RESOLUTION NO. R-2018-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE COLONY MUD 1A, SECTION 1, PHASE B FINAL PLAT, BEING 19.954 ACRES OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT 5, LOCATED WEST OF FM 969 AND SOUTH OF THE FUTURE EXTENSION OF SAM HOUSTON DRIVE, WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, Hunt Communities ("the Applicant") has submitted a Final Plat for The Colony MUD 1A, Section 1, Phase B, a residential subdivision; and

WHEREAS, the Final Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of The Colony Consent Agreement approved August 8, 2017; and

WHEREAS, the Preliminary Plat for Colony MUD 1A, Section 1 was recommended for approval by the Planning & Zoning Commission on January 28, 2016 and approved by City Council on February 9, 2016; and

WHEREAS, the Bastrop Planning and Engineering Department has reviewed the above-referenced final plat and found it is in compliance with the Subdivision Ordinance, and the Consent Agreement approved August 8, 2017; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

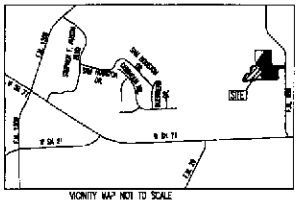
Section 1. The Final Plat known as The Colony MUD 1A, Section 1, Phase B, being 19.954 acres of the Jose Manuel Bangs Survey, located west of FM 969 and south of the future extension of Sam Houston Drive, within the extra-territorial jurisdiction of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

Section 2: All orders, ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

THE FINAL PLAT OF

THE COLONY MUD 1A, SECTION 1, PHASE B



VICINITY MAP NOT TO SCALE

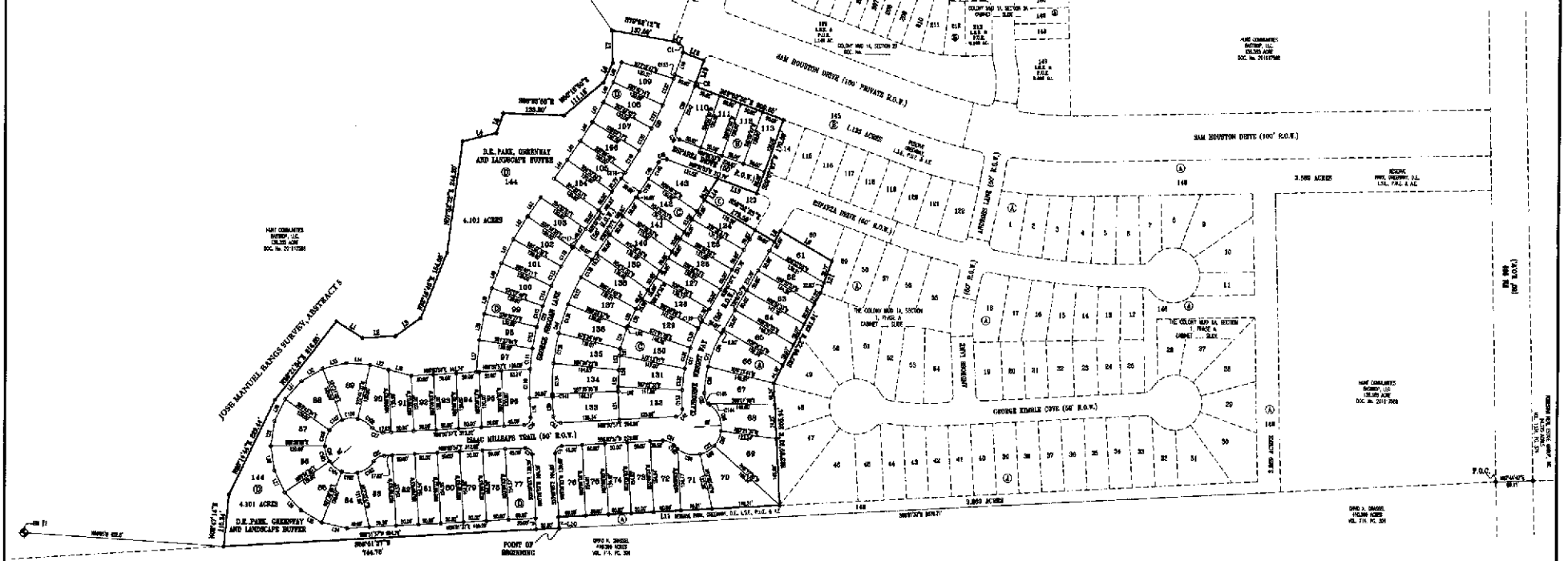
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SCALE: 1" = 100'

LEGEND

- CALCULATED POINT
- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- LOT NUMBER
- BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- BENCHMARK



TOTAL ACREAGE: 19.604 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

PARK, GREENWAY AND LANDSCAPE BUFFER:	1	BLDG.:	4.101 ACRES
RESIDENTIAL LOTS:	73	TOTAL:	12.004 ACRES
NO. OF BLOCKS:	4		
R.O.W.:		TOTAL:	3.499 ACRES

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48021 C 0205E & 48021 C 0215E, FOR BASTROP COUNTY, TEXAS.
DATED JANUARY 20, 2006.
COMMUNITY NUMBER 481193.
FEMA LETTER OF MAP REVISION (LOMR) RECEIVED APPROVAL AUGUST 28-2014 EFFECTIVE JANUARY 9, 2015
CASE NO. 14-06-0889P

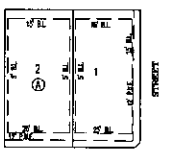
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE, & DOERING, Inc.
3301 WEST BULLOCK DRIVE
AUSTIN, TX 78746
(512) 280-5160
(512) 280-5165 fax

DATE: OCTOBER 30, 2017

OWNER:
MERIT COMMUNITIES PARTNER, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET,
EL PASO, TEXAS 79902
PHONE: (915) 532-1122
FAX: (915) 545-2631

LINEAR FOOTAGE OF RIGHT-OF-WAY

STREET	R.O.W. WIDTH	LENGTH	CLASSIFICATION
ESPARZA DRIVE	50' R.O.W.	220'	LOCAL
CLARBORNE BRIGHT WAY	50' R.O.W.	486'	LOCAL
GEORGE REGGAN LANE	50' R.O.W.	1,115'	LOCAL
ISAAC MILLSAPS TRAIL	50' R.O.W.	706'	LOCAL
TOTAL		2507'	



STREET
TYPICAL LOT EASEMENTS

REVISION	DATE	COMMENT
A	10/31/2017	CITY OF BASTROP FIRST COMMENTS
B	12/21/2017	CITY OF BASTROP FIRST COMMENTS
C	01/17/2018	CITY OF BASTROP FIRST COMMENTS

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID 9575791 ◆ B.P.G. # 10004900
Civil Engineering ◆ Surveying
3301 West Bullock Drive ◆ Austin, Texas 78746
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\4785\SURVEY\FINAL PLAT - THE COLONY MUD 1A, SECTION 1, PHASE B.DWG

THE FINAL PLAT OF

THE COLONY MUD 1A, SECTION 1, PHASE B

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	61	6,740	D	77	9,228
A	62	7,133	D	78	7,728
A	63	7,295	D	79	7,728
A	64	7,424	D	80	7,728
A	65	7,554	D	81	7,727
A	66	9,974	D	82	7,727
A	67	9,575	D	83	9,974
A	68	8,442	D	84	8,555
A	69	12,037	D	85	8,456
A	70	12,286	D	86	8,456
A	71	7,406	D	87	8,456
A	72	9,072	D	88	8,454
A	73	7,732	D	89	8,454
A	74	7,731	D	90	7,778
A	75	7,731	D	91	6,392
A	76	9,228	D	92	6,000
			D	93	6,000
B	113	6,000	D	94	6,000
B	112	6,000	D	95	6,000
B	111	6,000	D	96	7,229
B	110	7,436	D	97	6,830
			D	98	6,358
C	124	6,533	D	99	6,358
C	125	6,840	D	100	6,358
C	126	6,747	D	101	6,358
C	127	6,555	D	102	6,358
C	128	7,283	D	103	6,032
C	129	8,189	D	104	6,000
C	130	8,421	D	105	6,065
C	131	8,134	D	106	6,286
C	132	9,058	D	107	6,286
C	133	8,999	D	108	6,286
C	134	8,160	D	109	6,644
C	135	8,037	D	141	178,624
C	136	7,919			
C	137	7,919			
C	138	7,893			
C	139	6,865			
C	140	6,754			
C	141	6,843			
C	142	6,713			
C	143	9,046			

FIELD NOTES

BEING ALL OF THAT CERTAIN 11.994 ACRE TRACT OR PARCEL OF LAND OUT OF THE JOSE MANUEL BRAVO SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED [illegible] ACRE TRACT OF LAND AS CONVEYED TO HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER [illegible] OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.), SAID 11.994 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

[illegible]

FLOOD PLAIN NOTE:

[illegible]

BENCHMARK INFORMATION:

[illegible]

GENERAL NOTES:

[illegible]

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

[illegible]

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

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

[illegible]

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ______________ 20__ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

[illegible]

COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

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

[illegible]

ENGINEERED BY: ______________ DATE ______
DOUGLAS R. RUMMEL, JR., P.E. NO. 97397
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

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

[illegible]

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

APPROVED AND ACCEPTED THIS
THE ____ DAY OF ______________ 20____ BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED AND ACCEPTED:

CONNIE SCHROEDER,
MAYOR OF THE CITY OF BASTROP, TEXAS

ATTEST:

CITY SECRETARY, CITY OF BASTROP, TEXAS

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.

PATH-J:\4785\SURVEY\FINAL PLAT - THE COLONY MUD 1A, SECTION 1, PHASE B.DWG