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 (www.cityofbastrop.org).

June 7, 2022 at 6:00 P.M.

City of Bastrop Planning & Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

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

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

1. CALL TO ORDER

1A. Introduction of new Commissioner Judah Ross.

2. CITIZEN COMMENTS

At this time, comments will be taken from the audience on any topic.

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

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the April 28, 2022 Planning and Zoning Commission Regular Meeting
- 3B. Hold public hearing and consider action to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3C. Hold public hearing and consider action to approve Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3F. Consider action to approve The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3G. Consider action to approve The Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3H. Consider action to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3I. Consider action to approve Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

4. UPDATES

- 4A. Update on recent City Council actions regarding Planning Department items.
- 4B. Building and Planning Department Monthly Projects Volume Report.
- 4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

Bastrop Planning & Zoning Commission Agenda

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: Wednesday, June 1, 2022 at 12:45 p.m. and remained posted for at least two hours after said meeting was convened.

Nicole Peterson, Planning Technician



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the April 28, 2022 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS: Meeting Minutes



Planning and Zoning Commission April 28, 2022 Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, April 28, 2022 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

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

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

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the March 31, 2022 Planning and Zoning Commission Regular Meeting.

Cheryl Lee made a motion to approve the March 31, 2022 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

3B. Consider action to approve River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commissioners the River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Staff and Commissioners over the following topics:

- 1. Will there be a future traffic sign at this location? They are dedicating Right-of-Way and future road connection.
- 2. Are there extra measures being done to take care of flooding? Yes, they have completed a preliminary drainage plan.
- 3. What precautions are in place with the river and eroding? The houses along the river are being built up, and there is 12 acres of parkland that is adjacent to the river.
- 4. Are there any stipulations with fire mitigation? Fire mitigation as a city is being addressed. The Fire Chief is re-evaluating this again, however this particular property does not have any trees on it.

Planning and Zoning Commission April 28, 2022 Meeting Minutes

Cheryl Lee made a motion to approve the River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

4. UPDATES

4A. Work session to discuss upcoming Bastrop Building Block (B³) Code Amendments to adopt subdivision standards in the Extraterritorial Jurisdiction.

Jennifer Bills presented to Commissioners the Bastrop Building Block (B³) Code Amendments to adopt subdivision standards in the Extraterritorial Jurisdiction.

- 1. Subdivision Authority
- 2. City of Bastrop Subdivision Regulations
- 3. Proposed Code Amendments General
- 4. Proposed Code Amendments ETJ
- 5. Street Design and Arrangement
- 6. Street Arrangement/Connection
- 7. Street Network Connection
- 8. Parkland Dedication
- 9. Heritage Tree Protection

Discussion commenced between Staff and Commissioners over the following topics:

- 1. Can you give us a general idea where the ETJ ends? Area B ends close to the Shell gas station and McDonalds on Highway 71, Area A ends by Pope Bend Road and Cedar Creek High School and the one mile ETJ is right before the Colony.
- 2. The Austin 5-mile ETJ is expanding, will it overlap, or does it stop? It will overlap into the gaps that need to be filled. Any areas that are already a part of our ETJ, will stay with the city and anything that is not will be considered Austin.
- 3. Can they decide which ETJ they would like to be apart of? Yes, they can.
- 4. How does that work with the new legislation on the river? Most of annexation will be voluntary.
- 5. When a property is in Bastrop but half of it is in the 5-mile ETJ, who is responsible for that property? Its whoever has the most percentage of land.
- 6. Is the property owner responsible to have it accessed? We have maps in GIS and usually evaluate it that way.
- 7. Does the County have authority in Tahitian? Yes, those are 100% in the County.
- 8. How is the fee determined? The fee is per lot.
- 9. In the ETJ, zoning standards don't apply? No, we can specify build to lines.
- 10. Is 2 ft above elevation a FEMA rule? No, this is a City and County rule.

5. UPDATES

5A. Picture of the Planning and Zoning Commission.

Jennifer Bills informed Commissioners they would need a group photo before June for the Boards Banquet.

Planning and Zoning Commission April 28, 2022 Meeting Minutes

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

Jennifer Bills presented to Commissioners the recent City Council actions regarding Planning Department items. The City Council approved the amendment to banner signs with the exception that they cannot exceed the limit in size.

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

Jennifer Bills presented the Building and Planning Department Monthly Projects to commissioners.

5D. Reminder of Impact Fee Advisory Committee meeting May 26, 2022.

Jennifer Bills informed Commissioners the Impact Fee Advisory Committee meeting will be held on May 25 at 6:00 p.m. followed by the Planning and Zoning Commission meeting at 6:30 p.m.

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

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:44 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3B

TITLE:

Hold public hearing and consider action to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

Jerminer O. Dillo, Directo	
ITEM DETAILS:	R37868 and R40927 (Attachment 1)
Site Address:	1.438 acres
Total Acreage:	Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine
Legal Description:	Forest Phase III
Property Owners:	James E Kloesel III
Agent Contact:	Rachel Hartzler, Highland Development and Engineering Co LLC
Existing Use:	Residential
Existing Zoning:	None, Extraterritorial Jurisdiction
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

Traffic Impact and Streets

The two existing lots have existing driveways onto Kipahulu Drive and Pine Crest Drive.

Utilities

Water service (domestic and fire) is currently provided by Bastrop County WCID #2.. Wastewater service is provided by Bastrop County WCID #2.

Drainage

Drainage for Tahitian Village Unit 2 and Pine Forest Phase III is handled by open ditches along the streets.

POLICY EXPLANATION:

Replats with residential restrictions are reviewed and approved by the Planning & Zoning Commission. This subdivision has residential deed restrictions.

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes one large residential lot, being 1.438 acres.

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

The City of Bastrop has flexible requirements for subdivisions in the ETJ. This plat does not substantially change the existing development pattern of the area.

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

These lots are part of two different residential subdivision. The topography of the area can necessitate the combination of multiple lots into one to have appropriate developable area.

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 combining a two lots into a 1.438-acre residential lot. Public improvements (streets, water, wastewater) are already in place for a single lot

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 replat 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;

Extension of roads and associated utilities were not required.

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

A fiscal guarantee is not applicable.

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

The plat complies with the requirements of the adopted B³ Code and Texas Local Government Code.

Sec. 212.014. Replatting without Vacating Preceding Plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The replat meets all these conditions, pending P&Z Commission approval.

Sec. 212.015. Additional Requirements for Certain Replats.

(a) In addition to compliance with Section 212.014, a replat without vacation of the preceding plat must conform to the requirements of this section if:

(1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or

(2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

The subdivision has residential deed restrictions.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a

proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

A variance or exception is not required. A notice will be mailed to surrounding property owners in accordance with this section after approval.

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. This re-subdivision is fewer than four lots, is revising two lots with two separate recorded subdivision, and did not require public infrastructure, classifying it as a replat under the Texas Local Government Code.

• Section 1.3.004 Plat Requirements

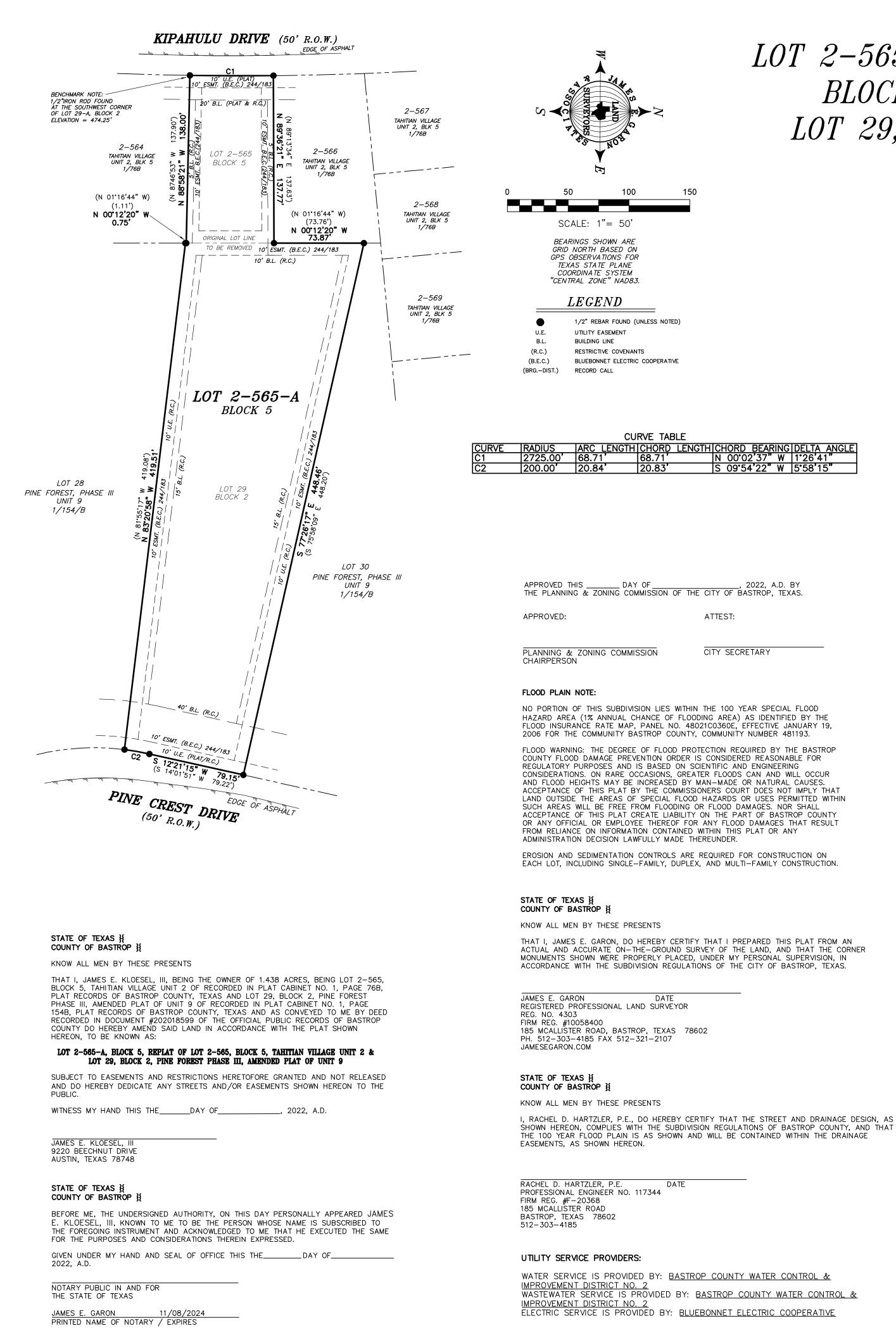
The Development Review Committee reviewed the replat for compliance with subdivision and utility standards on April 28, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Hold public hearing and consider action to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9
- Attachment 1: Location Map



LOT 2-565-A, BLOCK 5, REPLAT OF LOT 2-565, BLOCK 5, TAHITIAN VILLAGE UNIT 2 & LOT 29, BLOCK 2, PINE FOREST PHASE III, AMENDED PLAT OF UNIT 9

LENGTHICHORD LENGTHICHORD BEARING DELTA ANGLE 02'37" W 1°26'41"

S 09'54'22" W 5'58'15"

ATTEST:

CITY SECRETARY

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISIONS TAHITIAN VILLAGE UNIT 2, PLAT CABINET NO. 1, PAGE 76B, PLAT RECORDS OF BASTROP COUNTY, TEXAS AND PINE FOREST PHASE III, AMENDING PLAT OF UNIT 9 AS RECORDED IN CABINET NO. 1, PAGE 154B, PLAT RECORDS BASTROP COUNTY, TEXAS.

2. RESERVATIONS AND RESTRICTIONS OF TAHITIAN VILLAGE UNIT 2 AND PINE FOREST PHASE III, AMENDING PLAT OF UNIT 9 ARE RECORDED IN VOLUME 273, PAGE 63, DEED RECORDS BASTROP COUNTY, TEXAS.

2. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF WAY. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION.

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

4. THE OWNER OF THIS SUBDIVISION. AND HIS OR HER SUCCESSORS AND ASSIGNS. ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES. 6. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION

ON ENVIRONMENTAL QUALITY (TCEQ). 7. ALL UTILITIES WILL BE UNDERGROUND.

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

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

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

11. AS SHOWN HEREON, A TEN (10) FOOT WIDE UTILITY EASEMENT (U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A TEN (10) FOOT WIDE U.E IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.

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

13. 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.

14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.

15. 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).

16. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.

17. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.

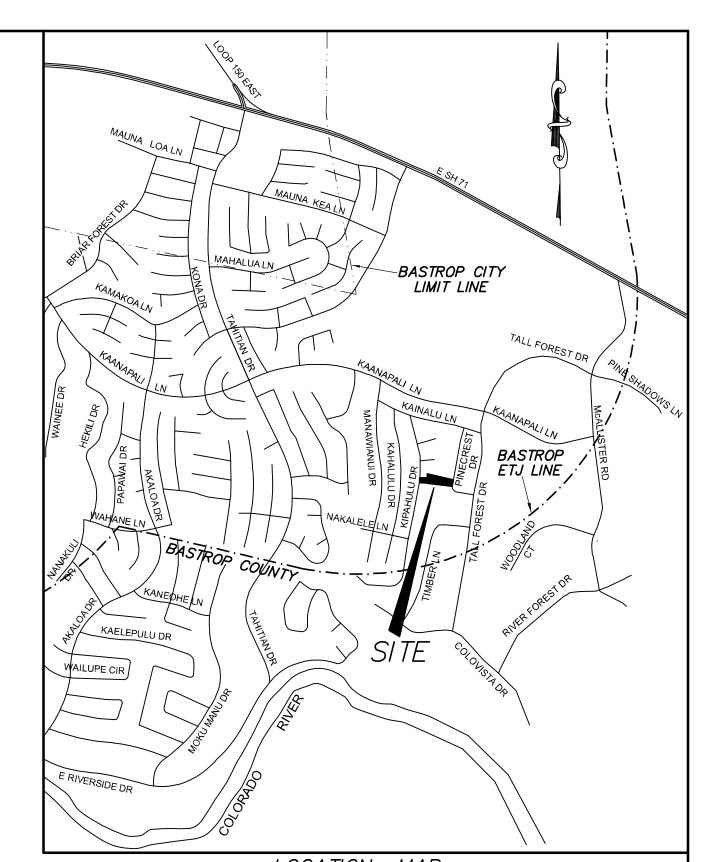
18. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

19. 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.

20. 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.

21. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OR VOLUNTARY ETJ OF THE CITY OF BASTROP.

22. BENCHMARK USED: 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 26-B, BLOCK 2, ELEVATION = 474.25', MONUMENT DATA, LCRA HARN STATION 150A NORTHING STP: 10009683.7948, EASTING STP: 3267664.322, ELEVATION = 500.66'



LOCATION MAP NOT TO SCALE

NO. OF BLOCKS = 1

<u>SUMMARY</u>

NO. OF LOTS = 1 $ACRES = 1.438 \ ACRES$ LAND USE - RESIDENTIA

OWNER:

James E. Kloesel, II. 9220 Beechnut Drive Austin, TX 78748 512-644-6834

ENGINEER:

James E. Garon & Associates, Inc. Reg. #F-20368 Rachel D. Hartzler License #117344 185 McAllister Road Bastrop, Texas 78602 512-303-4185

SURVEYOR:

James E. Garon & Associates, Inc. James E. Garon, R.P.L.S. Firm Reg. #10058400 185 McÅllister Rd. Bastrop, Texas 78602 512–303–4185

LEGAL DESCRIPTION:

LOT 2-565, BLOCK 5, TAHITIAN VILLAGE UNIT 2, PLAT CABINET NO. 1, PAGE 76B, PLAT RECORDS OF BASTROP COUNTY, TEXAS AND LOT 29, BLOCK 2, PINE FOREST PHASE III, AMENDED PLAT OF UNIT 9, PLAT CABINET NO. 1, PAGE 154B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

CONSERVATION SUBDIVISION NOTES:

THIS PROJECT IS LOCATED WITHIN THE AREA OF "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD AS DETERMINED BY THE U.S. FISH AND WILDLIFE SERVICE. AS AUTHORIZED UNDER BASTROP COUNTY'S FEDERAL FISH AND WILDLIFE-ISSUED ENDANGERED SPECIES - INCIDENTAL TAKE PERMIT NUMBER TE-113500-0, PROPERTY OWNERS SHOULD CONTACT THE LOST PINES HABITAT CONSERVATION PLAN (LPHCP) ADMINISTRATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY. SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS

FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.

STATE OF TEXAS } COUNTY OF BASTROP

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE____DAY OF____, 2022, A.D., AT_____O'CLOCK_____M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET_____, PAGE _____

FILED FOR RECORD ON THE____DAY OF____, 2022, A.D.

DEPUT

COUNTY CLERK BASTROP COUNTY, TEXAS

KRISTA BARTSCH

LOT 2-565-A, BLOCK 5, REPLAT OF LOT 2-565, BLOCK 5, TAHITIAN VILLAGE UNIT 2 & LOT 29, BLOCK 2, PINE FOREST PHASE III, AMENDED PLAT OF UNIT 9

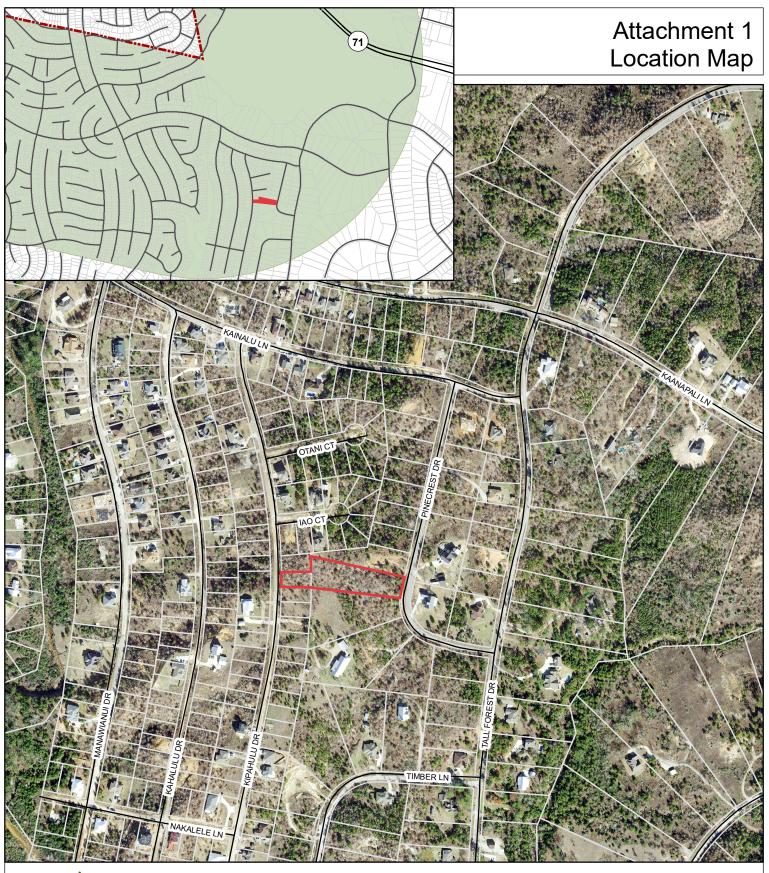
FIELD BOOK: B-578/57, B-564/38 & B-673/2 FILE: Server\Co\Bastrop\Subd\Tahitian Village\Unit 2\Block 5\86921-Plat 86921-Plat.dwg

JAMES E. GARON & ASSOC

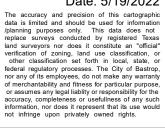
LAND SURVEYORS & CIVIL ENGINEERS Firm Reg. #10058400 & F-20386 185 McAllister Road Bastrop, Texas 78602 (512) 303-4185 jgaron@austin.rr.com

www.jamesegaron.com

SURVEY DATE:	DECEMBER 20, 2021	
DRAWN:	DECEMBER 28, 2021	
REVISED:	FEBRUARY 23, 2022	
REVISED:	FEBRUARY 28, 2022	
REVISED:		



Date: 5/19/2022



Replat Tahitian Village Unit 2, Block 5, Lot 2-565 & Pine Forest Phase III, Block 2, Lot 29

420 105 210 Feet 1

Heart of the Lost Pines

Est. 1832

1 inch = 448 feet



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3C

TITLE:

Hold public hearing and consider action to approve Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	1006, 1008 Mesquite Street and 2502 Hill Street (Attachment 1) 2.771 acres Washington Subdivision No. 2
Property Owners: Agent Contact:	Brian Washington, Jr., Amethyst Washington, Brian Washington, Sr., Brandon Washington, and Colbie Zigal Brynda Fowler, Steubing LLC
Existing Use: Existing Zoning: Future Land Use:	Residential and undeveloped commercial lot P-3 Neighborhood and P-5 Core Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application to replat Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 (Exhibit A). During the development of the property, the two houses were not placed correctly and were built over lot lines. The lot lines and corresponding public utility easements and building lines will also be moved to bring the lots and buildings into compliance. Lots 1 and 2 are both zoned Place Type 3 – Neighborhood, while Lot 3 is zoned Place Type 5 – Core. By re-arranging the lots, the zoning districts do not line up with the individual lots and will have to be resolved with further development.

Traffic Impact and Streets

The two existing residential lots share an existing driveway onto Mesquite Street. Lot 3 will take access off the unopened Hill Street right-of-way and the owner will have to build the improvements for the street.

Utilities

Water service (domestic and fire) is currently provided by the City of Bastrop. Wastewater service is provided by the City of Bastrop.

<u>Drainage</u>

Lot 1 has previously completed a Final Drainage Plan for grading work that was done the disturbed more than 10,000 square feet of area. The other residential lot drains to Mesquite Street. Lot 3 is zoned for commercial use, so any development will be required to complete a Final Drainage Plan and Site Development Plan.

POLICY EXPLANATION:

Replats with residential restrictions are reviewed and approved by the Planning & Zoning Commission. This subdivision has residential restrictions.

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The commercial lot was zoned prior to the Comprehensive Plan adoption.

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

The development pattern is not being changed with the realignment of the lots.

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 lot previously went through the subdivision process to make three lots. The replat process is defined plat type in Texas Local Government Code when revising/changing lots in an already recorded subdivision.

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 replat conforms to the Future Land Use Plan.

(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;

Extension of roads and associated utilities are not required for this replat.

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

A fiscal guarantee is not applicable.

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

The plat complies with the requirements of the adopted B³ Code and Texas Local Government Code.

Sec. 212.014. Replatting without Vacating Preceding Plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The replat meets all these conditions, pending P&Z Commission approval.

Sec. 212.015. Additional Requirements for Certain Replats.

(a) In addition to compliance with Section 212.014, a replat without vacation of the preceding plat must conform to the requirements of this section if:

(1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or

(2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

In the last five years, the property was zoned in a classification for residential use.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is

approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

A variance or exception is not required. A notice will be mailed to surrounding property owners in compliance with this section.

B³ Code – Chapter 1: Subdivisions

• Section 1.3.001 Standard Procedure - Platting

The lot previously went through the subdivision process to make three lots. The replat process is defined plat type in Texas Local Government Code when revising/changing lots in an already recorded subdivision.

• Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the replat for compliance with subdivision and utility standards on May 13, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Hold public hearing and consider action to approve Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

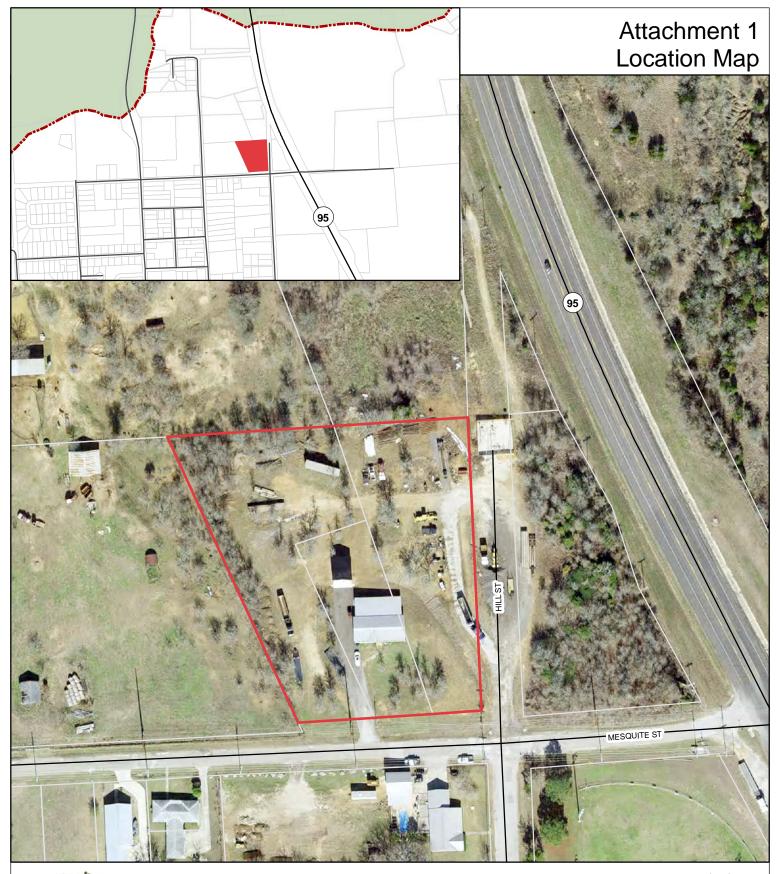
ATTACHMENTS:

- Exhibit A: Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2
- Attachment 1: Location Map

STATE OF TEXAS }			POPLAR ST.
TLY COUNTY OF BASTROP }{ TLY TLY KNOW ALL MEN BY THESE PRESENTS TLY THAT WE, BRIAN WASHINGTON JR, AND AMETHYST K, WASHINGTON, BRANDON WASHINGTON AND COLBIE ZIGAL, AND BRIAN S, WASHINGTON SR., THE OWNERS OF LO	WASHING	LAT OF LOT 1, LOT 2 AND LOT 3 OF, GTON NO. 2, A SUBDIVISION IN BASTROP	W⊲t
RESPECTIVELY OF, WASHINGTON NO. 2, A SUBDIVISION IN BASTROP COUNTY, TEXAS RECORDED IN PLAT CABINET 5, PAGE 194A, AND AS DESCRIBED TO US IN THAT WARRANTY DEED AS RECORDED IN DOC. # 202104882, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS	CERTAIN GENERAL	COUNTY TEXAS	
201604924, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, AND THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOC, # 201508642, OF RECORDS BASTROP COUNTY TEXAS, DO HEREBY REPLAT SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:	FFICIAL PUBLIC		SITE MAP ST NOT TO SCALE
REPLAT OF LOT 1, LOT 2 AND LOT 3 OF, WASHINGTON NO. 2, A SUBDIVISION IN BASTROP COUNTY TEXAS.			
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.	Gene Arthur Brown Jr. Assumption Special Warranty Deed 0905/159 DRBCT Called 6.739 Acres of Land Gene Arthur Brown Jr. Katricia L. Harrison Special Warranty Deed Doc. # 200416794 OPRBCT Called 1.451 Acre Tract		MESQUITE ST.
WITNESS MY HAND ON THIS THE DAY OF , 2022, A.D.			
AFTH 			MAPLE ST. WILSON WARKER ST. MARLE ST. MAPLE ST. PEC HIL ST. PEC AN ST. ST. ST. ST. ST. ST. ST. ST.
1006 MESQUITE STREET 1006 MESQUITE STREET 1006 MESQUITE STREET 1006 MESQUITE STREET 1006 MESQUITE STREET BASTROP, TEXAS 78602			ST. ER ST. I.
THE STATE OF TEXAS }	N86°12'57"E 217.13' N86°12'40"E	174.79' ————————————————————————————————————	MAGNOLIA ST.
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN WASHINGTON JR. AND AMETHYST K. WASHINGTON, OWNERS OF LOT 1, WASHINGTON NO. 2, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE			LOCUS ST.
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THEREIN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF DAY OF 2022, A.D.	GARAGE GARAGE LOT 2		LINDEN ST.
Image: Description of the state of texas PRINTED NAME OF NOTARY / EXPIRES			
	CUNCRETE WALL		
Hard Hard	CLINCRETE WALL		
1008 MESQUITE STREET 1008 MESQUITE STREET BASTROP, TEXAS 78602 BASTROP, TEXAS 78602	HOUSE E		STATE OF TEXAS }{ COUNTY OF BASTROP }{
STATE OF TEXAS }	FILL SE GARAGE 51 SE	REE CREE	APPROVED THIS DAY OF, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON WASHINGTON AND COLBIE ZIGAL, WINERS OF LOT 2, WASHINGTON NO. 2, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING			APPROVED:
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.			ATTEST:
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2022, A.D.	Gene Arthur Brown Jr. Warranty Deed with Vendor's Lien 0926/450 DRBCT Called 4.243 Acres of Land		PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY
THE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	Called 4.243 Acres of Land		
H H H H H H H H H H H H H H H H H H	LOT 2		
2408 HILL STREET LTT BASTROP, TEXAS 78602 TTT	Yellow Capped Iron Rod Found RPLS # 4303		<u>FLOOD PLAIN NOTE:</u> NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLODD HAZARD AREA (1% ANNUAL FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0215E, effective JANUARY 19, 2006, FOR THE COMMUNITY
LTT STATE OF TEXAS }	* <u>20' PUE</u> <u>20' PUE</u> <u>L2</u>	L3 30' LCRA EASEMENT as per 884/308 BCPR	BASTROP COUNTY, COMMUNITY NUMBER 481193. FLOOD WARNING:
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN S. WASHINGTON, OWNER OF LOT 3, WASHINGTON NO. 2. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE EOREGOING INSTRUMENT AND	Found		THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP OR BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY OF BASTROP DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2021, A.D.		UITE STREET .O.W as per 1/23A BCPR)	FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP, BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM THE RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS
		н — на —	PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY,
PRINTED NAME OF NOTARY / EXPIRES			MULTI-FAMILY AND DUPLEX CONSTRUCTION. FLOODPLAIN ADMINISTRATOR NOTE:
			BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR BASTROP COUNTY.
THE STATE OF TEXAS	L1 S86°12'47"W 100.09'		
WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF, 2022, A.D. AT	L2 S86°04'24"W 75.64' L3 S86°21'02"W 63.47'		
	L4 S27°39'56"E 136.90' L5 S S°10'50"E	PLAT NOTES:	
	L6 N72°45'04"E 24.00' L7 N54°46'24"E 40.39'	THE BENCHMARKS USED ID PID: BM0433, NATIONAL GEODETIC SURVEY, ELEVATION: 364.75' (NAVD 88) WATER SERVICE IS PROVIDED BY: <u>CITY OF BASTROP</u>	
COUNTY CLERK	L8 S89°16'33"E 40.20' TOTAL ACREAGE : 2.771 ACRES FOUND	WASTEWATER SERVICE IS PROVIDED BY: <u>CITY OF BASTROP</u> ELECTRIC SERVICE IS PROVIDED BY: <u>BASTROP POWER & LIGHT</u>	
THE STATE OF TEXAS }{	$\frac{L9 N 3^{\circ}3513 W 145.82}{LOT 1 = 1.201 ACRES}$ $LOT 1 = 1.201 ACRES$ $LOT 2 = 0.577 ACRES$ $LOT 3 = 0.987 ACRES$	 ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARI THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS F BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED. AT TEH 	FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF
COUNTY OF BASTROP }{		3. NO RESEARCH WAS PERFORMED BY THE UNDERSIGNED REGARDING EASEMENTS, BUILDING LINES OR CONDITIONS OF RECORD. 4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATI	THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
	1/2" IRON ROD FOUND O YELLOW CAPPED IRON ROD FOUND RPLS # 1753 ● PROPERTY CORNER FOUND AS NOTED ●	5. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). 6. ALL NEW UTILITIES WILL BE UNDERGROUND. 7. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.	
ATTEST: W∢		8. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTI 9. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQURED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMP 10 AS SHOWN HEREON A TWENTY (20') FOOT WIDE PUBLIC UTILITY FASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO S	
CITY MANAGER CITY SECRETARY S	SEWER CLEAN OUT	FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE REAR LOT LINE. 11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT AG	CCESS BY GOVERNMENTAL AUTHORITIES.
-50' 0	ASPHALT COVERED AREA	 NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCENSION ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTA 	
1 INCH = 5	O FEET OVERHEAD UTILITY LINE	DOCUMENATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS 15. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF 16. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EAS	S ACT (TABA). BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
COUNTY OF BASTROP }	COUNTY TEXAS OFFICIAL PUBLIC RECORDS BASTROP OPRBCT	LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE P 17. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WIHT THE ORDINANCES OF THE CITY OF BASTROP.	PIPES, AND NATURAL GAS LINES.
十片 I, ROBERT STEUBING, R.P.L.S., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND	COUNTY TEXAS POINT OF BEGINNING P.O.B. POINT OF BEGINNING P.O.B.	18. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM 19. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 20. ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTION	
	PROPERTY ADDRESS: ROBERT C. STEUBING S5548 S5548	PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTAL 21. LINE EXTENSION FEES ARE REQUIRED TO BE ASSESSED AT THE TIME OF PLATTING. PROVIDE ELECTRIC LOAD CALCULATION 22. BEARING BASIS, GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXA	LATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES. S, NUMBER OF SERVICES, OR PLANS FOR REVIEW.
ROBERT C. STEUBING REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548 S25 TAHITIAN DRIVE Professional Engineers and Land Surveyor Firm No. 10194596	TTO ESSION OF SURVEY	23. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, WASHINGTON NO. 2, RECORDED IN PLAT CABINE 24. CONTOURS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSED ONLY AND NOT TO BE USED, VIEWED OR RELIED UPON FO	T 5, PAGE 194A, PLAT RECORDS BASTROP COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.
HI BASTROP, TEXAS			
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25 50 100 1 Feet

Replat Washington Subdivision No. 2

1 inch = 125 feet

Date: 5/19/2022

Date: 5/19/2022 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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STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3D

TITLE:

Consider action to approve Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	West of FM 969 (Attachment 1) 87.260 acres 87.260 acres of the Nancy Blakey Survey, Abstract Number 98
Property Owner:	Continental Homes of Texas, LP
Agent Contact:	Pablo H. Martinez, BGE, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction
Adopted Plan:	Valverde Development Agreement, Approved July 13, 2021
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for Valverde Section 1 (Exhibit A). The plat includes 352 residential lots and 28 non-residential lots (Attachment 1). The table below breaks down the number of lots by size.

LOT COUNT				
NO. OF LOTS PERCENT				
32' LOTS	153	40.26%		
43' LOTS	128	33.68%		
45' LOTS	53	13.95%		
50' LOTS	18	4.74%		
OS/DE	28	7.37%		
TOTAL	380	100%		

The proposed lots follow the standards adopted in the Viridian Development Agreement. The developer intends to submit this first section in phases as three final plats.

Traffic Impact and Streets

The Preliminary Plat proposes an 80 foot ROW, major multimodal street that provides the main access for this section from FM 969. Street G will connect to George Neggan Lane that stubs out from the Colony MUD development to the north. On the south side, Streets A, C, K and L will provide stub outs for future connections to the property south of Valverde for future development. All streets and alleys are proposed to be publicly dedicated. Sidewalks will also be built within the development along the public streets.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meeting the grid requirements for ETJ developments. A TIA is being conducted as a requirement of the Texas Department of Transportation to address impacts on FM 969. The TIA is pending and the approval from TxDOT will be required before Final Plat.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer from the existing water tank on the south side of SH 71. 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 City of Bastrop via a new lift station shown in Block B Lot 1 and wastewater line extensions along FM 969 provided by the developer to the existing line at FM 969 and SH 71. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Drainage

The natural drainage basins for this area drain north. Stormwater runoff generated Section 1 will be routed via storm sewer to two detention ponds in the north part of this 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 lots will include maximum impervious coverage limits as defined in the Development Agreement, that are 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 Development Agreement with the Valverde 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 Development Agreement, the Valverde development includes follows the intent of the B³ Code forms for residential and commercial lot standards. The development agreement allows for a mix of residential house forms, including ranch house, villa, house, duplex, triplex, fourplex, courtyard house, courtyard apartments, row house and apartments.

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 87.260-acre tract into 352 residential lots and 28 non-residential lots. Utility improvements within the subdivision (water, and wastewater will be dedicated to the City of Bastrop upon their completion. Once the final plat is recorded, the sections can be annexed and the public streets and drainage will be dedicated to the City at that time.

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 Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension. The development is following the adopted Master Transportation Plan for street layout and connects. A Traffic Impact Analysis is under review with TxDOT to address impacts of the development on the highway system.

(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 REAL WAR AND REAL

The preliminary plat complies with the requirements of the adopted B³ Code and Viridian Development 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 December 16, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 21, 2022.

• Section 1.3.004 Plat Requirements

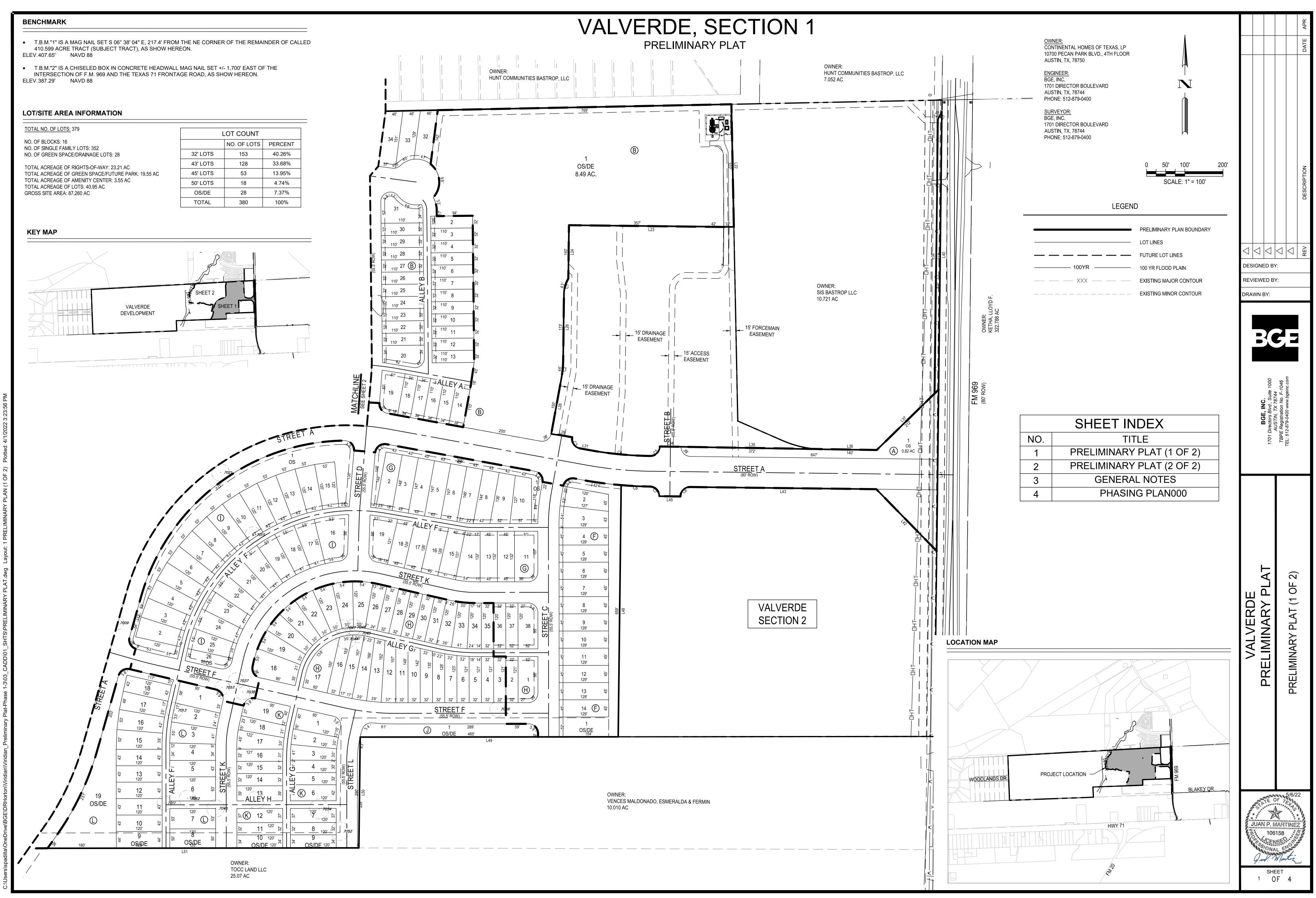
The Development Review Committee reviewed the Preliminary Plat for Valverde Section 1 for compliance with subdivision and development agreement standards on May 4, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

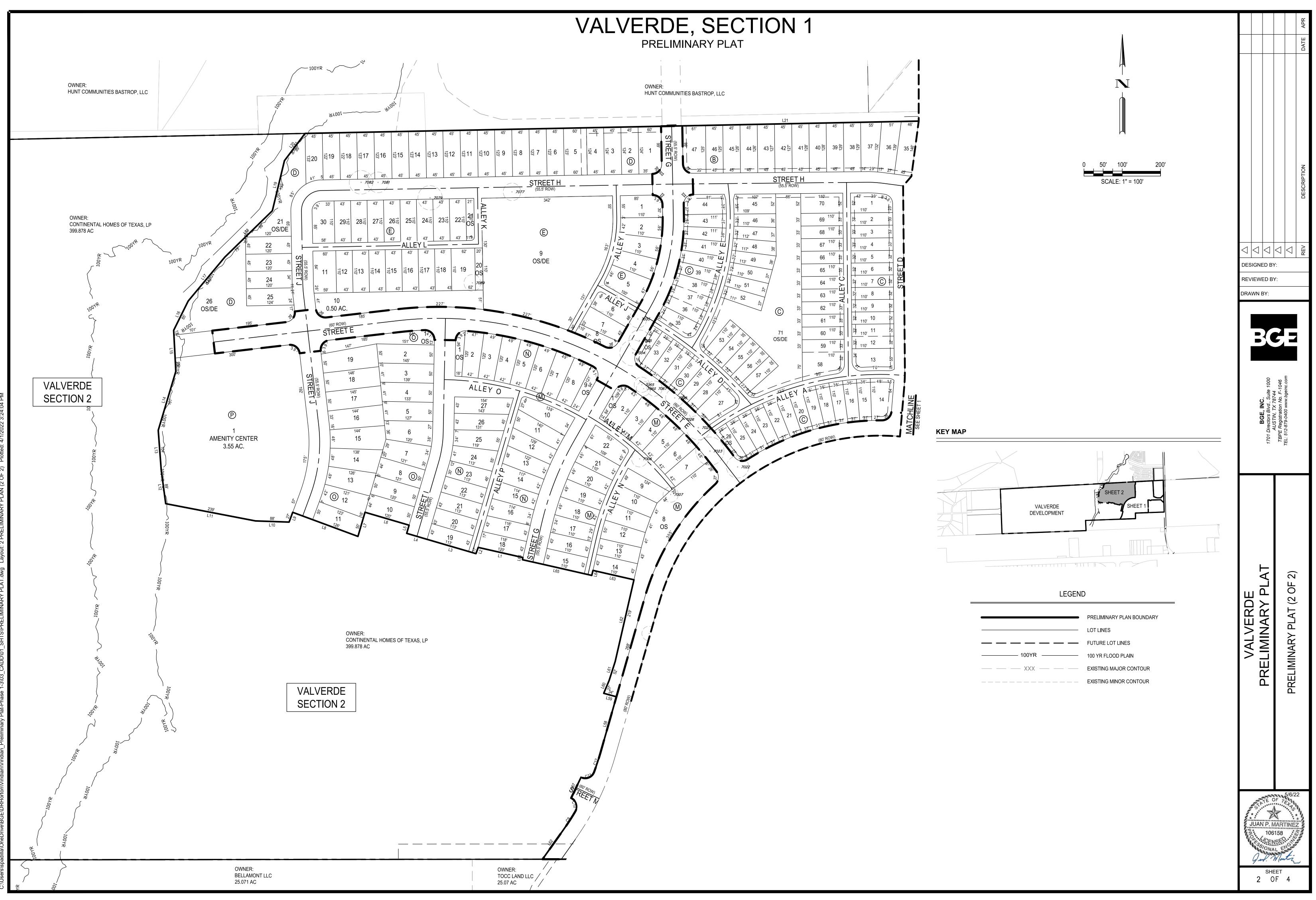
RECOMMENDATION:

Consider action to approve Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Valverde Section 1 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Viridian Concept Plan





			IERAL NOTES:
		1.	THIS SUBDIVISION SINGLE FAMILY RE LOTS, 1 AMENITY LOTS.
APPROVED BY		2.	BEARING ORIENTAT STATE PLANE COO
OWNER'S SIGNATURE BLOCK: AS OWNER OF THIS PROPERTY, I PROMISE TO DEVELOP AND M BY THIS PLAN.	NTAIN THIS PROPERTY AS DESCRIBED		4203, NAD-83. DI SURFACE DISTANC COMBINED SCALE
CONTINENTAL HOMES OF TEXAS, LP Jul Martz NAME OF OWNER/TRUSTEE (OWNER'S AUTHORIZED A	05/06/2022 ENT) DATE	3.	THIS TRACT IS LO RIVER WATERSHED LOCATED WITHIN T AREA AS SHOWN MANAGEMENT AGE RATE MAP(FIRM)48 TEXAS, DATED: JAN
		4.	IMPACT FEES SHA WITH THE ORDINAN PLATTING.
		5.	NO BUILDINGS, FE STRUCTURES ARE EASEMENTS SHOW CITY OF BASTROP
		6.	ALL UTILITIES WILL
		7.	PRIOR TO CONSTR LOTS IN THIS SUB BE OBTAINED FRO
THAT I, JUAN MARTINEZ, DO HEREBY CERTIFY THAT THE INFORMATION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 Y THE DRAINAGE EASEMENT AND OR THE DRAINAGE RIGHT-OF-WAY, AS	R FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN	8.	ALL SUBDIVISION I CITY OF BASTROP CONSTRUCTION ST ACCEPTED ENGINE
JUAN MARTINEZ, P.E.	V6/22	9.	CONSTRUCTION PL SUBDIVISION IMPRO AND ACCEPTED B ANY CONSTRUCTION
LICENSED PROFESSIONAL ENGINEER NO. 106158 DATE:	INEZ	10.	EROSION AND SED CONSTRUCTED IN SUBDIVISION ORDIN ARE REQUIRED FO LOT, INCLUDING SI
Jul W	Ë.	11.	CONSTRUCTION. FISCAL SURETY F A FORM ACCEPTA SHALL BE PROVID THE CITY.
APPROVED THISDAY OF, 20, A.D BY THE CITY OF BASTROP COUNTY, TEXAS. APPROVED: ATTEST:	E PLANNNG & ZONING COMMISSION OF	12.	THE OWNER OF T SUCCESSORS AND RESPONSIBILITY F SUBDIVISION IMPR APPLICABLE CODE OF BASTROP. THE ACKNOWLEDGES T RE-PLATTING MA SOLE EXPENSE, IF SUBDIVISION DO N AND REQUIREMEN
PLANNING & ZONING COMMISSION CITY SECR CHAIRPERSON	ARY	13.	BY APPROVING TH ASSUMES NO OBL INFRASTRUCTURE SUBDIVISION. ANY INFRASTRUCTURE OF THE LOTS IN RESPONSIBILITY O OWNERS OF THE ANY REQUIRED IN STANDARDS MAY TO DENY APPLICA PERMITS INCLUDIN APPROVALS AND
		14.	SITE DEVELOPMEN REVIEWED AND A PRIOR TO ANY M CONSTRUCTION. (
		15.	NO LOT OR STRUCTO THE APPLICAN BASTROP DOCUME REGISTRATION WIT LICENSING AND RI DOCUMENTATION OF THE SUBDIVISION ARCHITECTURAL B
		16.	WATER SERVICE IS BASTROP.
		17.	WASTEWATER SER BASTROP.
		18.	ELECTRIC SERVICE ELECTRIC.
			GAS SERVICE IS I
			CABLE SERVICE IS CABLE.
			NO LOT IN THIS S UNTIL CONNECTED DISTRIBUTION AND FACILITIES.
			WASTEWATER AND TO TCEQ (TEXAS ENVIRONMENTAL (
		23.	DEVELOPER/OWNE FOR ALL RELOCA EXISTING UTILITIES
		24.	ALL EASEMENTS (MAINTAINED BY T ASSIGNS.
		25.	ALL EASEMENTS (

- JBDIVISION CONTAINS 92.305 ACRES IN 400 FAMILY RESIDENTIAL LOTS, 48 TOWN HOMES AMENITY CENTER LOT, AND 28 OPEN SPACE
- IG ORIENTATION IS BASED ON THE TEXAS PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD-83. DISTANCES SHOWN HEREON ARE CE DISTANCES.
- NED SCALE FACTOR: 0.9999899509
- TRACT IS LOCATED WITHIN THE COLORADO WATERSHED.NO PORTION OF THIS TRACT IS ED WITHIN THE DESIGNATED FLOOD HAZARD AS SHOWN ON THE FEDERAL EMERGENCY SEMENT AGENCY (FEMA) FLOOD INSURANCE AP(FIRM)48021C0355E, BASTROP COUNTY, DATED: JANUARY 19, 2006.
- FEES SHALL BE ASSESSED IN ACCORDANCE HE ORDINANCE EFFECTIVE AT THE TIME OF
- LDINGS, FENCES, LANDSCAPING OR OTHER TURES ARE PERMITTED WITHIN DRAINAGE ENTS SHOWN, EXCEPT AS APPROVED BY THE F BASTROP AND/OR BASTROP COUNTY.
- TILITIES WILL BE PLACED UNDERGROUND.
- TO CONSTRUCTION OF ANY IMPROVEMENTS ON IN THIS SUBDIVISION, BUILDING PERMITS WILL TAINED FROM THE CITY OF BASTROP.
- JBDIVISION PERMITS SHALL CONFORM TO THE F BASTROP CODE OF ORDINANCES, RUCTION STANDARDS, AND GENERALLY TED ENGINEERING PRACTICES.
- RUCTION PLANS AND SPECIFICATIONS FOR ALL ISION IMPROVEMENTS SHALL BE REVIEWED CCEPTED BY THE CITY OF BASTROP PRIOR TO ONSTRUCTION WITHIN THE SUBDIVISION.
- ON AND SEDIMENTATION CONTROLS RUCTED IN ACCORDANCE WITH THE ISION ORDINANCE OF THE CITY OF BASTROP EQUIRED FOR ALL CONSTRUCTION ON EACH ICLUDING SINGLE FAMILY AND DUPLEX RUCTION.
- SURETY FOR SUBDIVISION CONSTRUCTION, IN M ACCEPTABLE TO THE CITY OF BASTROP. BE PROVIDED PRIOR TO PLAT APPROVAL BY
- WNER OF THIS SUBDIVISION, AND HIS OR HER SSORS AND ASSIGNS. ASSUMES SOLE SIBILITY FOR PLANS FOR CONSTRUCTION OF ISION IMPROVEMENTS WHICH COMPLY WITH ABLE CODES AND REQUIREMENTS OF THE CITY STROP. THE OWNER UNDERSTANDS AND WLEDGES THAT PLAT VACATION OR ATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS ISION DO NOT COMPLY WITH SUCH CODES
- PROVING THIS PLAT, THE CITY OF BASTROP IES NO OBLIGATION TO CONSTRUCT ANY TRUCTURE IN CONNECTION WITH THIS ASION. ANY SUBDIVISION
- TRUCTURE REQUIRED FOR THE DEVELOPMENT LOTS IN THIS SUBDIVISION IS THE SOLE NSIBILITY OF THE DEVELOPER AND/OR THE S OF THE LOTS. FAILURE TO CONSTRUCT EQUIRED INFRASTRUCTURE TO CITY
- ARDS MAY BE JUST CAUSE FOR THE CITY NY APPLICATIONS FOR CERTAIN DEVELOPMENT IS INCLUDING BUILDING PERMITS, SITE PLAN VALS AND/OR CERTIFICATES OF OCCUPANCY.
- EVELOPMENT CONSTRUCTION PLANS SHALL BE VED AND ACCEPTED BY THE CITY OF BASTROP TO ANY MULTI-FAMILY OR NON-RESIDENTIAL RUCTION. (CITY LIMITS ONLY)
- OR STRUCTURE SHALL BE OCCUPIED PRIOR APPLICANT SUBMITTING TO THE CITY OF OP DOCUMENTATION OF SUBDIVISION/SITE TRATION WITH THE TEXAS DEPARTMENT OF ING AND REGULATIONS (TDLR) AND PROVIDE IENTATION OF REVIEW AND COMPLIANCE OF JBDIVISION CONSTRUCTION PLANS WITH TEXAS **TECTURAL BARRIERS ACT (TABA).**
- SERVICE IS PROVIDED BY THE CITY OF
- WATER SERVICE IS PROVIDED BY THE CITY OF OP.
- RIC SERVICE IS PROVIDED BY BLUEBONNET
- SERVICE IS PROVIDED BY CENTERPOINT ENERGY.
- SERVICE IS PROVIDED BY TIME WARNER
- IN THIS SUBDIVISION SHALL BE OCCUPIED CONNECTED TO THE APPROVED WATER BUTION AND WASTEWATER COLLECTION IFS.
- WATER AND WATER SYSTEMS SHALL CONFORM EQ (TEXAS COMMISSION ON DNMENTAL QUALITY).
- OPER/OWNER SHALL BE SOLELY RESPONSIBLE LL RELOCATION AND MODIFICATIONS TO NG UTILITIES.
- ASEMENTS ON PRIVATE PROPERTY SHALL BE NINED BY THE PROPERTY OWNER OR HIS/HER
- ASEMENTS OF RECORD AS INDICATED ON THE

MOST RECENT TITLE RUN (DATED: 15 NOVEMBER 2018, CONDUCTED BY BASTROP ABSTRACT COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.

- 26. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 27. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 28. PROPERTY OWNER SHALL PROVIDE FOR ACCESS FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 29. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF BASTROP ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, OR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
- 30. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL. REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- 31. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- 32. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
- 33. ALL SIGNS SHALL COMPLY WITH THE BASTROP SIGN ORDINANCE.
- 34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER. WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE. FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 35. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION. AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 36. THE PLAT WILL COMPLY WITH THE REQUIREMENTS OF THE VIRIDIAN DEVELOPMENT AGREEMENT.
- 37. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUITED PRIOR TO ANY SITE DEVELOPMENT WHEN LOCATED WITHIN BASTROP COUNTY'S REVIEW JURISDICTION. 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.
- 38. 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. SID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- 39. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP, AT THE TIME OF PLATTING.
- 40. THE 20' WIDE ALLEYS SHALL BE MARKED ON BOTH SIDES AS FIRE LANE - NO PARKING.
- 41. ROADWAYS WITH MORE THAN 26' OF PAVING FACE OF CURB TO FACE OF CURB BUT LESS THAN 32' OF PAVING FACE OF CURB TO FACE OF CURB SHALL BE MARKED ON ONE SIDE OF THE ROADWAY AS FIRE LANE - NO PARKING. MARKING SHALL CONFORM WITH CITY OF BASTROP FIRE LANE MARKING DETAIL.

CHART		
R.O.W. WIDTH	STREET LENGTH	CURB AND GUTTER
80'	3096 LF	YES
55.5'	130 LF	YES
55.5'	791 LF	YES
55.5'	1035 LF	YES
60'	1527 LF	YES
55.5'	1167 LF	YES
55.5'	1219 LF	YES
55.5'	1726 LF	YES
55.5'	558 LF	YES
55.5'	806 LF	YES
55.5'	1413 LF	YES
20'	830 LF	NO
20'	458 LF	NO
20'	506 LF	NO
20'	362 LF	NO
20'	449 LF	NO
20'	1659 LF	NO
20'	1165 LF	NO
20'	473 LF	NO
20'	410 LF	NO
20'	148 LF	NO
20'	156 LF	NO
20'	461 LF	NO
20'	293 LF	NO
20'	351 LF	NO
20'	389 LF	NO
20'	397 LF	NO
	R.O.W. WIDTH 80' 555.5' 555.5' 555.5' 555.5' 555.5' 555.5' 20' 20' 20' 20' 20' 20' 20' 20' 20' 20	R.O.W. WIDTHSTREET LENGTH80'3096 LF55.5'130 LF55.5'791 LF55.5'791 LF55.5'1035 LF60'1527 LF55.5'1167 LF55.5'1219 LF55.5'1219 LF55.5'558 LF55.5'558 LF55.5'1413 LF20'830 LF20'458 LF20'362 LF20'362 LF20'1659 LF20'1413 LF20'362 LF20'362 LF20'1659 LF20'144 LF20'145 LF20'443 LF20'145 LF20'443 LF20'441 LF20'148 LF20'293 LF20'351 LF20'389 LF

STREET STANDARDS CHART					
STREET NAME	R.O.W. WIDTH	STREET LENGTH	CURB AND GUTTER		
STREET A	80'	3096 LF	YES		
STREET B	55.5'	130 LF	YES		
STREET C	55.5'	791 LF	YES		
STREET D	55.5'	1035 LF	YES		
STREET E	60'	1527 LF	YES		
STREET F	55.5'	1167 LF	YES		
STREET G	55.5'	1219 LF	YES		
STREET H	55.5'	1726 LF	YES		
STREET I	55.5'	558 LF	YES		
STREET J	55.5'	806 LF	YES		
STREET K	55.5'	1413 LF	YES		
ALLEY A	20'	830 LF	NO		
ALLEY B	20'	458 LF	NO		
ALLEY C	20'	506 LF	NO		
ALLEY D	20'	362 LF	NO		
ALLEY E	20'	449 LF	NO		
ALLEY F	20'	1659 LF	NO		
ALLEY G	20'	1165 LF	NO		
ALLEY H	20'	473 LF	NO		
ALLEY I	20'	410 LF	NO		
ALLEY J	20'	148 LF	NO		
ALLEY K	20'	156 LF	NO		
ALLEY L	20'	461 LF	NO		
ALLEY M	20'	293 LF	NO		
ALLEY N	20'	351 LF	NO		
ALLEY O	20'	389 LF	NO		
ALLEY P	20'	397 LF	NO		

	Line	Table
Line #	Length	Direction
L66	5.796	N10° 48' 21.46"E
L65	185.500	N79° 14' 42.82"W
L64	13.496	S11° 42' 53.58"W
L63	109.786	N79° 05' 36.71"W
L62	218.858	N10° 55' 00.09"E
L61	52.193	N15° 39' 08.14"E
L60	36.543	N20° 55' 16.63"E
L59	34.400	N76° 44' 35.57"W
L58	152.242	N13° 55' 08.34"E
L67	60.000	N23° 28' 58.75"E
L52	94.928	N33° 20' 49.59"E
L51	912.767	S87° 55' 53.60"W
L50	290.000	S01° 19' 22.26"E
L49	675.200	S87° 56' 20.74"W
L48	658.649	S01° 19' 49.94"E
L45	55.500	S88° 40' 13.21"W
L43	487.232	S88° 40' 10.06"W
L42	226.274	N46° 19' 49.94"W
L41	399.981	S01° 19' 59.53"E
L40	750.336	S01° 19' 44.85"E

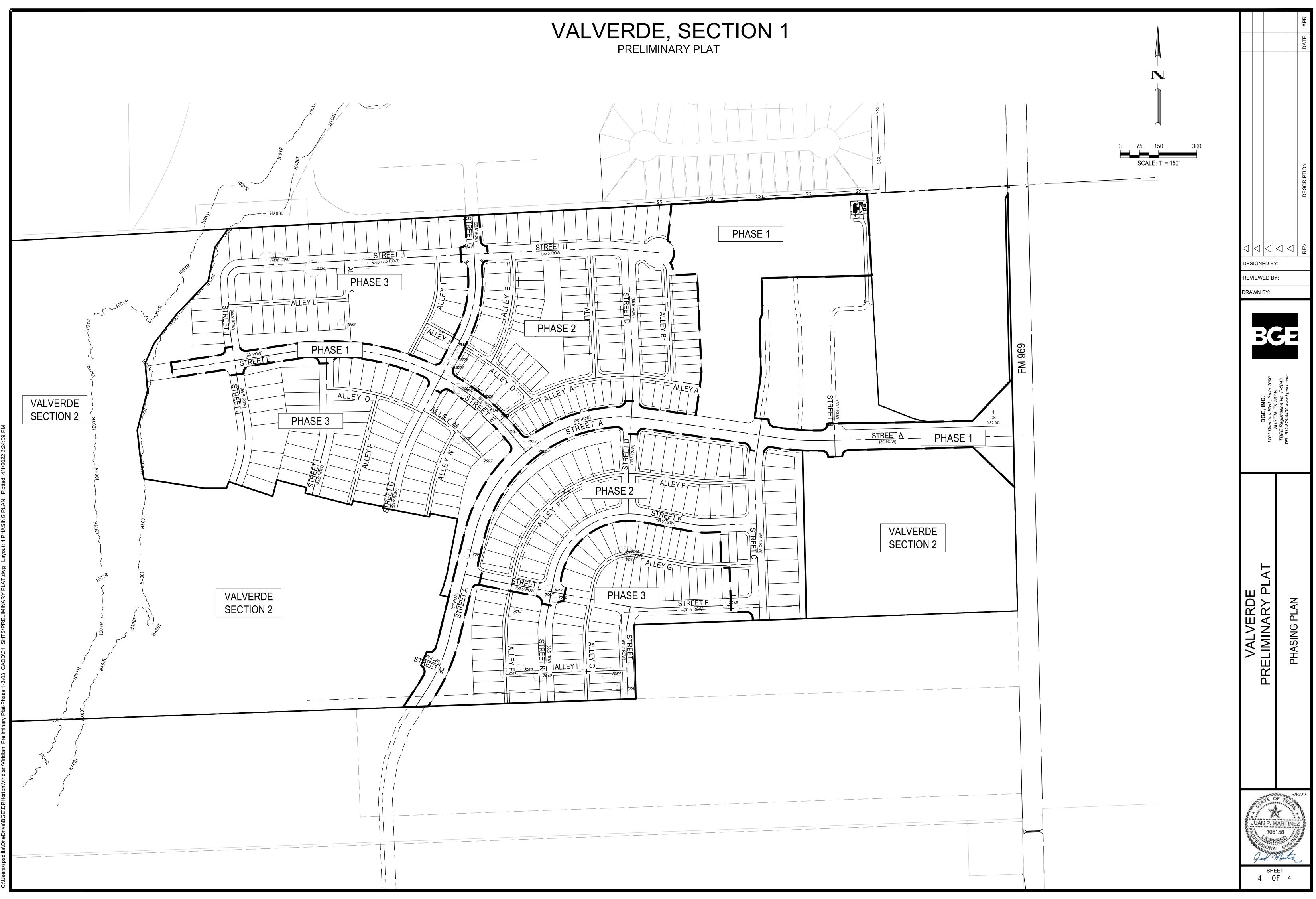
	CURVE DATA (LOT LINES)				
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	80.50'	30°17'40"	42.56'	S 13°49'00" W	42.07'
C2	271.58'	9°40'19"	45.84'	S 3°29'36" W	45.79'
C3	25.00'	90°00'00"	39.27'	S 36°40'57" E	35.36'
C4	960.07'	9°34'02"	160.31'	S 86°27'58" E	160.12'
C5	24.96'	90°09'42"	39.29'	N 43°40'10" E	35.36'
C6	25.00'	90°00'00"	39.27'	S 43°40'10" W	35.36'
C7	25.00'	89°59'53"	39.27'	N 46°19'53" W	35.35'
C8	1042.27'	4°07'35"	75.06'	N 89°16'02" W	75.05'
C9	660.00'	4°53'43"	56.39'	N 30°53'58" E	56.37'
C10	25.00'	94°58'08"	41.44'	N 19°01'57" W	36.85'
C11	25.00'	94°58'08"	41.44'	N 65°59'55" E	36.85'
C12	660.00'	4°35'43"	52.93'	N 16°13'00" E	52.92'

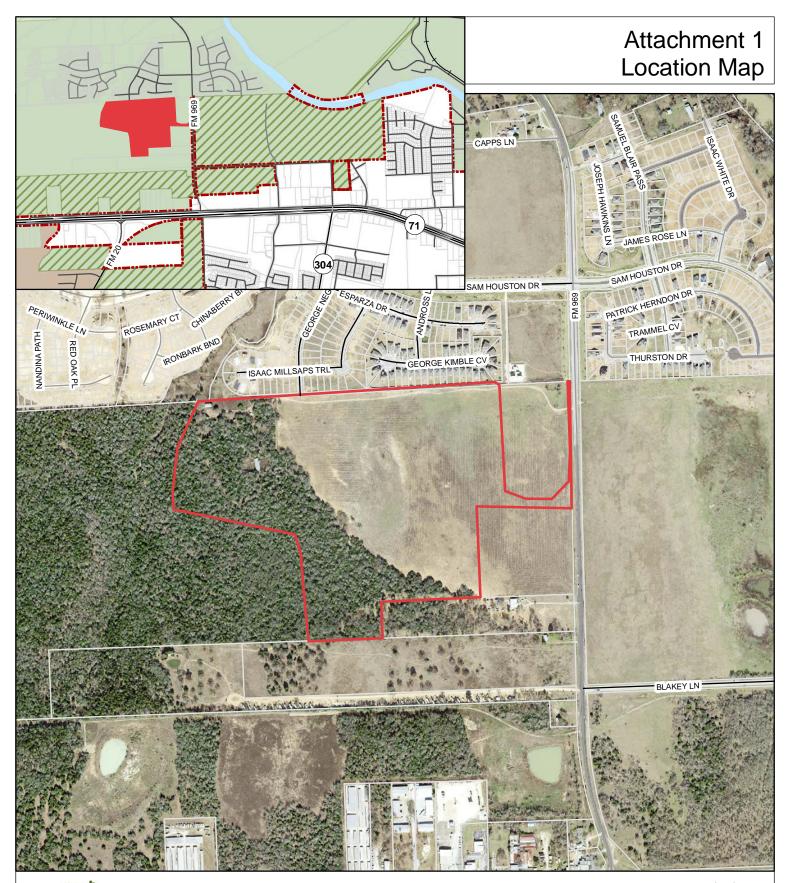
	Line Table				
Line #	Length	Direction			
L39	22.654	N24° 51' 51.79"E			
L38	717.586	N01° 19' 49.97"W			
L37	212.041	N43° 41' 38.62"E			
L36	140.025	N88° 43' 07.21"E			
L35	372.215	N89° 01' 50.76"E			
L34	55.500	N88° 40' 10.06"E			
L31	24.863	S81° 40' 57.17"E			
L29	55.545	S82° 58' 19.37"E			
L28	149.702	S08° 19' 45.91"W			
L26	173.061	S01° 19' 49.94"E			
L24	139.892	S01° 19' 49.94"E			
L23	431.562	S88° 35' 52.20"W			
L22	321.047	S03° 08' 55.47"E			
L21	2508.386	N86° 51' 04.53"E			
L20	89.314	N35° 04' 52.03"E			
L19	134.647	N11° 34' 46.38"E			
L18	173.559	N43° 42' 08.50"E			
L17	149.357	N37° 48' 33.19"E			
L16	85.378	N24° 20' 55.06"E			
L15	107.386	N04° 59' 40.34"W			

	Line Table				
Line #	Length	Direction			
L14	160.752	N14° 35' 31.02"E			
L13	103.517	N06° 16' 41.14"W			
L12	89.329	N09° 33' 10.38"W			
L11	238.537	N81° 06' 34.70"W			
L10	88.165	N90° 00' 00.00"W			
L9	27.249	S18° 16' 37.65"W			
L8	181.601	N71° 43' 22.35"W			
L7	65.690	S14° 19' 35.43"W			
L6	120.000	N75° 40' 24.57"W			
L5	22.280	N14° 19' 35.43"E			
L4	55.500	N75° 40' 24.57"W			
L3	133.000	N75° 40' 24.57"W			
L2	17.350	S18° 01' 49.11"W			
L1	119.897	N79° 11' 38.54"W			

CURVE DATA (LOT LINES)

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BGE, INC. 1701 Directors Blvd., Suite 1000 AUSTIN, TX 78744 TBPE Registration No. F-1046 TEL: 512-879-0400 www.bgeinc.com				
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VALVERDE ELIMINARY PLAT		ENERAL NOTES		
VALVERDE PRELIMINARY PLAT		GENERAL NOTES		
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Date: 5/19/2022



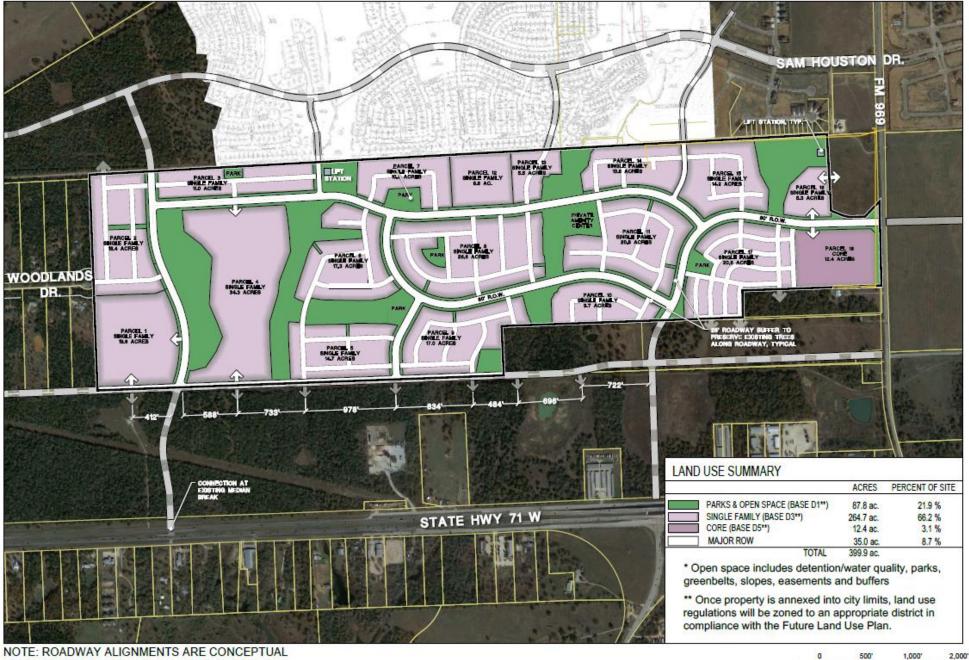
175 350 700 0 Feet 1

Preliminary Plat Valverde Section 1

1 inch = 750 feet

Date: 5/19/2022 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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NOTE: ROADWAY ALIGNMENTS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FUTURE PLATTING AND CONSTRUCTION DOCUMENTS



SEC Planning, LLC Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS

VIRIDIAN CONCEPTUAL LAND USE PLAN

> D.R. HORTON BASTROP, TEXAS

Scale: 1" = 1.000" Date: June 24, 2021 SHEET FLE: V1200003-HORT Cardles/PLANE Gidubritais/DA Development Exhibits/Conceptual Land Use Plan 5-34-31 deg Base mapping compiled from best available information. All map data

North

should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3E

TITLE:

Consider action to approve Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:	West of Lovers Lane (Attachment 1)
Site Address:	312.591 acres
Total Acreage:	312.591 acres of the Stephen F. Austin Bangs Survey, Abstract
Legal Description:	Number 2
Property Owner:	Alton Butler/Bastrop Colorado Bend, LLC
Agent Contact:	Brendan McEntee, Carlson, Brigance, and Doering, Inc.
Existing Use: Existing Zoning: Adopted Plan:	Vacant/Undeveloped None. Extra-Territorial Jurisdiction Colorado Bend LLC Development Agreement, Approved June 22, 2021
Future Land Use:	Rural Residential (pending amendment at City Council for Industry)

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for Bastrop Colorado Bend, Phase 1 (Exhibit A). The plat includes one commercial lot (Attachment 1). The proposed commercial lot follows the concept plan adopted in the Development Agreement.

Traffic Impact and Streets

The Preliminary Plat proposes to add additional right-of-way to the existing Lover Lane to provide for half of the required 80 feet for a multimodal street as shown on the Master Transportation Plan. A new 55.5-foot right-of-way, labeled East-West Perimeter Road, is proposed parallel to the southern property boundary and intersect with Lovers Lane.

A traffic impact analysis (TIA) for the development is under review. Off-site improvements to mitigate future traffic impacts are being considered, but none of the improvements will affect this portion of the development. The TIA must be approved prior to approving the Final Plat.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer on Lovers Lane. 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 City of Bastrop. The developer will install wastewater line extension from the existing near Technology Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Drainage

Stormwater runoff generated within the property will be detained on site in a series of detention areas prior to discharge into the Colorado River to the west to ensure no adverse impact to the river. The drainage plan is using the updated rainfall totals of Atlas 14. 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 - Rural Residential: The Rural Residential character area is for lands that are, and will continue to be, sparsely populated and largely undeveloped. Primarily found on the City's periphery, this area is characterized by large lot single-family residences, as well as agriculture, ranching, silviculture, and natural landscape.

Pending Amendment to Industry:

The Industry character area supports light industrial, and warehousing and distribution, land uses. Activities within this character area include the assembly, production, and storage of finished products, and may require industrialized buildings of substantial size, as well as areas for outdoor storage.

This plat will comply with the Future Land Use Plan, once the amendment is processed, which will be Industry in this area. The plat is in compliance with the approved Concept Plan and Informational Land Plan approved on June 22, 2021 in the Development Agreement.

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

The City of Bastrop has a Development Agreement that requires the property to annex and develop in accordance with the agreement. This allows the city to ensure the quality of development and future sustainability. 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 312.591-acre tract into 1 commercial lot. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to City of Bastrop upon their completion.

Sec. 212.010. Standards for Approval

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

The preliminary plat conforms to the Colorado Bend LLC Development Agreement, as approved by the City Council on June 22, 2021.

(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 development is under review. Off-site improvements to mitigate future traffic impacts are being considered, but none of the improvements will affect this portion of the development. The TIA must be approved prior to approving the Final Plat. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer for the utility feasibility that will be further designed in the Public Improvement Plans.

(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 Colorado Bend LLC Development 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 March 25, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on May 5, 2022.

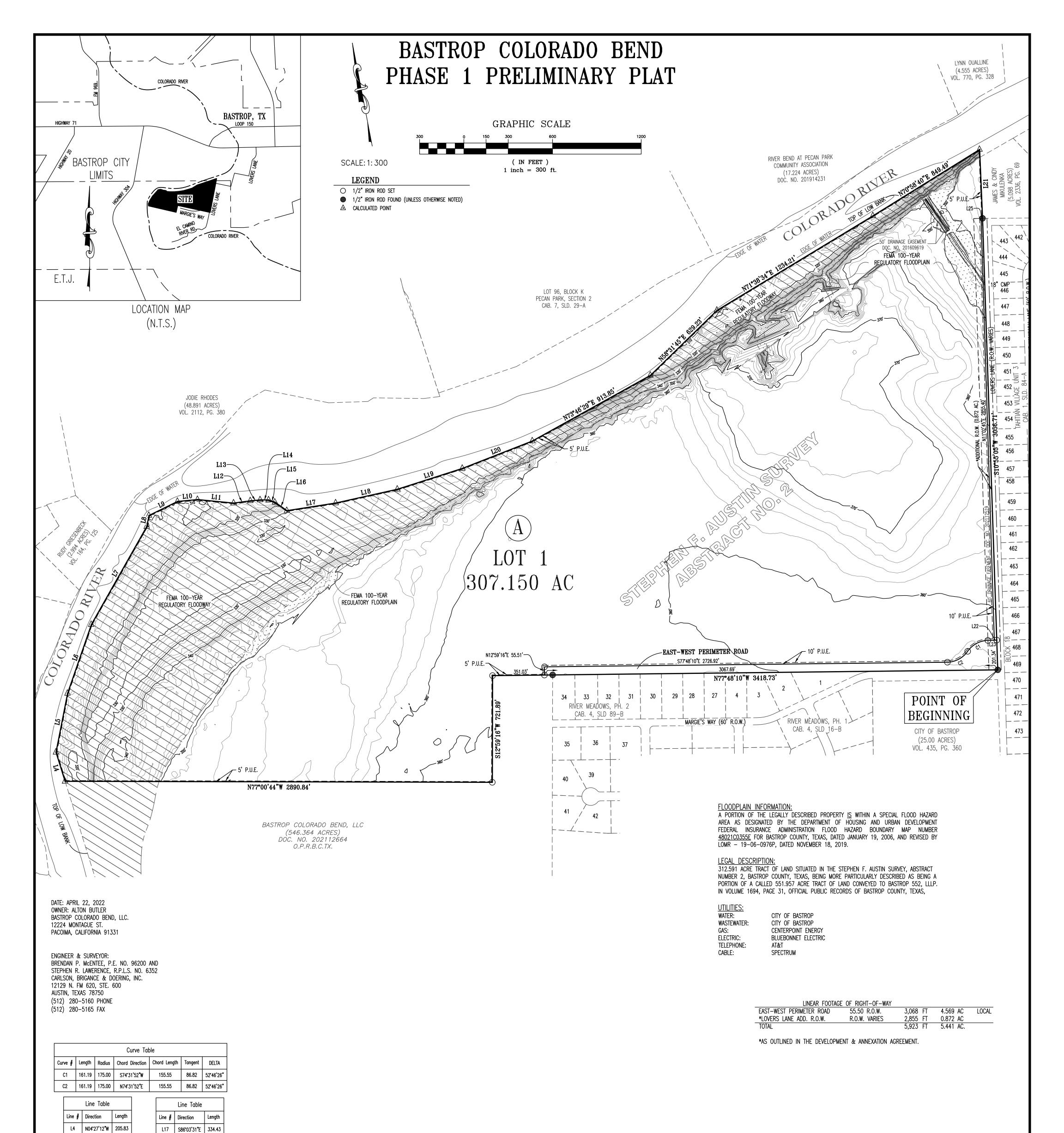
 Section 1.3.004 Plat Requirements
 The Development Review Committee reviewed the Preliminary Plat for Bastrop Colorado Bend, Phase 1 for compliance with subdivision and utility standards on May 6, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Bastrop Colorado Bend, Phase 1 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Development Agreement Concept Plan and Informational Land Plan



3" LCRA ALUMINUM DISK N: 10,014,712.67		
E: 3,239,449.66 ELEV.: 365.68' (NAVD88)		SHEET NO. 1 OF 2
CONTOURS FROM TOPO SURVEY DATED DECEMBER 13, 2021 REV. DESCRIPTION DATE		Carlson, Brigance & Doering, Inc. FIRM ID #F3791 • REG. # 10024900
		Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160Surveying Austin, Texas 78749 Fax No. (512) 280-5165
	BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83	PATH-J:\AC3D\5363\SURVEY\5363 PRELIMINARY PLAT

NU. UF BLUCKS: I R.O.W.: TOTAL: 5.441 ACRES BENCHMARK:

TBM-1:

TOTAL ACREAGE: 312	2.591 ACRES			
SURVEY: STEPHEN F.	AUSTIN SURVEY,	ABSTRACT NUM	IBER 2	
COMMERCIAL LOTS:	1	TOTAL:	307.150 ACRES	
NO. OF BLOCKS:	1			

L7	11042/12 1	203.05
L5	N23°56'49"E	405.92
L6	N31°55'03"E	492.65
L7	N42°19'52"E	761.71
L8	N24°20'02"E	76.48
L9	N76°42'21"E	215.54
L10	S82*26'37"E	136.05
L11	S71°34'16"E	245.56
L12	S84*53'14"E	113.77
L13	S82°27'35"E	66.95
L14	S76°43'02"E	57.36
L15	S57°42'57"E	45.23
L16	S41°47'14"E	98.85

L18 S89°43'45"E 427.61

L20 N81°27'34"E 508.87

L22 N79°04'55"W 16.49

L24 N89*46'39"W 56.91 L25 N78°57'15"W 10.12

L19

L21

L23

N85°04'35"E 461.81

S10°27'05"W 465.77

S79°04'55"E 60.00

BASTROP COLORADO BEND PHASE 1 PRELIMINARY PLAT

GENERAL NOTES:

- 1. THE BENCHMARK USED IS LCRA MONUMENT # A688 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304. BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N: 10014712.67 E: 3239449.66 ELEV. = 365.68' (NAVD88)
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED DECEMBER 28, 2020, TITLE COMMITMENT GF# T-141384 CONDUCTED BY: TITLE RESOURCES 2. GUARANTY COMPANY, ARE SHOWN ON THIS PRELIMINARY PLAT.
- ALL SUBDIVISION IMPROVEMENT PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING 3 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.
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
- 9. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 10. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 11. ON-SITE STORM WATER DETENTION FACILITIES MAY BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 5, 10, 25, 50, AND 100-YEAR STORM EVENTS BY STRUCTURAL CONTAINMENT OR OTHER APPROVED METHODS. DISCHARGE OF FULLY DEVELOPED FLOWS SHALL REQUIRE OFF SITE CONVEYANCE AND APPROVAL BY THE CITY OF BASTROP.
- 12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 13. WATER AND WASTEWATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- 14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH ORDINANCE EFFECTIVE AT THE TIME OF PLANTING AND THE ANNEXATION AND DEVELOPMENT AGREEMENT APPROVED BY THE BASTROP CITY COUNCIL ON JUNE 22, 2021.
- 15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP.
- 16. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE CITY.
- 17. 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.
- 18. 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 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.
- 19. 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.
- 20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 21. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT THE LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF 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.
- 22. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS.
- 23. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 24. AS SHOWN HEREON A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 25. ALL TRAFFIC-RELATED WORK MUST COMPLY WITH THE RECOMMENDATIONS CONTAINED IN THE TRAFFIC IMPACT ANALYSIS RELATED TO THIS PROJECT AS APPROVED BY THE CITY OF BASTROP.
- 26. DESIGN ELEMENTS SHOWN ON THE PRELIMINARY PLAN ARE SUBJECT TO REVISION DURING SUBSEQUENT APPROVAL PROCESS (E.G. CONSTRUCTION PLANS, FINAL PLAT, ETC.) THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND/OR APPROVALS AS REQUIRED BY OTHER REGULATORY AGENCIES FOR DEVELOPMENT OF THE PROJECT
- 27. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES. AND NATURAL GAS LINES.
- 28. THE DEVELOPMENT IS SUBJECT TO THE TERMS OUTLINED IN THE DEVELOPMENT AND ANNEXATION AGREEMENT APPROVED BY THE BASTROP CITY COUNCIL ON JUNE 22, 2021.

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

THAT, BASTROP COLORADO BEND, LLC. BEING THE OWNER OF THAT CERTAIN 546.364 ACRE TRACT OF LAND AS CONVEYED TO BASTROP COLORADO BEND, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202112664, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 312.591 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"BASTROP COLORADO BEND PHASE 1 PRELIMINARY PLAT"

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.

May 16th WITNESS MY HAND, THIS THE _____ DAY OF ____ _, 20<u>22__</u>, A.D.

Alton Butler

ALTON BUTLER
BASTROP COLORADO BEND, LLC.
12224 MONTAGUE ST.
PACOIMA, CALIFORNIA 91331

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

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

FIELD NOTES

ALL OF THAT CERTAIN 312.591 ACRE TRACT OF LAND SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 546.364 ACRE TRACT OF LAND CONVEYED TO BASTROP COLORADO BEND, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202112664, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.); MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MARGIE'S WAY (60' R.O.W.) AND THE WEST RIGHT-OF-WAY LINE OF LOVERS LANE (R.O.W. VARIES) MONUMENTING AN EASTERN CORNER OF THE ABOVE REFERENCED 546.364 ACRE TRACT FOR AN EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG A SOUTHERN LINE OF SAID 546.364 ACRE TRACT, THE NORTH LINE OF RIVER MEADOWS, PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 4, SLIDE 16-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.) AND THE NORTH LINE OF RIVER MEADOWS, PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 4, SLIDE 89-B, P.R.B.C.TX., AND ACROSS SAID 546.364 ACRE TRACT, N77*48'10"W PASSING AT A DISTANCE OF 3012.19 FEET A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID RIVER MEADOWS, PHASE 2, AND CONTINUING ON FOR A TOTAL DISTANCE OF 3418.73 FEET, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING ACROSS SAID 546.364 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4:

- 1) S12'59'16"W A DISTANCE OF 721.89 FEET TO A CALCULATED POINT FOR A CORNER AND;
- 2) N77'00'44"W A DISTANCE OF 2890.84 FEET TO A CALCULATED POINT ON THE TOP OF LOW BANK OF THE COLORADO RIVER, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID 546.364 ACRE TRACT AND SAID TOP OF LOW BANK OF THE COLORADO RIVER, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES, NUMBERED 1 THROUGH 21:

NO4'27'12"W A DISTANCE OF 205.83 FEET TO A CALCULATED POINT FOR A CORNER; N23'56'49"E A DISTANCE OF 405.92 FEET TO A CALCULATED POINT FOR A CORNER: N31°55'03"E A DISTANCE OF 492.65 FEET TO A CALCULATED POINT FOR A CORNER; N42°19'52"E A DISTANCE OF 761.71 FEET TO A CALCULATED POINT FOR A CORNER; N24'20'02"E A DISTANCE OF 76.48 FEET TO A CALCULATED POINT FOR A CORNER; N76°42'21"E A DISTANCE OF 215.54 FEET TO A CALCULATED POINT FOR A CORNER: S82'26'37"E A DISTANCE OF 136.05 FEET TO A CALCULATED POINT FOR A CORNER: 8) S71'34'16"E A DISTANCE OF 245.56 FEET TO A CALCULATED POINT FOR A CORNER; 9) S84'53'14"E A DISTANCE OF 113.77 FEET TO A CALCULATED POINT FOR A CORNER; 10) S82'27'35"E A DISTANCE OF 66.95 FEET TO A CALCULATED POINT FOR A CORNER: 11) S76'43'02"E A DISTANCE OF 57.36 FEET TO A CALCULATED POINT FOR A CORNER; 12) S57°42'57"E A DISTANCE OF 45.23 FEET TO A CALCULATED POINT FOR A CORNER: 13) S41'47'14"E A DISTANCE OF 98.85 FEET TO A CALCULATED POINT FOR A CORNER; 14) S86'03'31"E A DISTANCE OF 334.43 FEET TO A CALCULATED POINT FOR A CORNER; 15) S89'43'45"E A DISTANCE OF 427.61 FEET TO A CALCULATED POINT FOR A CORNER; 16) N85'04'35"E A DISTANCE OF 461.81 FEET TO A CALCULATED POINT FOR A CORNER; 17) N81'27'34"E A DISTANCE OF 508.87 FEET TO A CALCULATED POINT FOR A CORNER; 18) N73'46'29"E A DISTANCE OF 913.85 FEET TO A CALCULATED POINT FOR A CORNER; 19) N58'31'45"E A DISTANCE OF 629.23 FEET TO A CALCULATED POINT FOR A CORNER; 20) N71°38'34"E A DISTANCE OF 1234.21 FEET TO A CALCULATED POINT FOR A CORNER, AND; 21) N70'58'40"E A DISTANCE OF 849.49 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID 546.364 ACRE TRACT, SAME BEING AT THE APPARENT NORTHWEST CORNER OF A CALLED 5.098 ACRE TRACT OF LAND CONVEYED TO JAMES MIKULENKA AND CINDY MIKULENKA BY DEED RECORDED IN VOLUME 0770 DLOF 00

2000, PAGE 09, U.P.R.B.C.IX., FUR	THE NURTHEAST	CORNER OF	THE HEREIN	DESCRIBED	IRACI	OF	LAND):
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THENCE, ALONG THE COMMON LINE OF SAID 5.098 ACRE TRACT AND SAID 546.364 ACRE TRACT, S10'27'05"W, PASSING AT A DISTANCE OF 100.00 FEET A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 465.77 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID LOVERS LANE MONUMENTING THE SOUTHWEST CORNER OF SAID 5.098 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT:

THENCE, ALONG THE COMMON LINE OF SAID 546.364 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF LOVERS LANE, S10'55'05"W A DISTANCE OF 3056.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 312.591 ACRES OF LAND.

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

I, BRENDAN P. MCENTEE, 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 NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON.

X

96200

ID# F3791

WCE

/ Edan Mcales DATE 5/16/2022 ENGINEERING BY: BRENDAN P. MCENTEE, P.E. NO. 96200 CARLSON, BRIGANCE & DOERING, INC. 12129 N. FM 620, STE. 600 BRENDAN P. MCENTEE AUSTIN, TEXAS 78750 bmcentee@cbdeng.com CARLSON, BRIGANCE & DOERING, INC.

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

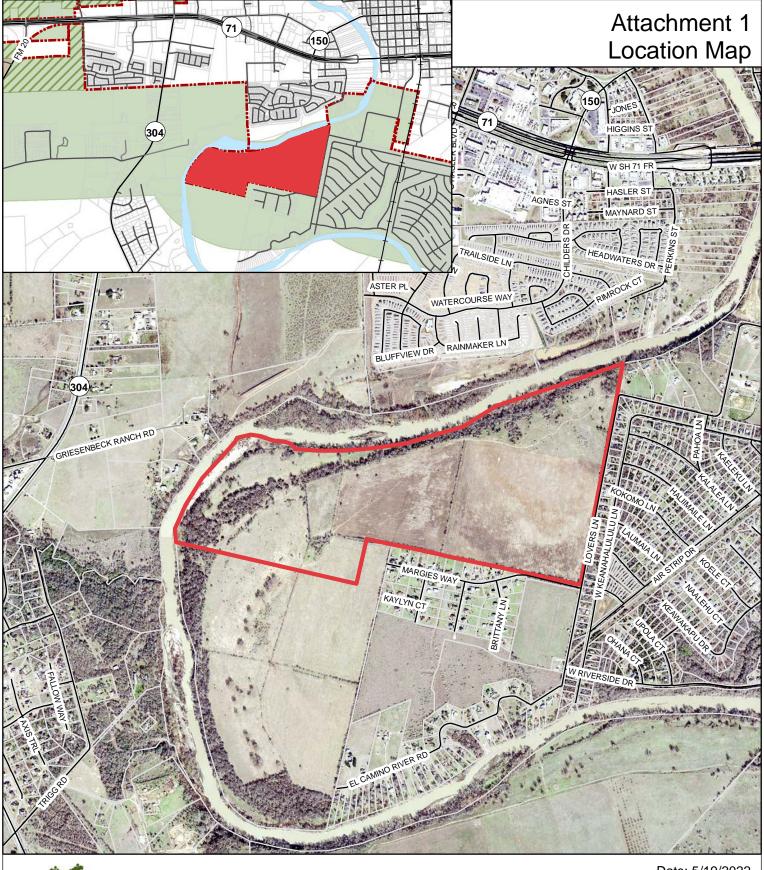
THAT I, STEPHEN R. LAWERENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP,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

SURVEYED BY: in 禽 STEPHEN R. LAWERENCE, R.P.L.S #6352 CARLSON, BRIGANCE & DOERING, INC. STEPHEN R. LAWRENCE 12129 N. FM 620, STE. 600 6352 AUSTIN, TEXAS 78750 stephen@cbdeng.com

SHEET NO. 2 OF 2



PATH-J: \AC3D\5363\SURVEY\5363 PRELIMINARY PLAT



Date: 5/19/2022



335 670 1,340 Feet - 1

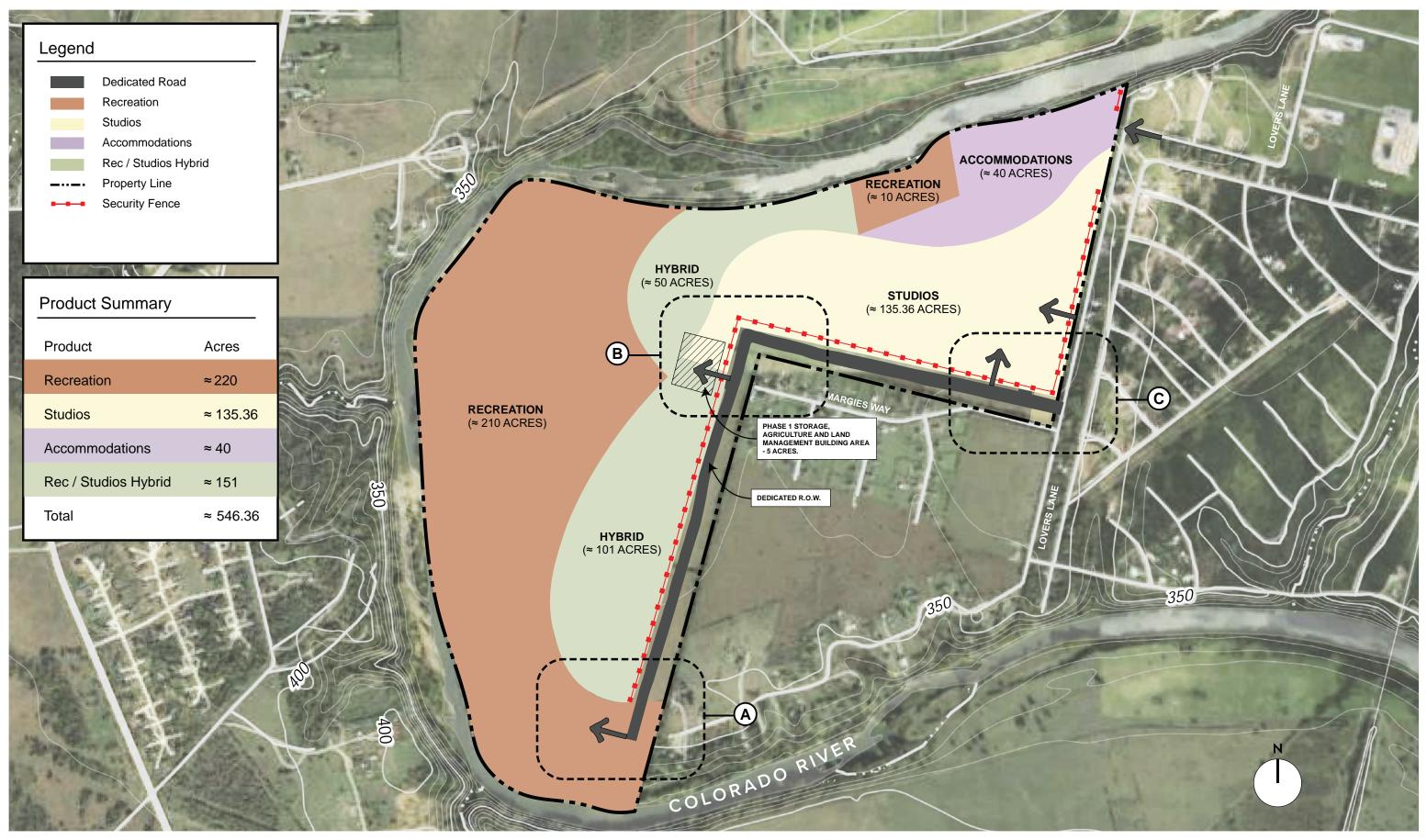
Preliminary Plat Bastrop Colorado Bend

1 inch = 1,500 feet

Date: 5/19/2022 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefullness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Ν

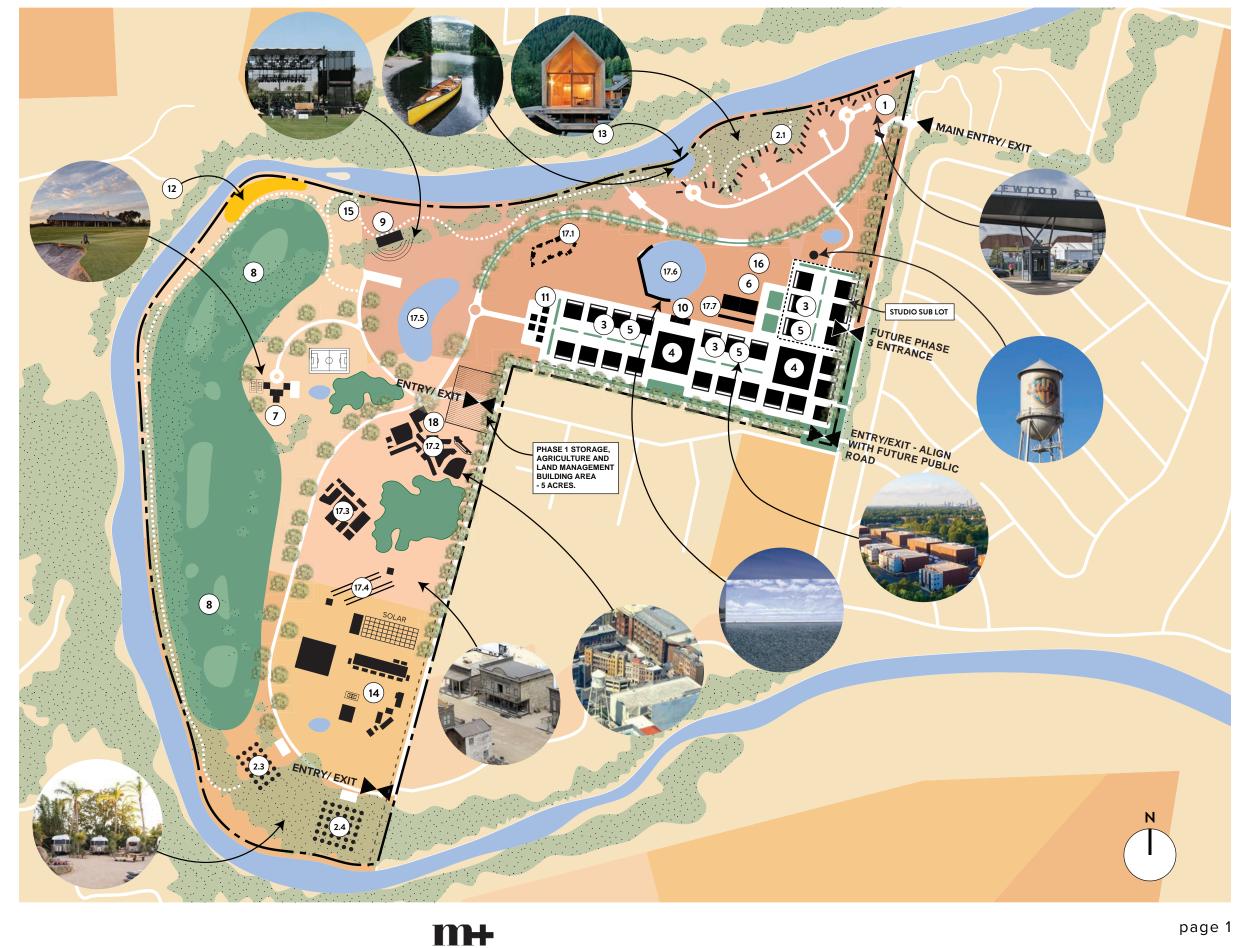














STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3F

TITLE:

Consider action to approve The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:	
Site Address:	West of FM 969 and at the west extension of Sam Houston Boulevard (Attachment 1)
Total Acreage:	12.000 acres
Legal Description:	12.000 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Crystal Clemons, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Amended Preliminary Plat for The Colony MUD 1B (Exhibit A). The plat includes 1 non-residential lot (Exhibit A) that will be a future school site. The adopted in the Consent Agreement, as amended, contains five non-residential lot standards.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Sam Houston Drive, an arterial street, westward from its intersection with FM 969, which will provide the main access into the development. Local streets connecting to Sam Houston Drive will serve the proposed residential lots and provide access into the Colony neighborhoods to the north and south of the road. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system. The revision of this section removes proposed local connector roads to make this area one lot.

A traffic impact analysis (TIA) for the overall development of The Colony MUD has been previously approved by the City. The original TIA contemplated the school site in the northern arm of the development, but as minor change to the Concept Plan for the relocation 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. If the Concept Plan is revised to include new sites which were not previously study, a new TIA may be required.

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located on Sam Houston Dr. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A 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 will flow into a detention pond in the eastern portion of the section. The pond discharges 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 a public school use, which is an associated use for residential.

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, two multi-family standards and five non-residential lot 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 revising the previously approved Preliminary Plat (Attachment 2) to remove 50 residential lots from the Colony MUD 1B and replace with one nonresidential lot. Utility improvements within the subdivision (drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion and streets will be dedicated to Bastrop County, after completion and the maintenance period.

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, drainage, and utility 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 October 22, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on November 5, 2021.

Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Amended Preliminary Plat for The Colony MUD 1B for compliance with subdivision and utility standards on May 13, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

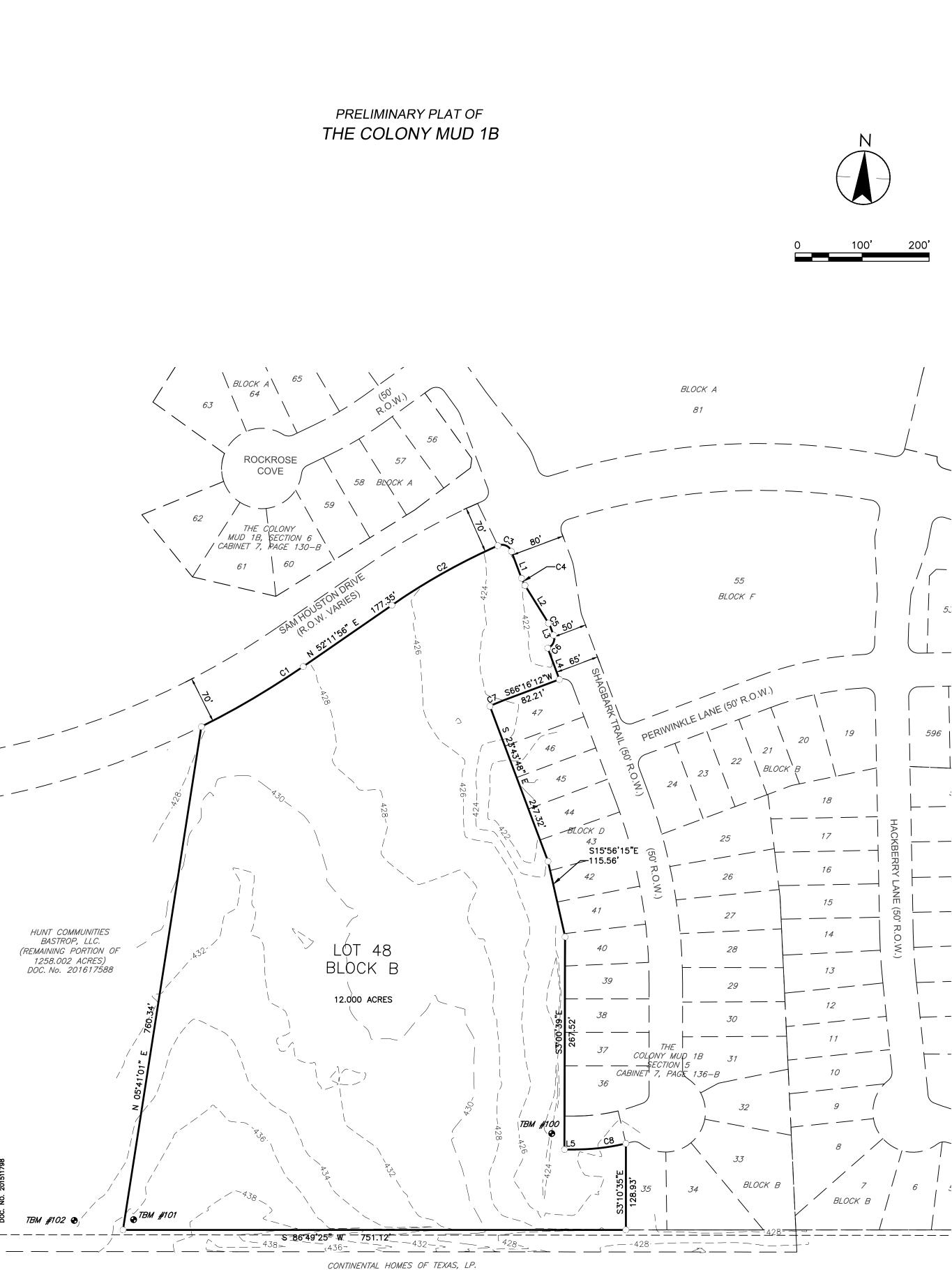
Consider action to approve The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

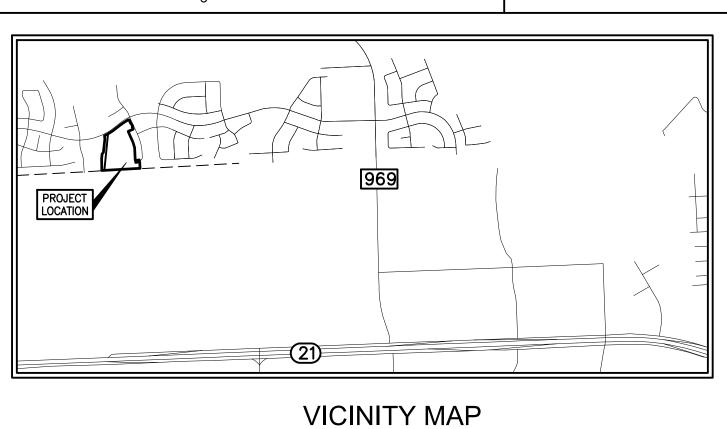
- Exhibit A: The Colony MUD 1B Amended Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan

LEGEND • 1/2" IRON ROD FOUND (UNLESS NOTED) 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED) 0 -_920--EXISTING CONTOURS AC. ACRE ROW RIGHT OF WAY DATE: February 7, 2022 OWNER: CONTACT: BASTROP INDEPENDENT SCHOOL DISTRICT 906 FARM ST BASTROP, TEXAS 78602 PHONE: (512) 772-7100 ENGINEER & SURVEYOR: RYAN WHITTLE, P.E. & JOHN BILNOSKI, R.P.L.S. STANTEC 1905 ALDRICH STREET, SUITE 300 AUSTIN, TEXAS 78723-3544 (512) 328–0011 NUMBER OF LOTS: 1 TOTAL ACREAGE: 12.00 ACRES NUMBER OF BLOCKS: RIGHT-OF-WAY ACREAGE: 0.00 ACRES SURVEY: JOSE MANUEL BANGS SURVEY _____ **BENCHMARKS**: ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12A. BENCHMARK: CP 107 - PK NAIL WITH STANTEC CONTROL WASHER SET AT THE SOUTHEAST CORNER OF INLET, SOUTHSIDE OF HACKBERRY LANE AT INTERSECTION OF NANDINA PATH AND HACKBERRY LANE. ELEVATION=426.63' (NOT SHOWN) TBM 100: CENTER OF STAR ON STORM SEWER MANHOLE, +/-100' NORTH OF HAUL ROAD, +/-120' WEST AND +/-145' NORTH OF SOUTHEAST CORNER OF SITE, AT OR NEAR CENTERLINE TERMINUS OF PROPOSED SHAGBARK TRAIL. ELEV=426.41' (AS SHOWN) **TBM 101**: T-POST WITH PUNCH FOUND AT OR NEAR THE NORTH LINE OF HAUL ROAD, +/-20' NORTH, NORTHEAST OF SOUTHWEST CORNER OF SITE. ELEV=436.06'(AS SHOWN) "CBD" CALLED=436.27' FOUND=436.17' **TBM 102:** 5/8" IRON ROD WITH ORANGE CAP SET ON NORTH SIDE OF HAUL ROAD, +/-440 WEST OF SOUTHWEST CORNER OF SITE. ELEV=433.46'(AS SHOWN) STATE OF TEXAS COUNTY OF BASTROP I, RYAN WHITTLE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS 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. LICENSED PROFESSIONAL ENGINEER DATE RYAN WHITTLE, P.E. TEXAS REGISTRATION NO. 125857 ----___ <u>_</u>__ STATE OF TEXAS COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS THAT I, JOHN T. BILNOSKI, 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 REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED ON AS A FINAL SURVEY DOCUMENT REGISTERED PROFESSIONAL LAND SURVEYOR DATE JOHN T. BILNOSKI, RPLS TEXAS REGISTRATION NO. 4498

2



399.878 ACRES DOC. NO. 202022279



SCALE: N.T.S.

PARCEL CURVE DATA								
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING			
C1	176.70'	1235.00'	8°11'51"	176.55'	N56 17 51.66 E			
C2	165.53'	965.00'	9*49'41"	165.32'	N58 02' 13.15"E			
C3	24.43'	15.00'	93•19'08"	21.82'	S70° 23' 22.43"E			
C4	12.05'	61.00'	11°19'07"	12.03'	S29 23 21.77 E			
C5	7.70'	39.00'	11°19'07"	7.69'	S29 23 21.77 E			
C6	23.56'	15.00'	90'00'00"	21.21'	S21° 16' 11.74"W			
C7	29.07'	475.00'	3 • 30'23"	29.06'	S64 31' 00.39"W			
C8	76.37'	325.00'	13 ° 27'46"	76.19'	N80° 05' 32.05"E			

PARCEL LINE DATA							
LINE #	BEARING	DISTANCE					
L1	S23°43'48"E	42.63'					
L2	S35'02'55"E	66.52'					
L3	S23°43'48"E	11.69'					
L4	S23 ° 43'48"E	50.00'					
L5	N86°49'25"E	16.07'					



Stantec Consulting Services Inc. TBPELS # F-6324 1905 Aldrich Street Suite 300 TBPELS # 10194230 Austin TX 78723-3544 Tel: (512) 328-0011 www.stantec.com

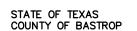
596

200'



SHEET 1 OF 2

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or amissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



I, RYAN WHITTLE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS 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

LICENSED PROFESSIONAL ENGINEER RYAN WHITTLE. P.E. TEXAS REGISTRATION NO. 125857

STATE OF TEXAS COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN T. BILNOSKI, 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 REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED ON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR DATE JOHN T. BILNOSKI, RPLS TEXAS REGISTRATION NO. 4498

PRELIMINARY PLAT OF THE COLONY MUD 1B

GENERAL NOTES:

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 3. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT A NEW PRELIMINARY PLAT MAY NEED TO BE SUBMITTED AND APPROVED, AT THE OWNER'S SOLE EXPENSE, IF THE PRELIMINARY PLANS CHANGE SUBSTANTIALLY.
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF NBASTROP ARE REQUIRED FOR CONSTRUCTION ON EACH LOT.
- 5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENT.
- 6. THE CITY WILL PERFORM A FINAL INSPECTION OF THE INFRASTRUCTURE THAT WILL BE DEDICATED TO THE SUBDIVISION.
- 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 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. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 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 PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 10. 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.
- 11. WATER IS PROVIDED BY THE COLONY MUD 1B.
- 12. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B
- 13. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 14. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- 15. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- 17. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 18. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: SEPTEMBER 27, 2021 CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005827 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS AMENDED PLAT.
- 19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 20. AN OWNER'S ASSOCIATION AND OR MUD IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- 21. A STORMWATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
- 22. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING. BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 23. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 24. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 25. 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.
- 26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE 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 CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
- 27. 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.
- 28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OR VOLUNTARY ETJ OF THE CITY OF BASTROP.
- 29. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 30. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE (REQUIRED WIDTH ADJACENT TO ROW IN BP&L SERVICE AREA SUBJECT TO BP&L FINAL APPROVAL.)
- 31. ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- 32. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.

STATE OF TEXAS BASTROP COUNTY								
APPROVED THIS DAY OF TEXAS.	., 2021 A.D	BY TH	E CITY	COUNCIL	OF 1	THE	CITY OF	BASTROP
APPROVED:	ATTEST:							

MAYOR, CONNIE SCHROEDER

CITY SECRETARY

FIELD NOTES

A 12.000 ACRE OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY ABSTRACT 5, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC BY DEED OF RECORD IN 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 12.000 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING. AT A 1/2-INCH IRON ROD WITH "CBD ROW" CAP FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HACKBERRY LANE (50' R.O.W.), BEING THE NORTHERLY LINE OF LOT 1, BLOCK "B", COLONY MUD 1B, SECTION 3, A SUBDIVISION OF RECORD IN CABINET 7, PAGES 87-1 & 87-B OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S71'31'41"W, LEAVING THE SOUTHERLY LINE OF HACKBERRY LANE, OVER AND ACROSS SAID BLOCK "B" COLONY MUD 1B, SECTION 3, A DISTANCE OF 455.07 FEET TO A POINT AT THE COMMON SOUTHERLY CORNER OF SAID BLOCK "B". COLONY MUD 1B, SECTION 3 AND BLOCK "B", PROPOSED COLONY MUD 1B, SECTION 5;

THENCE, S86'49'25"W, LEAVING SAID COMMON CORNER, ALONG THE SOUTHERLY LINE OF SAID PROPOSED BLOCK "B", PROPOSED COLONY MUD, 1B, SECTION 5, A DISTANCE OF 253.78 FEET TO A POINT IN THE WESTERLY LINE OF SAID BLOCK "B", PROPOSED COLONY MUD 1B, SECTION 5 FOR THE POINT OF BEGINNING AND SOUTHEASTERLY CORNER HEREOF

THENCE, LEAVING THE WESTERLY LINE OF SAID BLOCK "B", PROPOSED COLONY MUD 1B, SECTION 5, OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE SOUTHERLY AND WESTERLY LINES HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S86°49'25"W, A DISTANCE OF 751.12 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE SOUTHWESTERLY CORNER HEREOF;
- 2) N05*41'01"E, A DISTANCE OF 760.34 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED SAM HOUSTON DRIVE (R.O.W. VARIES), FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY LINE OF PROPOSED SAM HOUSTON DRIVE, CONTINUING OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 8°11'51", AN ARC LENGTH OF 176.70 FEET, AND A CHORD WHICH BEARS, N56°17'52"E, A DISTANCE OF 176.55 FEET TO A 60D NAIL FOUND FOR THE END OF SAID CURVE;
- 2) N52°11'56"E, A DISTANCE OF 177.35 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF NON-TANGENT CURVE TO THE RIGHT;
- 3) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 9'49'41", AN ARC LENGTH OF 165.53 FEET, AND A CHORD WHICH BEARS, N58'02'13"E, A DISTANCE OF 165.32 FEET TO A 60D NAIL FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF PROPOSED SAM HOUSTON DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SHAGBARK TRAIL, BEING THE WESTERLY LINE OF SAID PROPOSED COLONY MUD 1B, SECTION 5, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE WESTERLY LINE OF SAID PROPOSED COLONY MUD 1B, SECTION 5, IN PART ALONG THE WESTERLY LINE OF SHAGBARK TRAIL, CONTINUING OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93°19'08", AN ARC LENGTH OF 24.43 FEET, AND A CHORD WHICH BEARS, S70'23'22"E, A DISTANCE OF 21.82 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 2) S23'43'48"E, A DISTANCE OF 42.63 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT:
- 3) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 11"19'07", AN ARC LENGTH OF 12.05 FEET, AND A CHORD WHICH BEARS, S29°23'22"E, A DISTANCE OF 12.03 FEET TO T A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE:
- 4) S35'02'55"E, A DISTANCE OF 66.52 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 5) ALONG SAID TANGENT CURVE TO THE RIGHT. HAVING A RADIUS OF 39.00 FEET. A CENTRAL ANGLE OF 11°19'07" AN ARC LENGTH OF 7.70 FEET, AND A CHORD WHICH BEARS, S29'23'22"E, A DISTANCE OF 7.69 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 6) S23*43'48"E, A DISTANCE OF 11.69 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT:
- 7) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, S21°16'12"W, A DISTANCE OF 21.21 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 8) S23'43'48"E. A DISTANCE OF 50.00 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT:
- 9) S66°16'12"W, A DISTANCE OF 82.21 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT:
- 10) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 3*30'23", AN ARC LENGTH OF 29.07 FEET, AND A CHORD WHICH BEARS, S64"31'00"W, A DISTANCE OF 29.06 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 11) S23°43'48"E, A DISTANCE OF 247.32 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 12) S15'56'15"E, A DISTANCE OF 115.56 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 13) S03°00'39"E, A DISTANCE OF 317.52 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 14) S23*43'48"E, A DISTANCE OF 50.00 FEET TO A 60D NAIL FOUND AT AN ANGLE POINT;
- 15) N86°49'25"E, A DISTANCE OF 16.07 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT
- 16) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 13°27'46", AN ARC LENGTH OF 76.37 FEET, AND A CHORD WHICH BEARS, N80°05'32"E, A DISTANCE OF 76.19 FEET TO A 60D NAIL FOUND AT THE POINT OF TANGENCY OF SAID CURVE;

17) S03*10'35"E, A DISTANCE OF 128.93 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 12.000 ACRE (522,722 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

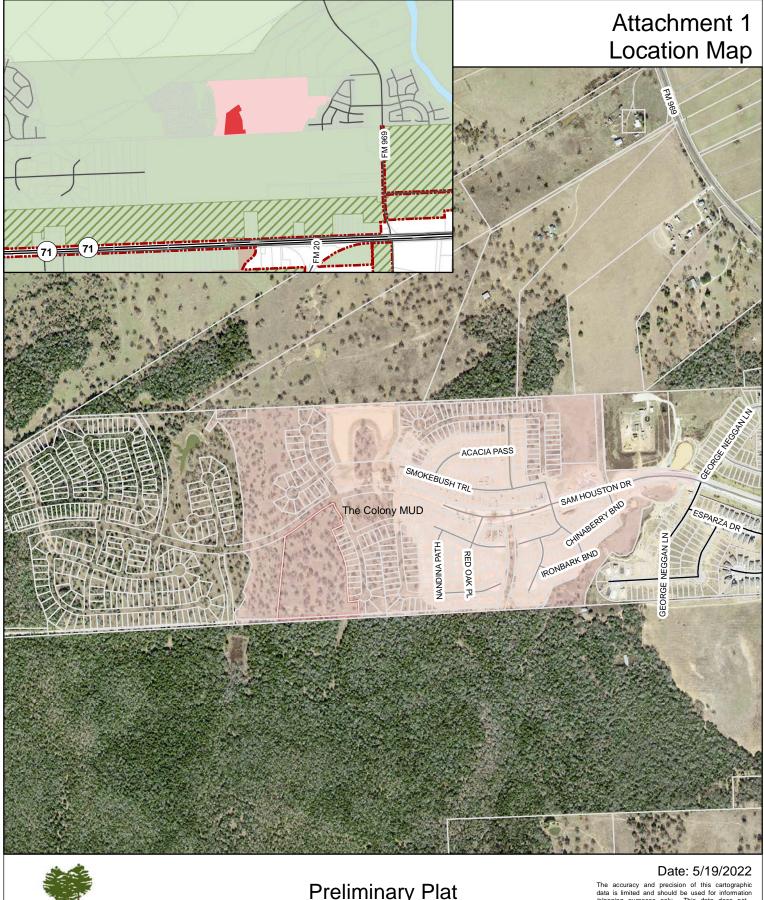
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL



Stantec Consulting Services Inc. TBPELS # F-6324 1905 Aldrich Street Suite 300 TBPELS # 10194230 Austin TX 78723-3544 Tel: (512) 328-0011 www.stantec.com

SHEET 2 OF 2

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec, Reproduction or use for any purpose other than that authorized by Stantec is forbidden.





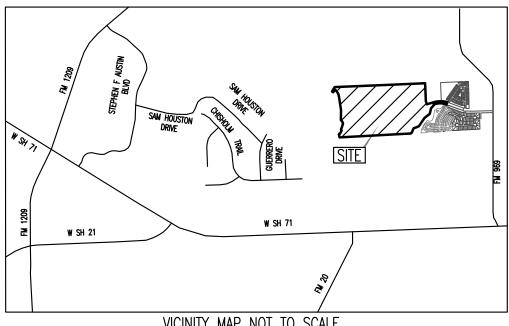
0 205 410 820

Preliminary Plat The Colony MUD 1B

1 inch = 875 feet

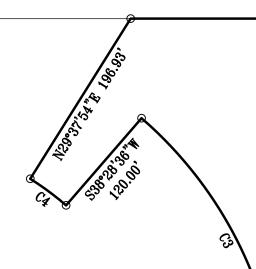
Date: 5/19/2022 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, 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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VICINITY MAP NOT TO SCALE

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



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

DATE: JUNE 21, 2019 OWNER: RICK NEFF HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY 4401 N. MESA STREET, EL PASO, TEXAS 79902

PHONE: (915) 298-4226 ENGINEER & SURVEYOR: AARON V. THOMASON, R.P.L.S. AND DOUGLAS R. RUMMEL, JR., P.E. CARLSON, BRIGANCE & DOERING, Inc. 5501 WEST WILLIAM CANNON AUSTIN, TX 78749 (512) 280–5160 (512) 280–5165 fax

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

LANDSCAPE, P.U.E. LOTS:	10	TOTAL:	4.631 ACRES
RESIDENTIAL LOTS:	370	TOTAL:	67.648 ACRES
OPEN SPACE, DRAINAGE & L.S.E. LOTS:	4	TOTAL:	46.797 ACRES
PARK, OPEN SPACE & L.S.E. LOTS:	1	TOTAL:	2.826 ACRES
AMENITY CENTER LOT:	2	TOTAL:	6.030 ACRES
NO. OF BLOCKS: R.O.W.:	15	TOTAL:	28.027 ACRES

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

LINEAR FOOTAGE OF RIGHT-OF-WAY

SAM HOUSTON DRIVE	R.O.W. VARIES	4,352	FT	LOCAL
PLUMBAGO LOOP	50'R.O.W.	2,503	FT	LOCAL
ACACIA PASS	50'R.O.W.	793	FT	LOCAL
SMOKEBRUSH TRAIL	50'R.O.W.	1,336	FT	LOCAL
FORSYTHIA TRAIL	50'R.O.W.	664	FT	LOCAL
HORSETAIL COVE	50'R.O.W.	98	FT	LOCAL
ROCKROSE COVE	50'R.O.W.	447	FT	LOCAL
BOTTLEBRUSH COVE	50'R.O.W.	668	FT	LOCAL
SHAGBARK TRAIL	50'R.O.W.	934	FT	LOCAL
FIREBUSH LOOP	50'R.O.W.	1,641	FT	LOCAL
PAMPAS PATH	50'R.O.W.	595	FT	LOCAL
PERIWINKLE LANE	50'R.O.W.	1,410	FT	LOCAL
HACKBERRY LANE	50'R.O.W.	1,772	FT	LOCAL
NANDINA PATH	50'R.O.W.	593	FT	LOCAL
RED OAK PLACE	50'R.O.W.	751	FT	LOCAL
BURROS TAIL PASS	60'R.O.W.	913	FT	LOCAL
IRON BARK BEND	50'R.O.W.	999	FT	LOCAL
SWEETGUM COVE	50'R.O.W.	457	FT	LOCAL
ROSEMARY COURT	50'R.O.W.	374	FT	LOCAL
CHINABERRY BEND	50'R.O.W.	671	FT	LOCAL
TOTAL		21,971	FT	

HUNT COMMUNITIES BASTROP, LLC. (1258.002 ACRES) DOC. No. 201617588 19.2 S86°51'37"W 5147.97'

HUNT COMMUNITIES BASTROP, LLC.

(1258.002 ACRES) DOC. No. 201617588

S86°51'37"W 5147.97'

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

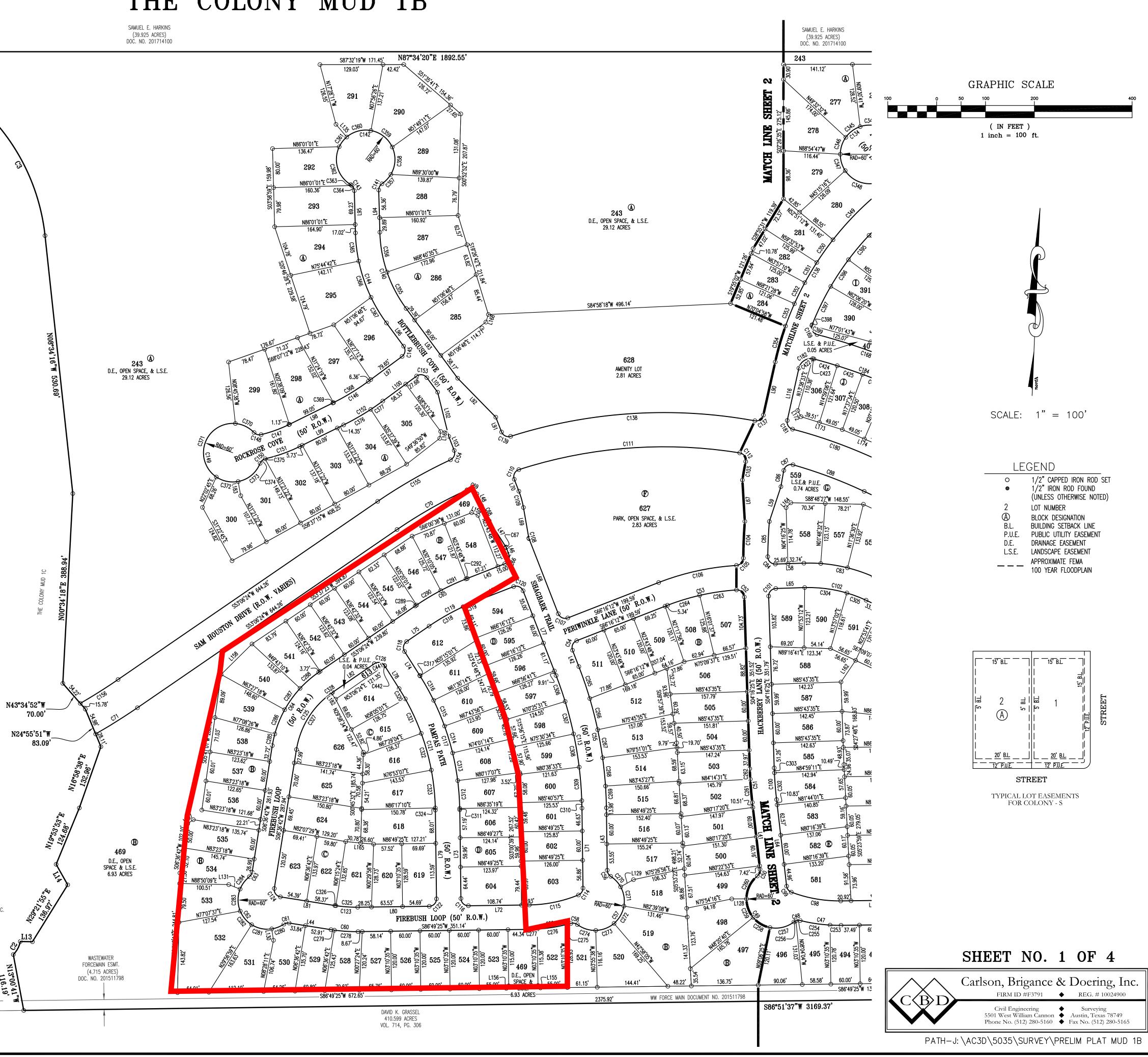
31

THE WOODLANDS CAB. 2, PG. 350A

32

Exhibit A

THE PRELIMINARY PLAT OF THE COLONY MUD 1B





STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3G

TITLE:

Consider action to approve The Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	West of FM 969 (Attachment 1) 24.391 acres 24.391 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use: Existing Zoning: Adopted Plan:	Vacant/Undeveloped None. Statutory Extra-Territorial Jurisdiction 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 1C Section 6 (Exhibit A). The plat includes 91 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 proposes to extend Coleto Trail, a local street, which intersects Sam Houston Drive provides the main access into the development and provides a connection to Section 7 on the west. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

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

Utilities

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

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

Drainage

Stormwater runoff generated within the 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 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 24.391-acre tract into 91 residential lots and 3 non-residential lots. Utility improvements within the subdivision (drainage, water, wastewater) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

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

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

B³ Code – Chapter 1: Subdivisions

Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots requires 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 November 12, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on July 23, 2021.

The Preliminary Plat was approved by the Planning & Zoning Commission on October 28, 2021.

Section 1.3.002 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on February 11, 2022.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on February 7, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on April 12, 2022.

Section 1.3.004 Plat Requirements

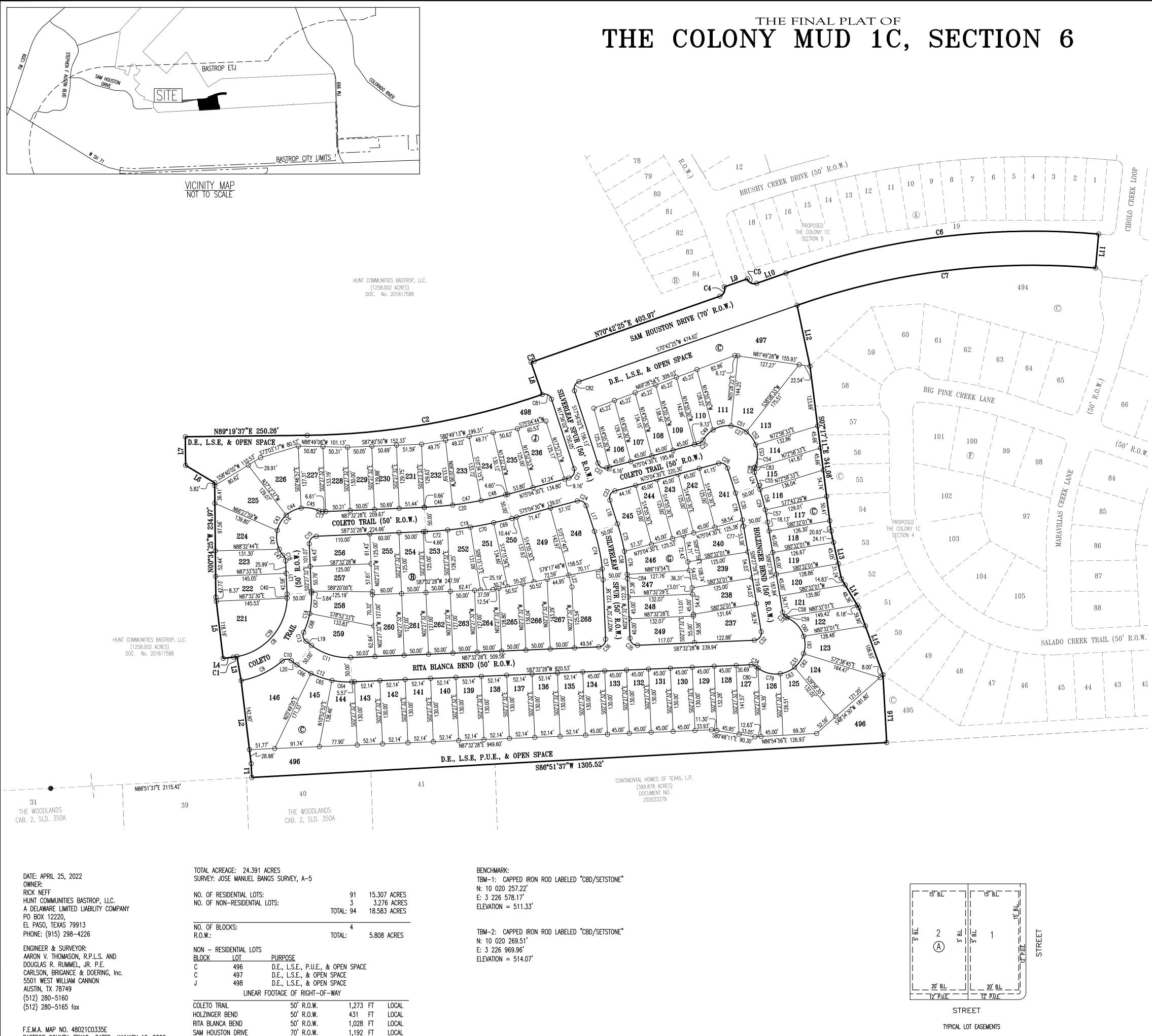
The Development Review Committee reviewed the Final Plat for The Colony MUD 1C, Section 6 for compliance with subdivision and utility standards on May 6, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 6 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan and Section 1C Layout

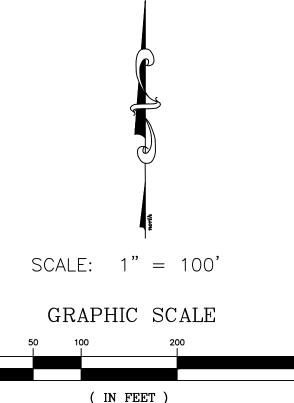


F.E.M.A. MAP NO. 48021C0335E BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

SILVERLEAF SPUR

TOTAL

70'R.O.W. 1,192 FT LOCAL 50'R.O.W. 607 FT LOCAL 4,531 FT



LEGEND

c	1/2" CAPPED IRON ROD SE
•	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	IRON PIPE FOUND
2	LOT NUMBER
Ð	
3.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
).E.	DRAINAGE EASEMENT
S.E.	LANDSCAPE EASEMENT

1 inch = 100 ft.

- 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

GENERAL NOTES:

- TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 18, 2021
- SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES. 6. CONSTRUCTION SUBDIVISIO
- REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BF REQUIRED SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENT
- THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS FAILURE TO
- JBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- JBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES 11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- 12. ALL NEW UTILITIES WILL BE UNDERGROUND
- 13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING
- 14. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 15. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS. 16. 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. 17. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 18. NO BUILDING,
- 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 ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION. 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
- I INFS. 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. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER
- 27. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 28. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS. 29. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
- 30. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
- 31. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY. 32. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT 34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING
- IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. 35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS. 36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 37. 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.
- 38. 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. 39. 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. 40. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 41. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- 42. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0335E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193. 43. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO; BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- 44. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES. 45. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT)

$\square \land \land$	Carlson, Brigance & Doering, Inc.
	FIRM ID #F3791
	5501 West William Cannon ♦ Austin, Texas 78749 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J:\AC3D\5231\Survey\FINAL PLAT- COLONY MUD 1C - 6

	Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		
C1	7.14	125.00	S81°32'37"W	7.13	3.57	3°16'14"		
C2	491.89	1535.00	N80°08'48"E	489.79	248.07	18°21'37"		
C3	6.64	1465.00	N70°50'12"E	6.64	3.32	0°15'35"		
C4	23.56	15.00	N25°42'25"E	21.21	15.00	90°00'00"		
C5	23.56	15.00	S64•17'35"E	21.21	15.00	90*00'00"		
C6	652.06	1535.00	N82*52'35"E	647.17	331.02	24•20'20"		
C7	622.32	1465.00	S82°52'35"W	617.65	315.93	24•20'20"		
C8	179.70	125.00	N38°43'29"E	164.62	109.37	82*22'02'		
C9	94.28	175.00	N64*28'06"E	93.15	48.32	30°52'09"		
C10	20.38	15.00	N87*57'27"E	18.85	12.11	77*50'50'		
C11	85.83	125.00	S72 ° 47'21"E	84.15	44.68	39 ° 20'22'		
C12	120.16	175.00	S72 ° 47'21"E	117.81	62.55	39 ° 20'22"		
C13	20.38	15.00	S14•11'45"E	18.85	12.11	77*50'50"		
C14	83.04	175.00	N11°08'03"E	82.26	42.31	27•11'10"		
C15	23.56	15.00	S42°32'28"W	21.21	15.00	90°00'00"		
C16	165.42	60.00	S37°43'09"W	117.79	308.12	157*57'42		
C17	7.63	15.00	S77°52'46"E	7.55	3.90	29*09'32"		
C18	10.16	15.00	N21°51'37"W	9.97	5.28	38*48'10"		
C19	179.50	825.00	N81°18'29"E	179.15	90.11	12 ° 27'58"		
C20	168.62	775.00	N81°18'29"E	168.29	84.64	12 ° 27'58"		
C21	24.35	15.00	N28°34'14"E	21.76	15.81	93*00'32'		
C22	22.77	15.00	S61°25'46"E	20.65	14.23	86*59'28"		
C23	24.35	15.00	S28°34'14"W	21.76	15.81	93*00'32"		
C24	22.77	15.00	N61°25'46"W	20.65	14.23	86*59'28"		
C25	11.68	15.00	N52*46'06"E	11.39	6.15	44 • 36'47"		
C26	22.77	15.00	N61°25'46"W	20.65	14.23	86*59'28"		

Curve Table								
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		
C79	48.24	60.00	N75•53'51"W	46.95	25.51	46°03'44"		
C80	5.11	60.00	N50°25'30"W	5.11	2.56	4 * 52'58"		
C81	23.85	15.00	N63°29'01"W	21.42	15.29	91°05'58"		
C82	23.21	15.00	S26*23'11"W	20.96	14.65	88'38'27"		
C83	8.86	15.00	S01°00'19"E	8.73	4.56	33°50'43"		
C84	8.97	425.00	N03°03'49"W	8.97	4.49	1 ° 12'34"		

Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C27	182.70	60.00	N62°18'22"W	119.86	1241.01	174 ° 27'51"	
C28	11.22	15.00	S03°29'45"W	10.96	5.89	42°51'36"	
C29	77.59	525.00	N13°42'01"W	77.52	38.86	8°28'03"	
C30	70.20	475.00	N13°42'01"W	70.13	35.16	8°28'03"	
C31	15.12	15.00	S38*21'04"E	14.49	8.28	57 ° 46'09"	
C32	25.40	15.00	N39°02'14"E	22.47	16.96	97°00'27"	
C33	208.66	60.00	N32°23'25"E	118.31	353.77	199*15'07"	
C34	11.64	15.00	N70°13'17"W	11.35	6.13	44°28'33"	
C35	23.56	15.00	S47*27'32"E	21.21	15.00	90°00'00"	
C36	23.56	15.00	N42•32'28"E	21.21	15.00	90°00'00"	
C37	101.28	375.00	N10°11'47"W	100.98	50.95	15°28'30"	
C38	114.79	425.00	N10°11'47"W	114.44	57.75	15°28'30"	
C39	171.27	125.00	N40°39'24"E	158.19	102.14	78°30'27"	
C40	8.43	125.00	N00°31'40"W	8.42	4.21	3°51'44"	
C41	17.23	60.00	N33°02'12"W	17.17	8.67	16°27'01"	
C42	39.32	60.00	N06°02'14"W	38.62	20.40	37 ° 32'54 "	
C43	36.93	60.00	N30°22'11"E	36.35	19.07	35°15'55"	
C44	34.55	60.00	N64°29'50"E	34.07	17.77	32*59'24"	
C45	37.39	60.00	S81°09'14"E	36.79	19.33	35°42'28"	
C46	57.98	775.00	N85°23'52"E	57.97	29.01	4°17'12"	
C47	59.11	775.00	N81°04'10"E	59.10	29.57	4 ° 22'12 "	
C48	51.53	775.00	N76 ° 58'47"E	51.52	25.77	3*48'34"	
C49	29.48	60.00	N44°32'13"E	29.18	15.04	28°08'59"	
C50	38.60	60.00	N77*02'32"E	37.94	19.99	36°51'40"	
C51	34.21	60.00	S68*11'33"E	33.75	17.58	32 ° 40'11"	
C52	33.46	60.00	S35*53'01"E	33.02	17.18	31 ° 56'52"	

Curve Table										
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA				
C53	46.95	60.00	S02°30'29"W	45.76	24.75	44 ° 50'08				
C54	2.36	15.00	S20°25'18"W	2.36	1.18	9 ° 00'31'				
C55	8.34	525.00	S17°28'44"E	8.34	4.17	0*54'35'				
C56	43.36	525.00	S14°39'29"E	43.35	21.69	4 ° 43'56'				
C57	25.89	525.00	S10°52'45"E	25.89	12.95	2*49'32'				
C58	11.34	15.00	S31°07'27"E	11.07	5.96	43°18'5				
C59	3.78	15.00	S60°00'31"E	3.77	1.90	14 ° 27'14				
C60	52.32	60.00	S42°15'21"E	50.68	27.95	49°57'3				
C61	36.26	60.00	S00°02'21"W	35.71	18.71	34 ° 37'4				
C62	34.21	60.00	S33*41'20"W	33.75	17.58	32 ° 40'1				
C63	32.51	60.00	S65*32'51"W	32.12	16.67	31°02'5				
C64	40.74	175.00	N85°47'20"W	40.65	20.46	13°20'24				
C65	45.62	175.00	N71°39'01"W	45.49	22.94	14 ° 56'1				
C66	33.79	175.00	N58°39'02"W	33.74	16.95	11°03'4				
C67	42.28	175.00	S04°27'44"W	42.18	21.24	13*50'3				
C68	40.76	175.00	S18°03'19"W	40.66	20.47	13•20'38				
C69	38.38	825.00	S76°24'27"W	38.37	19.19	2 ° 39'55				
C70	48.69	825.00	S79°25'51"W	48.68	24.35	3° 22'54				
C71	47.07	825.00	S82*45'22"W	47.06	23.54	3°16' 07				
C72	45.37	825.00	S85*57'57"W	45.36	22.69	3° 09'02				
C73	22.42	375.00	N04°10'18"W	22.42	11.21	3° 25'32				
C74	78.86	375.00	N11°54'33"W	78.72	39.58	12*02'58				
C75	58.16	425.00	S14°00'49"E	58.11	29.12	7*50'25				
C76	47.66	425.00	S06°52'51"E	47.64	23.86	6 ° 25'31'				
C77	13.26	475.00	N10°15'58"W	13.26	6.63	1*35'57'				
C78	56.94	475.00	N14°29'59"W	56.91	28.50	6*52'06				

BEING ALL OF THAT CERTAIN 24.391 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 24.391 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING IN THE NORTH LINE OF LOT 31, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE, N86'51'37"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID THE WOODLANDS SUBDIVISION, A DISTANCE OF 2115.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED

"CBD SETSTONE" IN THE NORTH LINE OF LOT 40, SAID THE WOODLANDS, BEING IN THE SOUTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES, NUMBERED 1 THROUGH 27,

1) NO3'08'23"W, A DISTANCE OF 28.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 2)NO6'49'17"W. A DISTANCE OF 171.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3) N10'05'30"W, A DISTANCE OF 50.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT. 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 7.14 FEET, AND A CHORD THAT BEARS S81'32'37"W, A DISTANCE OF 7.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 5) S83'10'43"W, A DISTANCE OF 21.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

6) NO6'49'17"W, A DISTANCE OF 126.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 7) NOO'34'25"W, A DISTANCE OF 234.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 8) N59'07'06"W, A DISTANCE OF 69.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 9) NOO'40'23"W, A DISTANCE OF 58.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, 10) N89'19'37"E, A DISTANCE OF 250.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

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

11) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1535.00 FEET, AN ARC LENGTH OF 491.89 FEET, AND A CHORD THAT BEARS N80'08'48"E, A DISTANCE OF 489.79 FEET TO A CAPPED 1/2 12) N19'02'00"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 6.64 FEET, AND A CHORD THAT BEARS N70'50'12"E, A DISTANCE OF 6.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

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

15) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N25'42'25"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 16) N70°42'25"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

14) N70'42'25"E, A DISTANCE OF 403.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 17) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S64'17'35"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 18) N70'42'25"E, A DISTANCE OF 63.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 19) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1535.00 FEET, AN ARC LENGTH OF 652.06 FEET, AND A CHORD THAT BEARS N82'52'35"E, A DISTANCE OF 647.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

20) S05'02'45"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 21) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 622.32 FEET, AND A CHORD THAT BEARS S82'52'35"W, A DISTANCE OF 617.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

22) S11⁺53[']51[']E, A DISTANCE OF 127.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 23) S07'17'11"E, A DISTANCE OF 341.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 24) S12'14'57"E, A DISTANCE OF 100.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 25) S30'56'23"E, A DISTANCE OF 69.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

26) S19'48'09"E, A DISTANCE OF 146.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 27) S03'08'23"E, A DISTANCE OF 139.22 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING IN THE NORTH LINE OF A CALLED 399.878 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S86'51'37"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT, SAID 399.878 ACRE TRACT, AND SAID WOODLANDS SUBDIVISION, A DISTANCE OF 1305.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.391 ACRES OF LAND.

SHEET NO. 2 OF 2

FIELD NOTES

	Line To	able
Line #	Length	Direction
L1	28.36	N03°08'23"W
L2	171.88	N06°49'17"W
L3	50.00	N10°06'38"W
L4	21.40	S83°10'43"W
L5	126.56	N06°49'17"W
L6	69.36	N59°07'06"W
L7	58.97	N00°40'23"W
L8	70.00	N19°02'00"W
L9	50.00	N70°42'25"E
L10	63.65	N70°42'25"E
L11	70.00	S05°02'45"W
L12	127.93	S11°53'51"E

Line Table								
Line #	Length	Direction						
L13	100.40	S12•14'57"E						
L14	69.36	S30°56'23"E						
L15	146.83	S19°48'09"E						
L16	139.22	S03°08'23"E						
L17	55.38	N17*56'02"W						
L18	51.18	N17°56'02"W						
L19	14.51	S53°07'10"E						
L20	14.51	N53°07'10"W						
L21	68.57	N02°27'32"W						
L22	24.82	S15°17'40"E						
L23	53.96	S17 * 56'02 " E						
L24	28.27	S17 * 56'02 " E						

§ KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY

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

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

DOUGLAS R. RUMMEL, JR., P.E. #97387

CARLSON, BRIGANCE & DOERING, INC.

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

CARLSON, BRIGANCE & DOERING, INC.

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

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

4401 N. MESA STREET, EL PASO, TEXAS 79902

PLANNING & ZONING COMMISSION CHAIRPERSON

TO BE KNOWN AS:

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.

ATTEST:

CITY SECRETARY

COUNTY CLERK, BASTROP COUNTY, TEXAS

__ DATE ____

_ DATE ____

STATE OF TEXAS

RICK NEFF

APPROVED:

STATE OF TEXAS COUNTY OF BASTROP

DFPUTY

FLOOD PLAIN NOTE:

STATE OF TEXAS

COUNTY OF TRAVIS §

ENGINEERING BY:

STATE OF TEXAS

SURVEYED BY: ____

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS:

COMMUNITY NUMBER 481193.

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

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LANDOUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 24.391 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, "THE COLONY MUD 1C, SECTION 6"

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

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

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

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

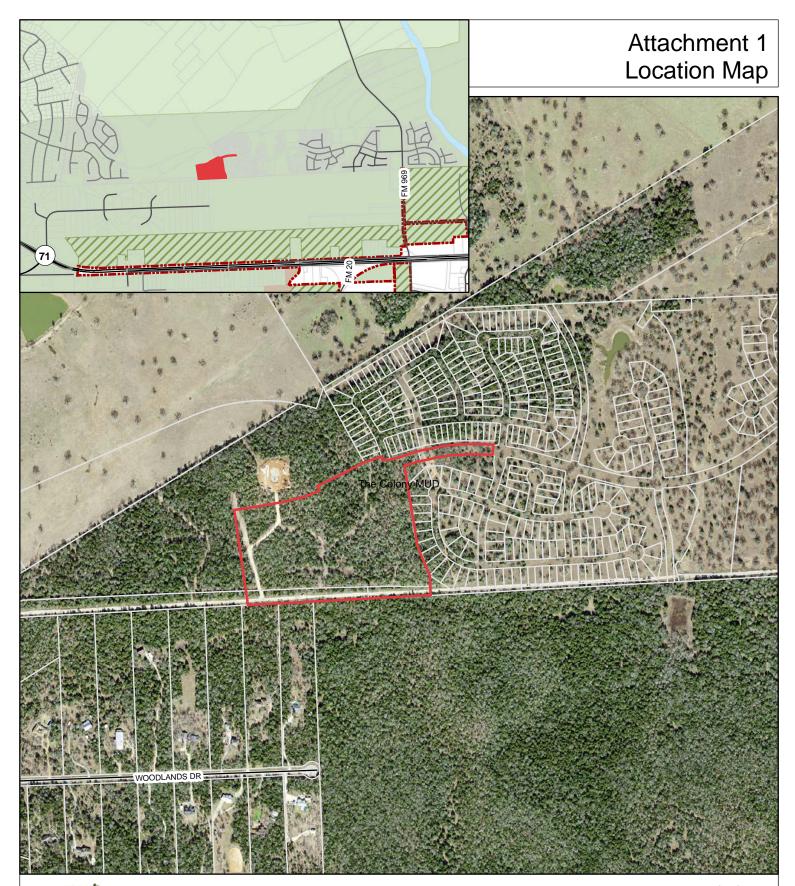
I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.



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.



	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
J: \AC3D\5231	\Survey\FINAL PLAT- COLONY MUD 1C - 6



Date: 5/19/2022

Date: 5/19/2022 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

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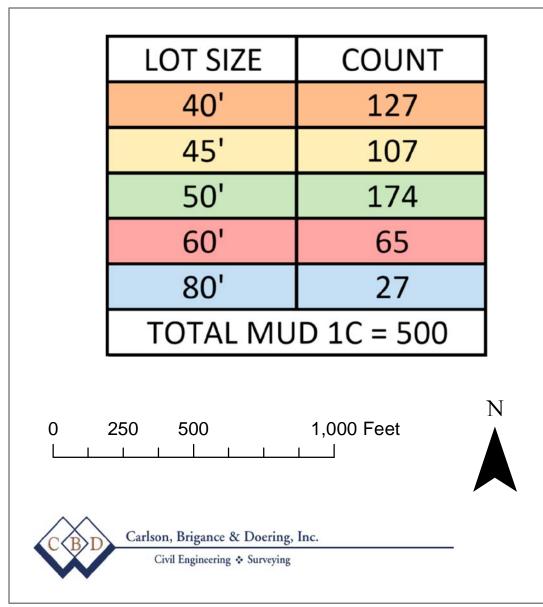
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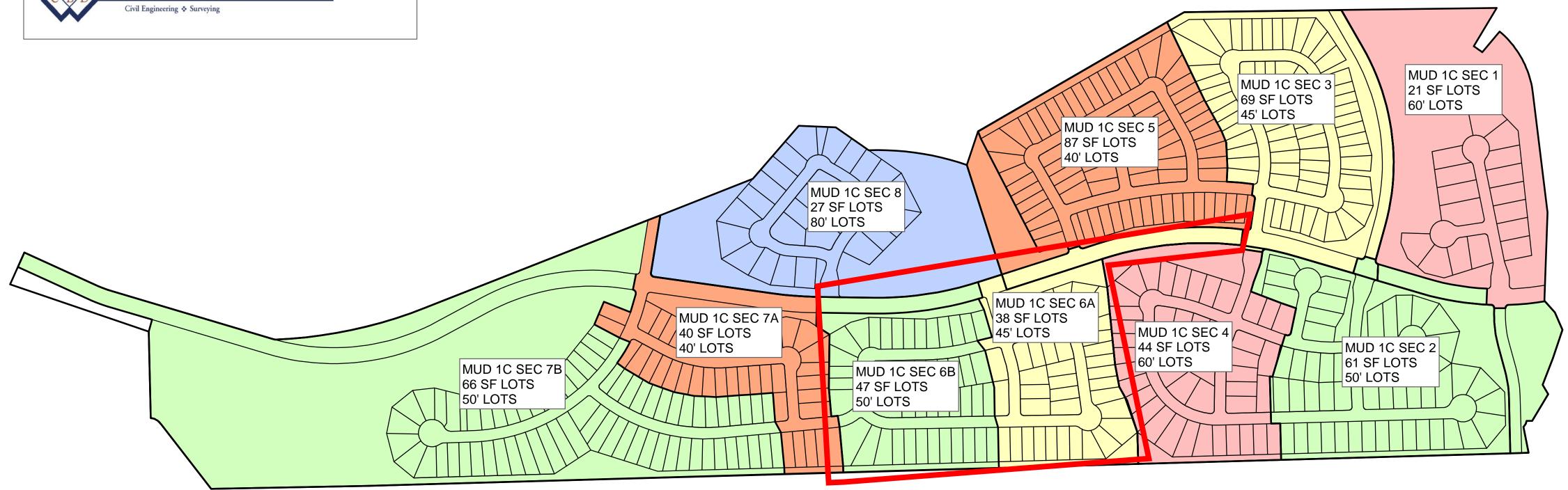
Heart of the Lost Pines

Est. 1832

1 inch = 667 feet

Final Plat The Colony MUD 1C Section 6







STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 3H

TITLE:

Consider action to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	West of FM 969 (Attachment 1) 55.846 acres 55.846 acres of the Jose Manuel Bangs Survey, Abstract 5					
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Matt Synatschk, Carlson, Brigance, and Doering, Inc.					
Existing Use: Existing Zoning: Adopted Plan:	Vacant/Undeveloped None. Extra-Territorial Jurisdiction 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 1C Section 7 (Exhibit A). The plat includes 98 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 proposes to extend Coleto Trail, a local street, from Section 6 to intersect with Pinyon Pine Drive which connect to 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 begin to be gated after this section, in accordance with the Tri-Party Agreement Regarding Future Connections in the Colony Project to Off-Site Roadways. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

Utilities

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

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

<u>Drainage</u>

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 west of the section. 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 55.846-acre tract into 98 residential lots and 4 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

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

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

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

Section 1.3.001 Standard Procedure - Platting

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

• Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on September 10, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 16, 2021.

The Preliminary Plat was approved by the Planning & Zoning Commission on November 1, 2021.

Section 1.3.002 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on December 16, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on December 23, 2021.

The Public Improvement Plan Agreement to ensure the performance of the installation and provide a maintenance period for the subdivision improvements was approved by City Council on April 12, 2022.

• Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1C, Section 7 for compliance with subdivision and utility standards on May 6, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

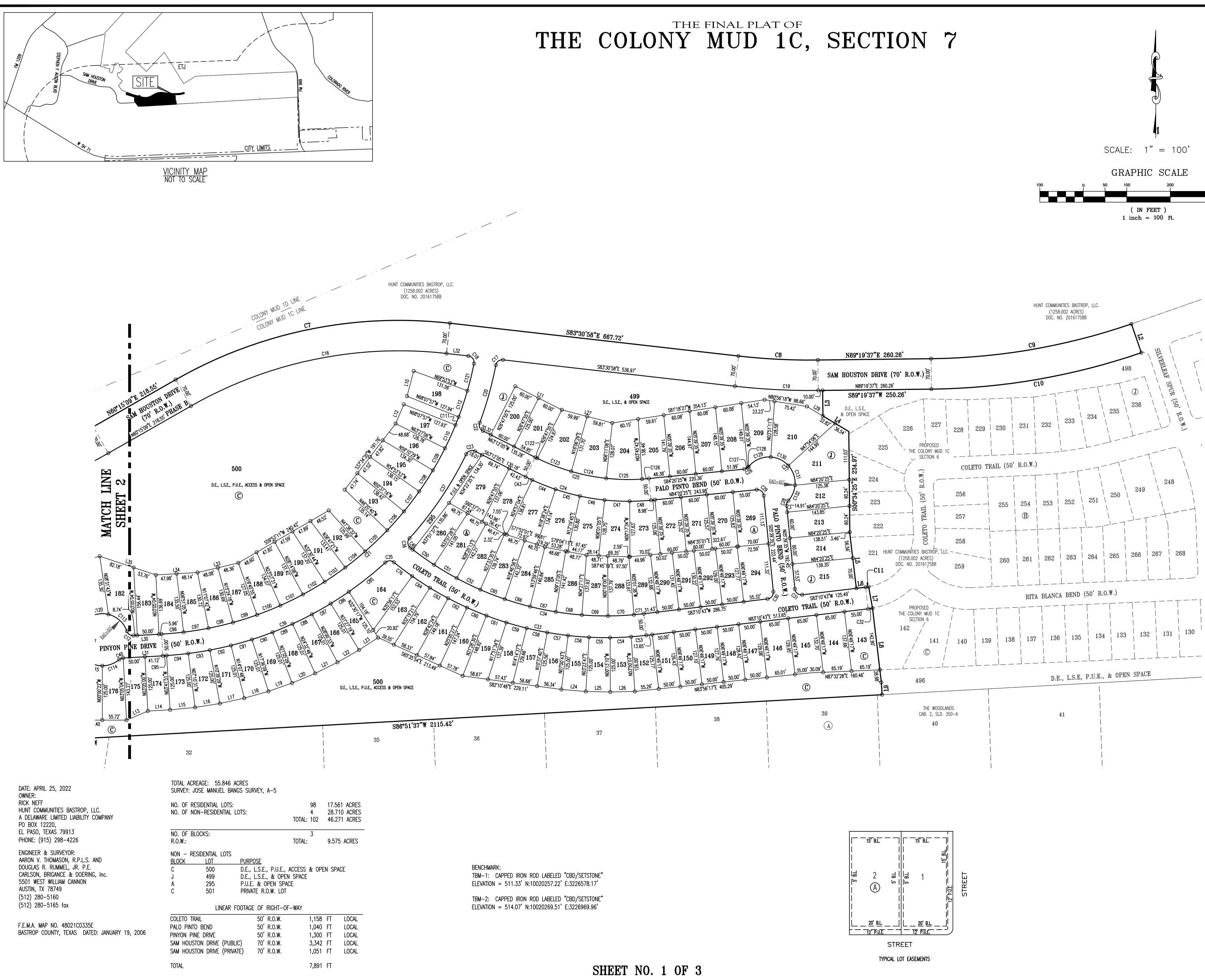
ATTACHMENTS:

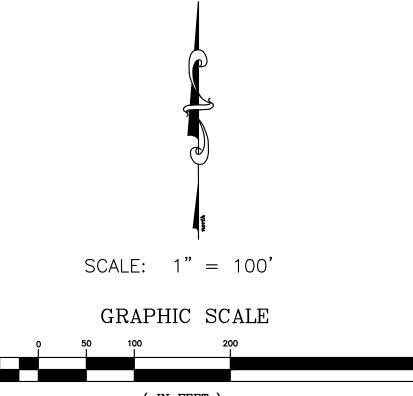
- Exhibit A: The Colony MUD 1C, Section 7 Final Plat
- Attachment 1: Location Map

Attachment 2: The Colony MUD Land Use Plan and Section 1C Layout

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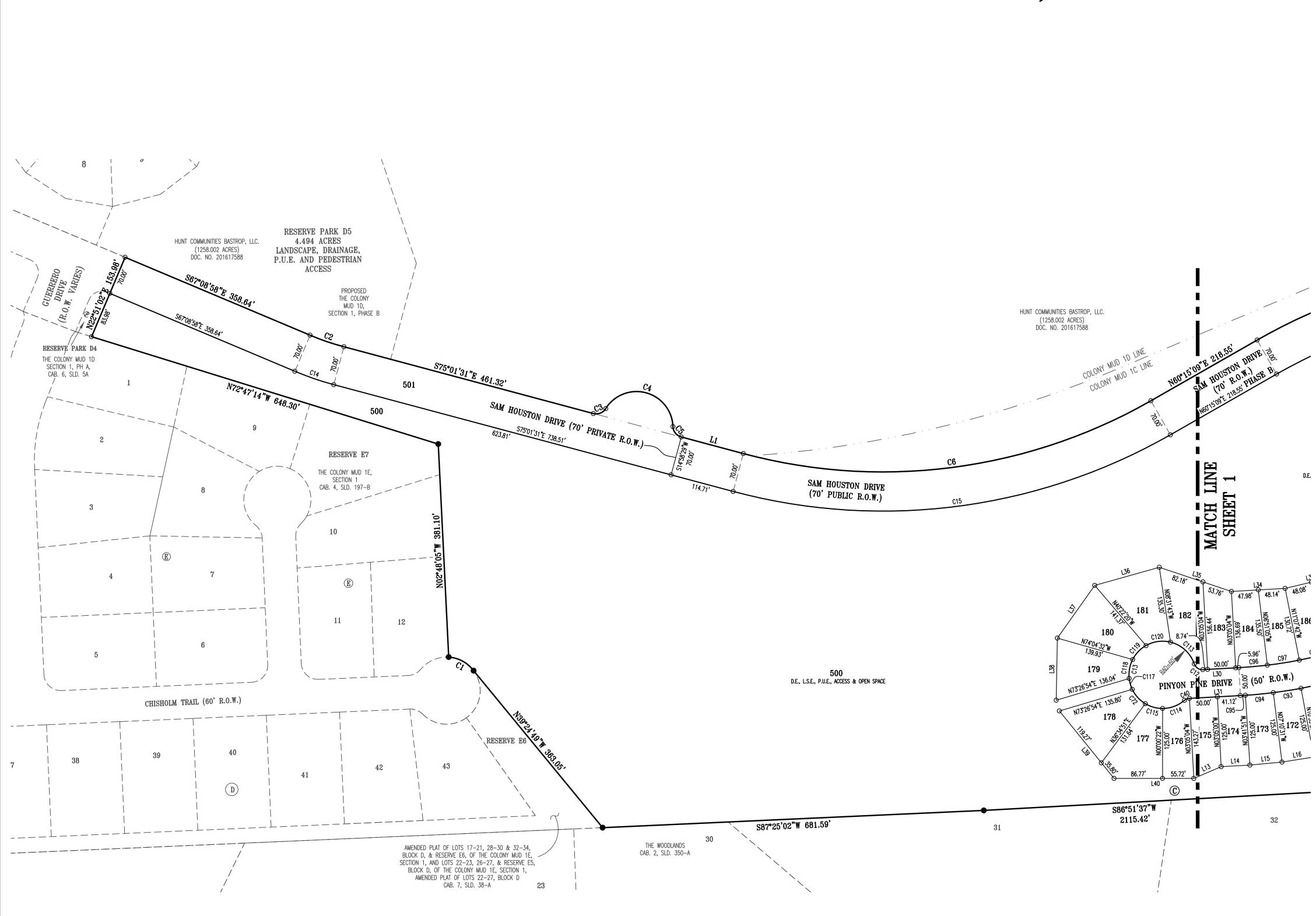




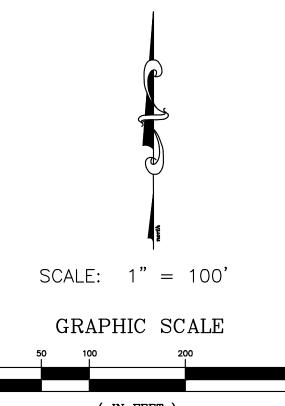


0	1/2" CAPPED IRON ROD SET
٠	1/2" IRON ROD FOUND
	(UNLESS OTHERWISE NOTED)
۲	IRON PIPE FOUND
2	LOT NUMBER
	BLOCK DESIGNATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT





THE FINAL PLAT OF COLONY MUD 1C, SECTION 7



(IN FEET) 1 inch = 100 ft.

GENERAL NOTES:

- 1. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
- 2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C. 3. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY OF BASTROP PLANNING AND ZONING COMMISSION ON NOVEMBER 18, 2021.
 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.

LEGEND

0

P.U.E. D.E.

L.S.E.

1/2" CAPPED IRON ROD SET

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

PUBLIC UTILITY EASEMENT

DRAINAGE EASEMENT

LANDSCAPE EASEMENT

IRON PIPE FOUND LOT NUMBER BLOCK DESIGNATION BUILDING SETBACK LINE

- 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- 9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
- 11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS 12. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 14. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 15. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 16. 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.
- 17. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. 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. 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 OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 27. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 28. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
 29. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREAS.
- 30. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- 31. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 32. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210005324 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT
- 33. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 34. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS. 35. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 36. 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.
- 37. 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.
- 38. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 39. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 40. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
- 41. 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.
- 42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

 Carlson, Brigance &	Doering, Inc.
FIRM ID #F3791	REG. # 10024900
Civil Engineering ♦ 5501 West William Cannon ♦ Phone No. (512) 280-5160 ♦	

J:\AC3D\5233\Survey\FINAL PLAT - COLONY MUD 1C- SEC 7

			Curve Tab	le						Curve Tab	ble			Curve Table						Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	52.33	60.00	N61°24'14"W	50.68	27.96	49*58'06"	C31	23.87	15.00	S51°14'26"E	21.43	15.31	91°09'41"	C64	48.50	775.00	N56°37'34"W	48.49	24.26	3*35'08"	C105	70.34	775.00	N46°15'21"E	70.32	35.20	5*12'02"
C2	63.92	465.00	S71°05'15"E	63.87	32.01	7*52'33"	C32	10.01	175.00	S81°32'27 " W	10.00	5.00	3°16'33"	C65	60.45	725.00	S68°49'45"E	60.43	30.24	4°46'38"	C106	57.85	775.00	N41°31'02"E	57.84	28.94	4°16'36"
C3	25.45	20.00	N68°31'37"E	23.76	14.77	72*53'43"	C33	620.87	775.00	S73°52'15"E	604.40	328.18	45 * 54'03"	C66	60.56	725.00	S73°36'39"E	60.55	30.30	4 ° 47'11"	C107	57.85	775.00	N37°14'25"E	57.84	28.94	4*16'36"
C4	165.39	65.00	S75°01'31"E	124.25	211.22	145*47'27"	C34	572.53	725.00	N74°11'53"W	557.77	302.13	45°14'47"	C67	60.46	725.00	S78°23'34"E	60.44	30.25	4*46'40"	C108	57.85	775.00	N32°57'49"E	57.84	28.94	4*16'36"
C5	25.45	20.00	S38°34'40"E	23.76	14.77	72*53'43"	C35	21.33	15.00	N88°20'41"E	19.58	12.92	81°28'10"	C68	60.27	725.00	S83°09'49"E	60.26	30.15	4*45'48"	C109	57.85	775.00	N28°41'12"E	57.84	28.94	4*16'36"
C6	753.23	965.00	N82°36'49"E	734.25	396.98	44•43'19"	C36	24.53	15.00	N04°43'39"W	21.89	16.00	93°41'42"	C69	60.16	725.00	S87°55'21"E	60.15	30.10	4 ° 45'17"	C110	58.59	775.00	N24°22'57"E	58.58	29.31	4°19'54"
C7	654.49	1035.00	N78°22'06"E	643.64	338.60	36°13'52"	C37	233.78	825.00	N34°00'08"E	232.99	117.68	16°14'08″	C70	59.82	725.00	N87°20'11"E	59.80	29.93	4*43'38"	C111	20.00	775.00	N21°28'39"E	20.00	10.00	1*28'43"
C8	182.99	1465.00	S87°05'41"E	182.87	91.62	7*09'25"	C39	565.96	825.00	N67°15'46"E	554.93	294.63	39 ° 18'20"	C71	22.70	725.00	N84°04'33"E	22.70	11.35	1*47'39"	C112	63.67	775.00	N18°23'05"E	63.65	31.85	4*42'24"
C9	469.46	1465.00	N80°08'48"E	467.45	236.76	18°21'37"	C40	9.83	15.00	N68'08'35"E	9.65	5.10	37*32'43"	C72	35.20	60.00	N42*16'06"W	34.70	18.12	33'36'42"	C113	60.09	60.00	S47°39'57"E	57.61	32.84	57*22'58"
C10	491.89	1535.00	S80°08'48"W	489.79	248.07	18°21'37"	C43	16.93	525.00	S64°07'31"E	16.93	8.46	1*50'51"	C76	52.93	775.00	N52*52'37"W	52.92	26.47	3*54'46"	C114	42.54	60.00	S69*40'56"W	41.66	22.21	40°37'24"
C11	7.14	125.00	N81°32'37"E	7.13	3.57	3°16'14"	C44	57.83	525.00	S68°12'16"E	57.80	28.94	6*18'40"	C85	107.33	825.00	S51°20'13"W	107.25	53.74	7°27'14"	C115	32.39	60.00	N74°32'24"W	32.00	16.60	30°55'55"
C12	19.40	15.00	N56°01'46"W	18.08	11.33	74°06'35″	C45	57.83	525.00	S74°30'55"E	57.80	28.94	6*18'40"	C86	50.14	825.00	S56*48'18"W	50.13	25.08	3°28'56"	C117	20.10	60.00	N15*52'04"W	20.00	10.14	19•11'22"
C13	305.42	60.00	S15°11'53"W	67.40	40.73	291°39'18"	C46	57.83	525.00	S80°49'35"E	57.80	28.94	6*18'40"	C87	49.61	825.00	S60°16'08"W	49.60	24.81	3°26'44"	C118	34.93	60.00	N10°24'16"E	34.44	17.98	33°21'18"
C14	73.54	535.00	S71°05'15"E	73.48	36.83	7*52'33"	C47	57.83	525.00	S87°08'14"E	57.80	28.94	6*18'40"	C88	49.86	825.00	S63*43'23 " W	49.85	24.94	3°27'45"	C119	34.93	60.00	N43°45'29"E	34.44	17.97	33°21'07"
C15	807.87	1035.00	N82°36'49"E	787.51	425.77	44°43'19"	C48	49.18	525.00	N87°01'25"E	49.16	24.61	5°22'01"	C89	49.81	825.00	S67*11'03"W	49.81	24.91	3°27'34"	C120	45.25	60.00	N82°02'18"E	44.18	23.76	43°12'31"
C16	610.22	965.00	N78°22'06"E	600.10	315.70	36°13'52"	C49	7.14	725.00	S51°51'26"E	7.14	3.57	0"33'53"	C90	50.15	825.00	S70°39'19"W	50.14	25.08	3*28'58"	C121	63.94	775.00	N13°40'04"E	63.92	31.99	4*43'38"
C17	22.42	15.00	N53°39'50"E	20.39	13.90	85°38'23"	C50	59.93	725.00	S54°30'27"E	59.91	29.98	4°44'09"	C91	49.99	825.00	S74°07'58"W	49.98	25.00	3°28'19"	C122	5.05	475.00	S63°30'21"E	5.05	2.52	0°36'31"
C18	24.82	15.00	S36°06'18"E	22.09	16.32	94°49'06"	C51	60.58	725.00	S59°16'09"E	60.56	30.31	4°47' 15 "	C92	49.98	825.00	S77°36'15"W	49.98	25.00	3°28'17"	C123	83.58	475.00	S68*51'03"E	83.47	41.90	10°04'55"
C19	191.74	1535.00	S87°05'41"E	191.61	95.99	7*09'25"	C52	60.45	725.00	S64°03'06"E	60.43	30.24	4*46'39"	C93	50.14	825.00	S81°04'52"W	50.13	25.08	3°28'56"	C124	82.27	475.00	S78°51'12"E	82.16	41.24	9°55'23"
C20	137.81	825.00	N15°37'46"E	137.64	69.06	9°34'14"	C53	35.06	775.00	S84°28'28"W	35.05	17.53	2*35'30"	C94	50.07	825.00	S84°33'38"W	50.06	25.04	3°28'38"	C125	82.46	475.00	S88°47'18"E	82.36	41.33	9*56'48"
C21	1022.74	775.00	S49°06'36"W	950.13	601.28	75 ° 36'42"	C54	48.53	775.00	S87°33'51"W	48.52	24.27	3*35'16"	C95	8.87	825.00	S86°36'27"W	8.87	4.44	0°36'59"	C126	15.74	475.00	N85°17'21"E	15.74	7.87	1 ° 53'53"
C22	21.89	15.00	S21°23'36"E	20.00	13.42	83°36'58"	C55	48.44	775.00	N88°51'05"W	48.43	24.23	3*34'52"	C96	50.96	775.00	N85°01'56"E	50.95	25.49	3°46'02"	C127	8.45	15.00	N68°11'34"E	8.34	4.34	32°17'41"
C23	23.80	15.00	N71°20'33"E	21.38	15.24	90°54'57"	C56	48.42	775.00	N85°16'16"W	48.41	24.22	3°34'46"	C97	57.85	775.00	N81°00'36"E	57.84	28.94	4°16'36"	C128	3.42	15.00	N45°30'41"E	3.41	1.72	13°04'05"
C24	297.42	525.00	S79°25'50"E	293.45	152.82	32°27'30"	C57	48.44	775.00	N81°41'27"W	48.43	24.23	3°34'51"	C98	57.85	775.00	N76°44'00"E	57.84	28.94	4°16'36"	C129	57.47	60.00	S66°24'55"W	55.29	31.15	54°52'32"
C25	269.09	475.00	S79°25'50"E	265.51	138.26	32°27'30"	C58	48.46	775.00	N78°06'33"W	48.45	24.24	3°34'56"	C99	57.85	775.00	N72°27'24"E	57.84	28.94	4°16'36"	C130	46.13	60.00	N64°07'21"W	45.00	24.27	44°02'55"
C26	11.88	15.00	N61°39'32"E	11.57	6.27	45°21'46"	C59	48.42	775.00	N74°31'41"W	48.41	24.22	3°34'47"	C100	57.85	775.00	N68°10'47"E	57.84	28.94	4°16'36"	C131	48.81	60.00	N18°47'38"W	47.47	25.85	46°36'32"
C27	191.95	60.00	N49°22'19"W	119.95	2081.91	183 18'06"	C60	48.44	775.00	N67°22'12"W	48.43	24.23	3*34'51"	C101	57.85	775.00	N63°54'11"E	57.84	28.94	4°16'36"	C132	39.55	60.00	N23°23'41"E	38.84	20.52	37°46'06"
C28	12.55	15.00	S18°18'28"W	12.19	6.67	47°56'07"	C61	48.39	775.00	N70°56'58"W	48.39	24.21	3*34'40"	C102	57.85	775.00	N59°37'34"E	57.84	28.94	4°16'36"							
C29	23.56	15.00	S50°39'35"E	21.21	15.00	90.00,00	C62	48.44	775.00	N63°47'20"W	48.44	24.23	3°34'53"	C103	57.85	775.00	N55°20'58"E	57.84	28.94	4°16'36"							
C30	23.26	15.00	S38°45'34"W	21.00	14.70	88°50'19"	C63	48.42	775.00	N60°12'31"W	48.41	24.22	3°34'46"	C104	58.91	775.00	N51°02'01"E	58.89	29.47	4°21'18"							

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 55.846 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, 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 55.846 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 SOUTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT A SOUTHEAST CORNER OF A RESERVE E6, AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N39'24'49"W, WITH THE COMMON LINE OF SAID RESERVE E6 AND SAID 1258.002 ACRE TRACT, A DISTANCE OF 363.05 FEET TO A 1/2 INCH IRON ROD FOUND AT A NORTHEAST CORNER OF SAID RESERVE E6, BEING IN AN EASTERN RIGHT-OF-WAY LINE OF CHISHOLM TRAIL (60' R.O.W.), SAME BEING IN A WESTERN LINE OF SAID 1258.002 ACRE TRACT OF LAND, ALSO BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE LEFT, WITH THE COMMON LINE OF SAID CHISHOLM TRAIL AND SAID 1258.002 ACRE TRACT OF LAND, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 52.33 FEET, AND A CHORD THAT BEARS N61°24'14"W, A DISTANCE OF 50.68 FEET TO A 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF LOT 12, BLOCK E, THE COLONY MUD 1E, SECTION 1, A SUBDIVISION RECORDED IN CABINET 4, SLIDE 197-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID THE COLONY MUD 1E, SECTION 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

NO2'48'05"W, A DISTANCE OF 381.10 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER, AND

2) N72°47'14"W, A DISTANCE OF 648.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN A NORTH LINE OF SAID THE COLONY MUD 1E, SECTION 1, BEING IN A SOUTHWEST LINE OF SAID 1258.002 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHERNMOST CORNER OF RESERVE D4, THE COLONY MUD 1D, SECTION 1, PHASE A, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 5A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N22'51'02''E, OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND THE SOUTHEAST LINE OF SAID RESERVE D4, A DISTANCE OF 153.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND THE SOUTHEAST LINE OF SAID RESERVE D4, THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES, NUMBERED 1 THROUGH 26,

S67'08'58"E, A DISTANCE OF 358.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 63.92 FEET, AND A CHORD THAT BEARS S71'05'15"E, A DISTANCE OF 63.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, S75°01'31"E, A DISTANCE OF 461.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 25.45 FEET, AND A CHORD THAT BEARS N68'31'37"E, A DISTANCE OF 23.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT. 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 165.39 FEET, AND A CHORD THAT BEARS S75'01'31"E, A DISTANCE OF 124.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A

CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 25.45 FEET, AND A CHORD THAT BEARS S38'34'40"E, A DISTANCE OF 23.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, S75°01'31"E, A DISTANCE OF 114.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 753.23 FEET, AND A CHORD THAT BEARS N82'36'49"E, A DISTANCE OF 734.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. N60'15'09"E, A DISTANCE OF 218.55 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 654.49 FEET, AND A CHORD THAT BEARS N78'22'06"E, A DISTANCE OF 643.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 11) S83'30'58"E. A DISTANCE OF 667.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. BEING AT THE BEGINNING OF A CURVE TO THE LEFT. 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 182.99 FEET, AND A CHORD THAT BEARS S87'05'41"E, A DISTANCE OF 182.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

13) N89°19'37"E, A DISTANCE OF 260.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 469.46 FEET, AND A CHORD THAT BEARS N80'08'48"E, A DISTANCE OF 467.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTHEASTERN CORNER OF THE

HEREIN DESCRIBED TRACT OF LAND, 15) S19'02'00"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 16) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1535.00 FEET, AN ARC LENGTH OF 491.89 FEET, AND A CHORD THAT BEARS S80'08'48"W, A DISTANCE OF 489.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

17) S89°19'37"W, A DISTANCE OF 250.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

18) S00°40'23"E, A DISTANCE OF 58.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 19) S59'07'06"E, A DISTANCE OF 69.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

20) S00°34'25"E, A DISTANCE OF 234.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

21) S06'49'17"E, A DISTANCE OF 126.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

22) N83'10'43"E, A DISTANCE OF 21.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 23) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 7.14 FEET, AND A CHORD THAT BEARS N81'32'37"E, A DISTANCE OF 7.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

- 24) S10'06'38"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 25) S06'49'17"E. A DISTANCE OF 171.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND

26) S03'08'23"E, A DISTANCE OF 28.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING IN THE NORTH LINE OF LOT 40, BLOCK A, SAID THE WOODLANDS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID THE WOODLANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- S86'51'37"W, A DISTANCE OF 2115.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) S87'25'02"W, A DISTANCE OF 681.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.846 ACRES OF LAND.

THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 7

			_				_		
	Line To	able			Line To	able			Line
Line #	Length	Direction		Line #	Length	Direction		Line #	Lengt
L1	114.71	S75°01'31"E		L17	57.55	N77°36'22"E		L34	96.1
L2	70.00	S19°02'00"E		L18	57.56	N74°08'02"E		L35	135.9
L3	58.97	S00°40'23"E		L19	57.74	N70°39'21"E		L36	119.6
L4	69.36	S59*07'06"E		L20	57.35	N67°11'03"E		L37	115.4
L5	126.56	S06°49'17"E		L21	57.40	N63°43'21"E		L38	111.0
L6	21.40	N83°10'43"E		L22	57.12	N60°16'04"E		L39	155.0
L7	50.00	S10°06'38"E		L23	52.42	N56°57'49"E		L40	142.4
L8	171.88	S06°49'17"E		L24	56.30	S85°12'18"E			
L9	28.36	S03°08'23"E		L25	56.32	S88°47'25"E			
L10	59.94	S14°45'19"W		L26	56.44	N88°38'09"E			
L11	120.00	N63°12'05"W		L27	119.79	N75°23'07"W			
L12	48.18	S23°03'29 " W		L29	42.86	N59°07'06"W			
L13	53.23	N66°50'51"E		L30	64.70	S86°54'56"W			
L14	51.34	N86°51'18"E		L31	91.13	N86°54'56"E			
L15	57.65	N84°33'49"E		L32	50.50	S83°30'58"E			
L16	57.73	N81°05'00"E		L33	96.44	S76°46'20"W			
			=				•		

STATE OF TEXAS COUNTY OF TRAVIS

§ KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN INSTRUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE THIS 55.846 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

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

STATE OF TEXAS COUNTY OF BASTROP

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CETIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____. 20____, A.D. AT ______ 0'CLOCK _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _______, PAGE ______, PAGE ______

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

DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS

APPROVED THIS DAY _____ OF _____

ATTEST:

DATE __

.__ DATE ____

CITY SECRETARY

APPROVED:

PLANNING & ZONING COMMISSION CHAIRPERSON

FLOOD PLAIN NOTE:

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

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

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

STATE OF TEXAS COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I, 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.

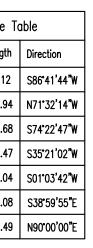
ENGINEERING BY: DOUGLAS R. RUMMEL, JR., P.E. #97387 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

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

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



"THE COLONY MUD 1C, SECTION 7"

. 20 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP. TEXAS.

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





	Carlson, Brigance & Doering, Inc. FIRM ID #F3791 • REG. # 10024900
	Civil EngineeringSurveying5501 West William CannonAustin, Texas 78749Phone No. (512) 280-5160Fax No. (512) 280-5165
:\AC3D\5233\Sur	vey\FINAL PLAT - COLONY MUD 1C- SEC 7





155 310 620 0 Feet -

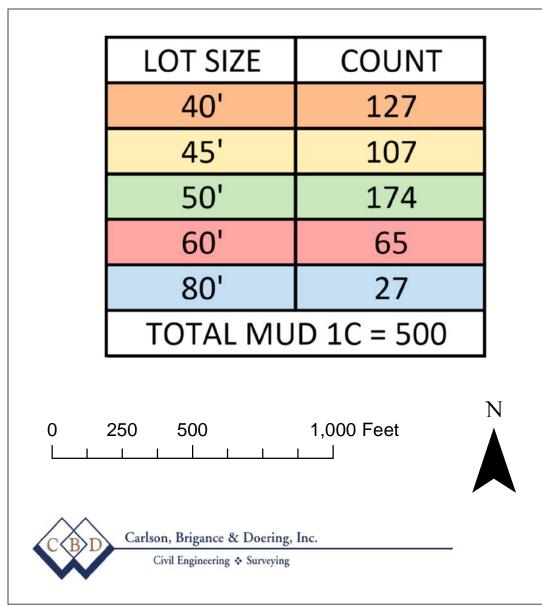
Final Plat The Colony MUD 1C Section 7

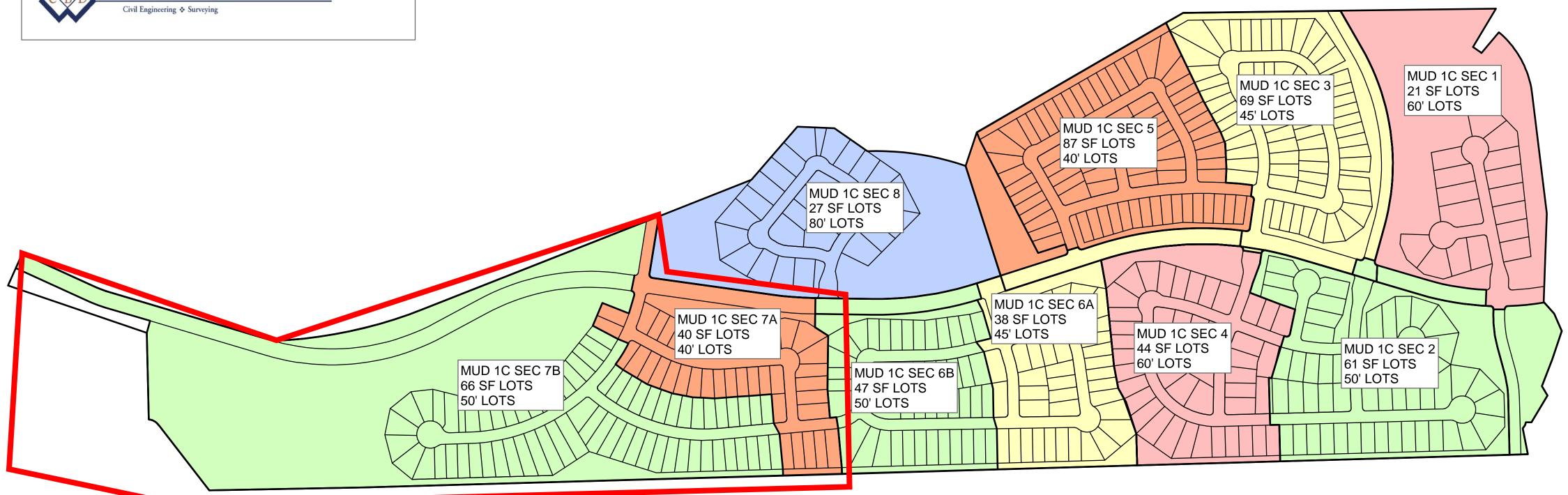
1 inch = 667 feet

Date: 5/19/2022

Date: 5/19/2022 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







STAFF REPORT

MEETING DATE: June 7, 2022

AGENDA ITEM: 31

TITLE:

Consider action to approve Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	South of SH 71 (Attachment 1) 1.146 acres 1.146 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner:	Douglas MacMahon, 71 Retail Partners, LP
Agent Contact:	Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P5 Core
Future Land Use:	General Commercial

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Bastrop Grove Section 3 Lot 8 (Exhibit A). The plat includes one non-residential lot (Attachment 1). The proposed lot was grandfathered to follow the subdivision standards in the Bastrop Code of Ordinances Chapter 10 in effect at the time of preliminary platting in 2017, prior to B³ Code adoption.

Traffic Impact and Streets

A traffic impact analysis (TIA) was conducted at the time of development for Lot 1 in the subdivision, which includes Ascension Seton. The TIA included assumptions of uses and trips for the entire subdivision and the public street improvements needed to safely accommodate those trips. The final platting of this lot does not exceed the number of trips that requires additional public improvements. This lot will take access off the existing driveway with a deceleration lane from eastbound SH 71. Direct access onto SH 71 is prohibited. Public access easements provide access onto the existing driveway and across Lot 7 to the east that has already been platted.

<u>Utilities</u>

Water service (domestic and fire) will be provided by the City of Bastrop by tapping into an existing line along SH 71. A Public Improvement Plan was not required as extension of public utilities and streets was not needed.

Wastewater collection and treatment will also be provided by the City of Bastrop by tapping into existing lines on SH 71.

<u>Drainage</u>

Stormwater runoff generated within the property will be routed through an open ditch system on the southern boundary of the property, which continues an open ditch flowing to the east that feeds into the large drainage channel that flows south to discharge into the Colorado River. The drainage plan is using the updated rainfall totals of Atlas 14. 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 – General Commercial: The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

This plat complies with the Future Land Use Plan, which shows General Commercial in this area. The plat proposes a non-residential lot with managed public access. Sidewalks and landscaping will be required at the time of site development planning.

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). The B³ Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.

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 tract into nine commercial lots. This final plat provides one of the lots.

Sec. 212.010. Standards for Approval

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

The final plat conforms to the Future Land Use Plan, which is designated General Commercial 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 nine-lot Bastrop Grove Subdivision has been previously approved by the City and the plat is consistent with the recommendations of that analysis. Improvements along SH 71 were built with a previous section and included items such as turning and deceleration lanes. Provisions for additional turning and deceleration lanes on SH 71 and improvements to SH 304 will be required in future development phases.

(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 subdivision drainage improvements before any final plats can be recorded.

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

The plat complies with the requirements of the Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in the grandfathering determination.

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 1.3.003 Final Plat

The Preliminary Plat to determine subdivision lot layout was approved by the City Council on August 8, 2017.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on May 3, 2022.

No Public Improvement Plans were required for this final plat.

Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for Bastrop Grove Section 3 Lot 8 for compliance with subdivision and utility standards and deemed the plat administratively complete on May 13, 2022. The Director of Planning recommends approval.

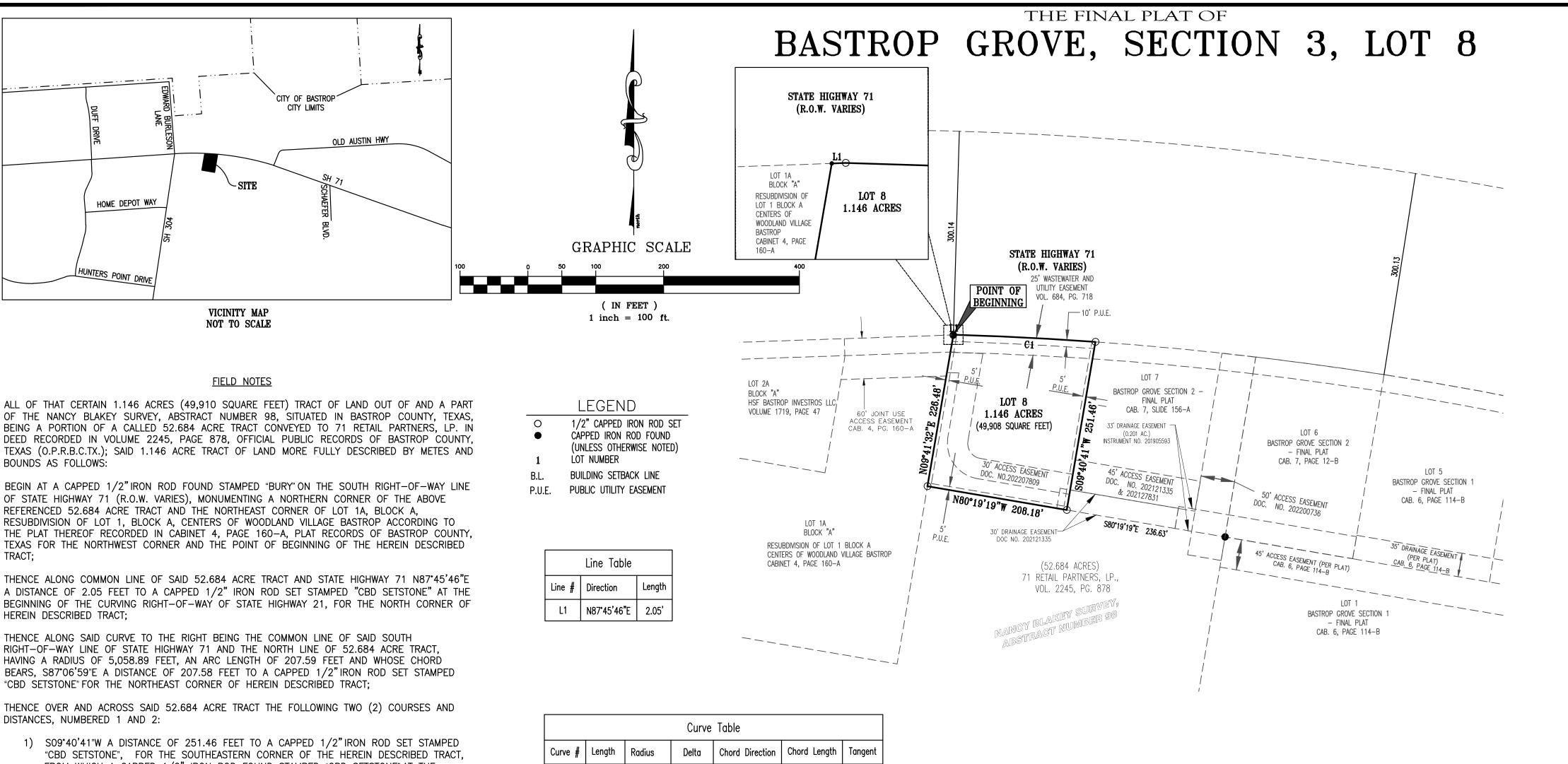
RECOMMENDATION:

Consider action to approve Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Bastrop Grove, Section 3, Lot 8 Final Plat
- Attachment 1: Location Map





- FROM WHICH A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWESTERN CORNER OF LOT 6. THE FINAL PLAT OF BASTROP GROVE, SECTION 2 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 7, PAGE 12-B, P.R.B.C.TX. BEARS S80'19'19"E, A DISTANCE OF 236.63 FEET, AND;
- 2) N80°19'19"W A DISTANCE OF 208.18 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" ON THE COMMON BOUNDARY LINE OF SAID 52.684 ACRE TRACT AND SAID LOT 1A. BLOCK A. FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID 52.684 ACRE TRACT AND SAID LOT 1A. N09'41'32"E A DISTANCE OF 226.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.146 ACRES (49.908 SQUARE FEET) OF LAND.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83

NO.	REVISION	DATE

DATE: JANUARY 3, 2022 71 RETAIL PARTNERS, LP. C/O DOUGLAS MACMAHON 8214 WESTCHESTER DR, SUITE 550 DALLAS, TX. 75225 ENGINEER & SURVEYOR: CARLSON, BRIGANCE & DOERING, Inc. 12129 RR 620 N, STE. 600 AUSTIN, TEXAS 78750 (512) 280-5160 (512) 280-5165 fax TOTAL ACREAGE: 1.146 ACRES SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98 Commercial Lots TOTAL: 1.146 ACRES NO. OF BLOCKS: BENCHMARK: 1) LCRA MONUMENT # A688 - 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304. BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N: 10,014,712.67 E: 3,239,449.66 ELEV = 365.68'

	•					
FFMA	MAP	NO	48021	С	0355F	

BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

	LEGEND
•	1/2" CAPPED IRON ROD SET CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1	LOT NUMBER
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT

Line Table			
Line #	Direction	Length	
L1	N87 * 45'46"E	2.05'	

	Curve Table				
Curve #	Length	Radius	Delta	Chord Direction	
C1	207.59'	5,058.89'	2°21'04"	S87°06'59"E	

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X-500 YEAR (0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD), AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E. FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBERS 480022 AND 481193.

GENERAL NOTES:

- APPROVAL BY THE CITY.
- CONNECTION FACILITIES.

- GOVERNMENT AUTHORITIES.

- BASTROP.
- 27. THIS LOT SHALL NOT HAVE DIRECT ACCESS TO STATE HIGHWAY 71.

207.58' 103.81'

1. THE BENCHMARK USED IS LCRA MONUMENT # A688 - 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304. BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N: 10014712.67 E: 3239449.66 ELEV = 365.68' 2. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.

3. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.

5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY OF BASTROP CITY COUNCIL ON AUGUST 8. 2017 A.D.

6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES. 7. 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. 8. 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.

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

10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT 11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER

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

13. ALL NEW UTILITIES WILL BE UNDERGROUND. 14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.

15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

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

17. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE. 18. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY

19. 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.

20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. 21. 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).

22. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. 23. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES. 24. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.

25. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF 26. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE CITY OF BASTROP.

28. ACCESS EASEMENTS SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT ALLOWING UNRESTRICTED ACCESS TO THE TRAVELING PUBLIC.

APPROVED

APPROVED:

BASTROP.

THE STATE OF TEXAS § COUNTY OF BASTROP §			
KNOW ALL MEN BY THESE PRESENTS:			
THAT WE, 71 RETAIL PARTNERS, LP., DOUGLAS MACMAH PORTION OF A 52.684 ACRE TRACT OF LAND, AS CONVE OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER ATTACHED MAP OR PLAT, TO BE KNOWN AS: "BASTROP (YED TO 71 RETAIL PARTNERS, LP., IN	VOLUME 2245, PAGE 878, OF	FICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,
AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE		SUBJECT TO ANY EASEMENTS A	ND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT
RELEASED. WITNESS MY HAND, THIS THE DAY OF	, 20,	A.D.	
DOUGLAS MACMAHON 71 RETAIL PARTNERS, LP.			
THE STATE OF TEXAS § COUNTY OF BASTROP § KNOW ALL MEN BY 1	HESE PRESENTS:		
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DA FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLE 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			
THE STATE OF TEXAS § COUNTY OF BASTROP § KNOW ALL MEN BY T	HESE PRESENTS:		
I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY FOR RECORD IN MY OFFICE ON THE DAY OF PLAT CABINET, PAGE(S)			
FILED FOR RECORD THIS DAY OF WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY	, 20, A.D., CLERK, THE DAY OF	, 20), A.D.
DEPUTY		KRISTA BARTSCH	
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.DF.	LA FLOOD INSURANCE RATE MAP. DOF	COUNTY CLERK,	BASTROP COUNTY, TEXAS PERTY OR THE IMPROVEMENTS THEREON WILL BE EREE
FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASION	S, GREATER FLOODS CAN AND WILL OC		
THIS STATEMENT SHALL NOT CREATE LIADILITT ON THE PA	RT OF ENGINEER OR SURVETOR.		
THE STATE OF TEXAS)(COUNTY OF TRAVIS)(
KNOW ALL MEN BY THESE PRESENTS:			
I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THA AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AN			
ENGINEERING BY:	DATE	STATE OF TELS	•,,
BRENDAN P. MCENTEE, P.E. NO. 96200 CARLSON, BRIGANCE & DOERING, INC.		BRENDAN P. MCENTE	**/ : ** E
12129 RR 620 N, STE. 600 AUSTIN, TEXAS 78750		96200	
		CARLSON, BRIGANCE & DOERING	3. INC.
THE STATE OF TEXAS)(ID# F3791	
COUNTY OF TRAVIS)(
KNOW ALL MEN BY THESE PRESENTS:			
THAT I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY T CORNER MONUMENTS SHOWN THEREON WERE PROPERL BASTROP, TEXAS.			
SURVEYED BY:		RE. OF. JE. R. STER.+	
STEPHEN R. LAWRENCE ~ R.P.L.S. NO. CARLSON, BRIGANCE & DOERING, INC.	6352	STEPHEN R. LAWRENC	
12129 RR 620 N, STE. 600 AUSTIN, TEXAS 78750		10.Ess 10.1 10.Ess 10.1	× /
		SOR	
APPROVED THIS DAY OF, 20 BASTROP.	A.D., BY THE PLANNING & ZONING CO	ommission of the city of	
APPROVED:	ATTEST:		
PLANNING & ZONING COMMISSION CHAIRPERSON	CITY SECRETAR	Υ Υ	
			Carlson, Brigance & Doering, Inc.
			FIRM ID #F3791REG. # 10024900Civil EngineeringSurveying
			5501 West William Cannon ♦ Austin, Texas 78749 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165
	ГАІН−J: \AC3D\5419\Sl	JKVEI (5419 PLAT -	- BASTROP GROVE, SECTION 3, LOT 8.DWO





70 140

1

Feet

280

1

Bastrop Grove Section 3 Lot 8

Date: 5/19/2022 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 = 300 feet