTANCE OF 22.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,

13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.70 FEET, AND A CHORD THAT BEARS N22'02'08"W, A DISTANCE OF 21.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

14) N67'18'09"W, A DISTANCE OF 36.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
 15) N22'41'51"E, A DISTANCE OF 273.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

16) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1368.68 FEET, AN ARC LENGTH OF 834.85 FEET, AND WHOSE CHORD BEARS S88'46'00"E, A DISTANCE OF 821.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
17) N73'49'27"E, A DISTANCE OF 88.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.762 ACRES OF LAND.





BAS Heart of the Lost Pines Est. 1832

125 250 500 Т Feet

The Colony MUD 1B Section 3 **Final Plat**

Date: 1/22/2021

Date: 1/22/2021 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal 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.

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1 inch = 400 feet



STAFF REPORT

MEETING DATE: January 28, 2021

AGENDA ITEM: 3F

TITLE:

Consider action to approve The Colony MUD 1A-West Amenity Site Final Plat, being 5.199 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director Allison Land, Planner II

IN St.

BACKGROUND/HISTORY:

The applicant has submitted an application for a Final Plat for The Colony MUD 1A-West Amenity Site (Exhibit A). The plat includes zero residential lots and one non-residential lot (Attachment 1). The proposed amenity lot follows the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Final Plat extends Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Sidewalks will be built along Sam Houston Drive and into the site, which will ultimately connect to the existing neighborhood trail system.

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

Sam Houston Drive will remain ungated.

<u>Utilities</u>

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. Public Improvement Plans have 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 Plans.

Drainage

Stormwater runoff generated within the property will be routed either to the detention pond to the northwest or through an underground storm sewer network along Sam Houston Drive to the detention ponds to the southeast, which will then discharge at pre-developed rates. The drainage plan is using the updated rainfall totals of Atlas 14. A Final Drainage Plan as part of the Public Improvement Plans 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 recreation amenities serving the residential lots in the surrounding subdivision.

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. This amenity lot provides recreation area to balance the neighborhood needs.

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 5.199-acre tract into a nonresidential, amenity center lot to serve the surrounding development and adjacent to a public road. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

(a) The municipal authority responsible for approving plats shall approve a plat if:

(1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

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

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

A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with previous sections 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 original Preliminary Plat was approved July 23, 2019. The Preliminary Plat revisions for sections 5 and 6 was approved on September 24, 2020.

The Public Improvement Plans, which included the Final Drainage Plan, for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on January 9, 2020. This project was submitted prior to the Code requirement to split the Final Drainage Plan and Public Improvement Plans plan was adopted.

Section 1.3.004 Plat Requirements

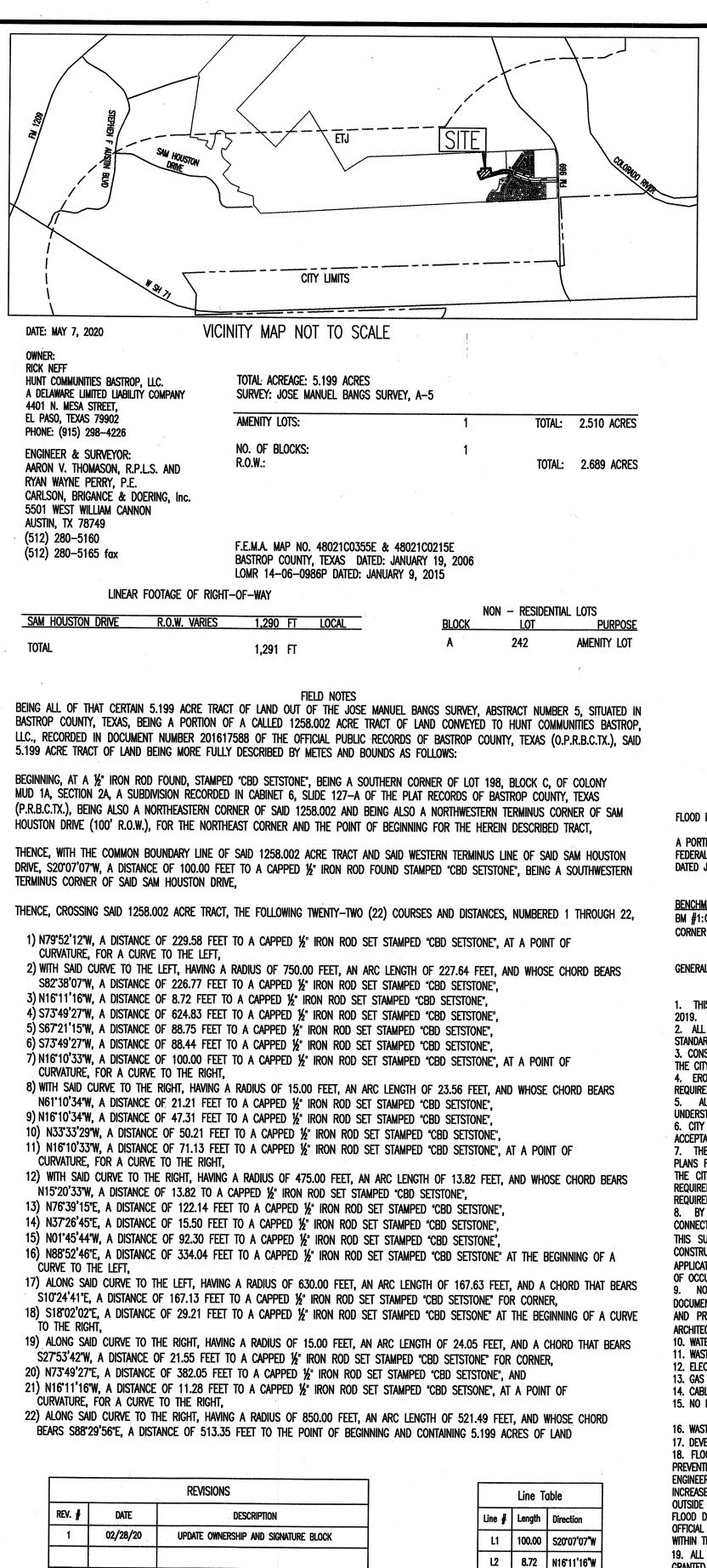
The Development Review Committee reviewed the Final Plat for The Colony MUD 1A-West Amenity Site for compliance with subdivision and utility standards on January 21, 2021 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1A-West Amenity Site Final Plat, being 5.199 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1A-West Amenity Site Final Plat
- Attachment 1: Location Map



Curve Table

Curve # | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA

C1 | 227.64 | 750.00 | S82'38'07"W | 226.77 | 114.70 | 17'23'26"

C2 23.56 15.00 N61*10'34*W 21.21 15.00 90'00"

C3 | 13.82 | 475.00 | N15'20'33"W | 13.82 | 6.91 | 1'40'02"

C4 | 167.63 | 630.00 | S10'24'41"E | 167.13 | 84.31 | 15'14'42"

C5 | 24.05 | 15.00 | S27'53'42"W | 21.55 | 15.49 | 91'51'29"

513.35 269.25 35'09'08"

C6 521.49 850.00 S88*29'56*E

FLOOD PLAIN NOTE: A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE A, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355E & 48021C0215E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AND REVISED BY LOMR 14-06-0986P, DATED JANUARY 9, 2015.

BENCHMARK INFORMATION: BM #1:CAPPED IRON ROD MARKED "CBD SETSTONE" LOCATED +/- N38'48'38"W 194.26' FROM THE SOUTHWEST CORNER OF LOT 198, BLOCK "C" OF THE COLONY MUD 1A, SECTION 2A - ELEVATION: 424.31

C3--

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HUNT COMMUNITIES BASTROP, LLC. ഈ,≤

REMAINDER OF

1258.002 ACRES DOC. NO.

201617588

(0.271 AC.)-

TEMPORARY

TURN AROUND

EASEMENT

DOC. NO.

202005875

GENERAL NOTES:

L3 88.75 S67'21'15"W

L4 88.44 S73'49'27"W

L5 | 100.00 | N16'10'33"W

L6 47.31 N16°10'34"W

L7 50.21 N33'33'29"W

L8 71.13 N16'10'33"W

L9 | 122.14 | N76°39'15"E

L10 15.50 N37'26'45"E

L11 92.30 N01*45'44"W

L12 29.21 S18'02'02"E

L13 | 11.28 | N16"11'16"W

L15 88.75 S80'17'38"W

L16 88.44 S73*49'27*W

1. THIS PLAT CONFORMS TO THE COLONY MUD 1B, PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON JULY 23RD, OF THE M.U.D. OWNED FACILITIES IN THE ROW WILL BE THE RESPONSIBILITY OF THE M.U.D.

2. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS. AND GENERALLY ACCEPTED ENGINEERING PRACTICES. 3. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION. 4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.

1603/527, BASTROP COUNTY DEED RECORDS. 5. ALL WORK. INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE MEMO OF 34. WITHIN THE COLONY MUD 1A-WEST AMENITY SITE, THE SIZE, LOCATION, AND MATERIAL FOR ALL UNDERSTANDING FOR DEVELOPMENT OF LAND APPROVED BY BASTROP CITY COUNCIL, NOVEMBER 12, 2013 WATER LINES, HYDRANTS, VALVES, ETC. MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND 6. CITY ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM REQUIREMENTS OF THE CITY OF BASTROP REGARDING FIRE FLOW. ACCEPTABLE TO THE CITY OF BASTROP. SHALL BE PROVIDED PRIOR TO PLAT RECORDATION BY THE CITY. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION 7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE COMPLETENESS. ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE IS REVIEWED FOR CODE COMPLIANCE BY CITY AND COUNTY ENGINEERS. REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND 36. A TWELVE FOOT (12') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL REQUIREMENTS. RIGHTS-OF-WAY HEREIN.

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

9. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. 40. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) WILL BE SCHEDULED. AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS 41. THIS TRACT IS SUBJECT TO THE "CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT ARCHITECTURAL BARRIERS ACT (TABA)

10. WATER IS PROVIDED BY THE COLONY MUD 1A. 11. WASTEWATER SERVICE IS PROVIDED BY OSSF OR ORGANIZED WASTEWATER SERVICE IF AVAILABLE. 12. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC. 13. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY. 14. CABLE SERVICE IS PROVIDED BY SPECTRUM. 15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND

WASTEWATER COLLECTION FACILITIES 45. SAM HOUSTON DRIVE SHALL NOT BE GATED. 16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY). 46. A TEMPORARY TURN-AROUND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF SAM 17. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES. 18. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE CONSTRUCTION. PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND 47. HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE REVIEWED BY THE CITY AND RECORDED PRIOR TO ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE FINAL PLAT RECORDATION. INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY DOES NOT IMPLY THAT LAND 48. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER. ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR 19. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES SHALL BE MAINTAINED BY THE H.O.A. WITH ACCESS MAINTENANCE 49. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, GRANTED TO THE COLONY M.U.D. 1A OR ASSIGNS. 20. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID

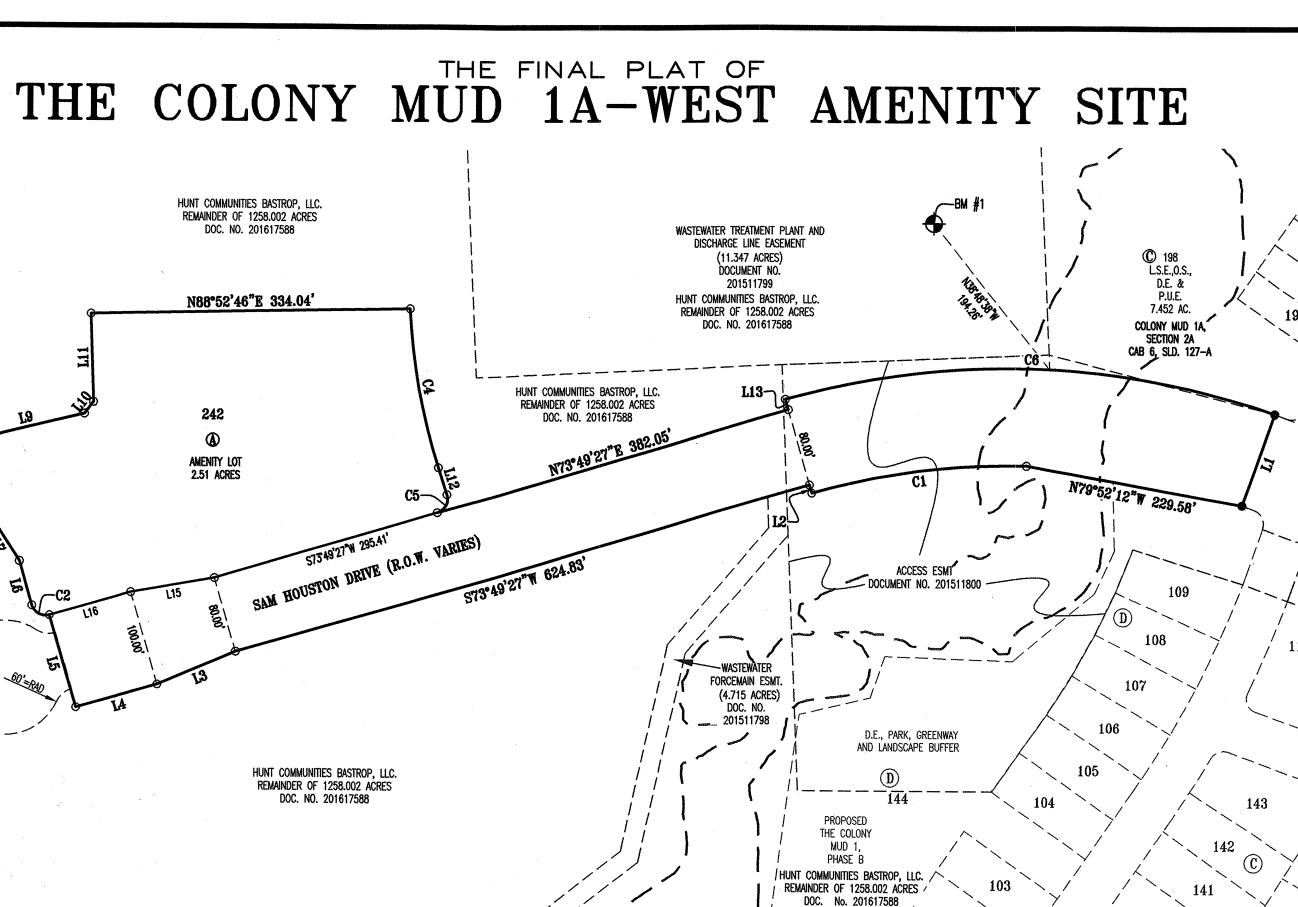
CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PLAT. 21. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

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

23. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.

25. EVIDENCE OF A MANDATORY HOMEOWNER'S ASSOCIATIONS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS MUST BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT. 26. LOTS IN THIS PLAT ARE WITHIN THE COLONY MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1A THE LOTS AND ALL OTHER PROPERTY WITHIN THE M.U.D. ARE SUBJECT TO M.U.D. ASSESSMENTS. THESE ASSESSMENTS ARE TYPICALLY PAID ANNUALLY WITH PROPERTY OWNERS PROPERTY TAXES. 27. A 911 ADDRESS MUST BE OBTAINED FROM THE BASTROP COUNTY 911 ADDRESSING DEPARTMENT, AT BASTROP COUNTY

DEVELOPMENT SERVICES, PRIOR TO ANY PERMIT APPLICATIONS.



28. IT IS UNDERSTOOD THAT AN APPROVAL OF THIS PLAT BY THE CITY OF BASTROP, TEXAS, THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL REMAIN THE RESPONSIBILITY OF THE M.U.D., IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BASTROP, TEXAS. THE CITY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES CULVERTS IN CONNECTION HEREWITH.

IT IS THE DEVELOPERS RESPONSIBILITY TO INSTALL STREET NAME SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION: ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. 30. 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 SUBDIVISION. 32. ALL DRAINAGE EASEMENTS SHALL BE FREE OF CONSTRUCTION OR ANY TYPE OF OBSTRUCTION AND SHALL BE MAINTAINED BY THE COLONY M.U.D. NO. 1A OR ASSIGNS. 33. THIS SUBDIVISION LIES WHOLLY WITHIN STATUTORY ETJ OF THE CITY OF BASTROP AS DEFINED IN THE

INTERLOCAL AGREEMENT BETWEEN THE CITY OF BASTROP AND BASTROP COUNTY, AS RECORDED IN

37. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

38. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. 39. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, VEGETATION, AND

NO. 1 AND SUCCESSOR DISTRICTS TO BE CREATED BY DIVISION OF THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1" BETWEEN THE CITY OF BASTROP AND SABINE INVESTMENT COMPANY, DATED FEBRUARY 23, 2004. AND SUBSEQUENT AMENDMENTS. 42. NON-RESIDENTIAL LOTS WITH WALKING TRAILS WILL BE OWNED AND MAINTAINED BY THE H.O.A., M.U.D.

OR ASSIGNS.

43. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 44. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATELY MAINTAINED BY THE H.O.A.

HOUSTON DRIVE OT THE AMENITY CENTER UNLESS THE STREET IS CONNECTED DURING THE SAME PHASE OF

IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE 50. ALL NEW UTILITIES WILL BE UNDERGROUND.

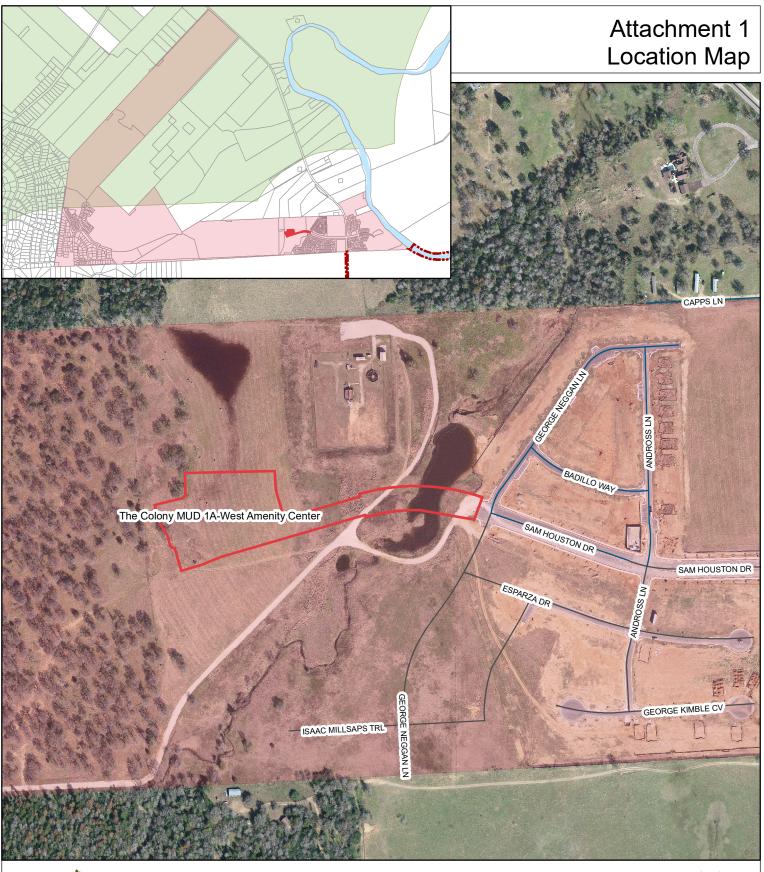
> APPROVED THIS THE _____ DAY OF __ _, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED:

PLANNING & ZONING COMMISSION CHAIRPERSON ATTEST:

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CITY SECRETARY, CITY OF BASTROP, TEXAS

	GRAPHIC SCALE
4	(IN FEET) 1 inch = 100 ft.
	LEGEND
1{	 1/2" CAPPED IRON ROD SET 1/2" IRON ROD FOUND
7.	(UNLESS OTHERWISE NOTED)
``	2 LOT NUMBER BLOCK DESIGNATION
/	B.L. BUILDING SETBACK LINE P.U.E. PUBLIC UTILITY EASEMENT
<	SCALE: 1" = 100' D.E. DRAINAGE EASEMENT L.S.E. LANDSCAPE EASEMENT
	APPROXIMATE FEMA
7	STATE OF TEXAS § COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:
İ'	THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT OF HUNT
~	COMMUNITIES DEVELOPMENT COMPANY, LLC., SOLE MEMBER OF HUNT COMMUNITIES BASTROP, LLC., AND BEING THE OWNER OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF DASTROP COUNTY TEXAS, OUT OF THE LOSE MANUEL PANCE SUBJECT ADDITION OF STRUCTURE IN DASTROP, OF THAT OF THE ADDITION OF THE DASTROP.
10	OF BASTROP COUNTY, TEXAS, OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.199 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS
	"THE FINAL PLAT OF THE COLONY MUD 1A-WEST AMENITY SITE"
/ /_	AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
	WITNESS MY HAND, THIS THE LE DAY OF DECEMBER, 2029, A.D.
••	HUNT COMMUNITIES BASTROP, LLC
Ļ	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 Lies New , 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 100 DAY OF DECAMPEE , 2020, 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., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET , PAGE(s) FILED FOR RECORD AT O'CLOCKM., THIS DAY OF, 20, A.D.,
	, FAGE(S/, FILED FOR RECORD AT O CLOURM., THIS DAT OF, ZU, A.D.,
	WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF, 20, A.D.
	, COUNTY CLERK, BASTROP COUNTY, TEXAS
	THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.DF.I.A. FLOOD INSURANCE RATE MAP,
	DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE BY: DEPUTY FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUP AND FLOOD HEICHTS MAY INCREASE DY MAN MADE OR NATURAL CAUSES
	STATE OF TEXAS \$ STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS: 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.
	I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS
	FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.
	ENGINEERING BY: DOUGLAS R. RUMMEL, JR., ~ P.E. NO. 97387 CARLSON, BRIGANCE & DOERING, INC.
	5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749
	CENSED CENSED
	STATE OF TEXAS § COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:
	THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT
	THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.
	SURVEYED BY: DATE DAT
	CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749
	AUSTIN, 1245 70/45
	SURVE
	Carlson, Brigance & Doering, Inc. FIRM ID #F3791 REG. # 10024900
ŧ	CBD Civil Engineering 5501 West William Cannon Austin, Texas 78749
	Phone No. (512) 280-5160 Fax No. (512) 280-5165
	PATH-J: \AC3D\5107\SURVEY\FINAL PLAT - MUD 1A WEST AMENITY SITE.dwg



Date: 1/22/2021



BAS

Heart of the Lost Pines

Est. 1832

125

250

Т

Feet

Date: 1/22/2U21 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal 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.

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