Bastrop Planning and Zoning Commission Agenda

Bastrop City Hall City Council Chambers 1311 Chestnut Street Bastrop, TX 78602 (512) 332-8800



September 29, 2022 Agenda - Planning and Zoning Commission at 6:00 PM

Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

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

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

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager 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 Board/Commission to allow a member of the public to slur the performance, honesty

and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the August 25, 2022 Planning and Zoning Commission Regular Meeting.
- 3B. Consider action to approve meeting minutes from the September 15, 2022 Planning and Zoning Commission Special Meeting.
- 3C. Consider action to approve The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve The Colony MUD 1C Section 8 Final Plat, being 19.576 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, 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. Updates from Planning Staff on ongoing development projects and department management projects.
- 4C. Planning & Development Department Monthly Project Volume Report.
- 4D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Monday, September 26, 2022 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Jennifer C. E	Bills	
Jennifer C. Bills,	Director of Planning	& Developmen

Item 3A.

Planning and Zoning Commission August 25, 2022 Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 25, 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.

Commissioners:

Debbie Moore Present Cynthia Meyer Present **Greg Sherry** Absent Ishmael Harris Present Pablo Serna Present Carrie Caylor Present Scott Long Present Judah Ross Present Patrice Parsons Present

Staff Present:

Jennifer C. Bills, Director of Planning and Development Nicole Peterson, Planning Technician/Commission Secretary

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the July 28, 2022 Planning & Zoning Commission Meeting.

Cynthia Meyer made a motion to approve the July 28, 2022 meeting minutes. Ishmael Harris seconded the motion and the motion carried unanimously.

3B. Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).

Director of Planning and Development Jennifer Bills presented to commissioners the role of a Historic Landmark Commission Board Member.

Discussion commenced between the Commissioner and Staff over the following topics:

- 1. How long is a member's term?
 - The term is the same timeframe as the members Planning and Zoning Commission term
- 2. Are there certain positions that have to be filled?
 - Yes, that is correct.

Planning and Zoning Commission August 25, 2022 Meeting Minutes

- 3. How often does the Board meet?
 - Meetings are held the third Wednesday of each month when there are items on the agenda.

Debbie Moore asked to move this item to next month's agenda to give Commissioners more time to decide if anyone would be interested in being appointed as representative to the Historic Landmark Commission.

3C. Consider action to approve The Colony MUD 1F Section 3 Preliminary Plat, being 51.855 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located east of Republic Drive, within the Voluntary Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Director of Planning and Development Jennifer Bills presented to Commissioners The Colony MUD 1F Section 3 Preliminary Plat, being

51.855 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located east of Republic Drive, within the Voluntary Extraterritorial Jurisdiction of Bastrop, Texas.

Discussion commenced between Commissioner and Staff over the following topic:

- 1. Is the Staff comfortable with the fact that there will be enough ingress and egress into this subdivision?
 - The Colony has a consent agreement that shows a conceptual plan that showed 3 entrances. Over the years we have gone over the development and asked that they add connectivity to the north and south of the development.

Pablo Serna made a motion to approve the Colony MUD 1F Section 3 Preliminary Plat, being 51.855 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located east of Republic Drive, within the Voluntary Extraterritorial Jurisdiction of Bastrop, Texas. Patrice Parsons seconded the motion and the motion carried unanimously.

3D. Consider action to approve Young Subdivision, Block 14, Lot 1, a replat of Young Subdivision, Block 14, located at the northwest corner of SH 95 and Gordon Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Director of Planning and Development Jennifer Bills presented to Commissioners the Young Subdivision, Block 14, Lot 1, a replat of Young

Subdivision, Block 14, located at the northwest corner of SH 95 and Gordon Street, within the city limits of Bastrop, Texas. She stated a final drainage plan will need to be completed before building on this lot.

Discussion commenced between the Commissioner and Staff over the following topics:

- 1. How many homes are they planning on building on this lot?
 - This area is zoned P-4 Mix so they are looking at building a commercial shop and having a live-work area.
- 2. Is there a plan to look at the Fire Code?
 - Yes, there is a plan. The Fire Chief is working alongside with the Building Official to review the Fire Code and Construction standards.
- 3. Is staff comfortable with the Floodplain in this area in regard to floodplain codes?
 - This site is not within the floodplain.

Item 3A.

Planning and Zoning Commission August 25, 2022 Meeting Minutes

The city has been working on a Master Drainage Plan that will be taken to Council. This
will include drainage studies on Piney Creek, Gills Branch and improvements for the
watershed. Planning staff has already been implementing the new FEMA Floodplain
data with new developments. Planning staff is also working on updating the Flood
Damage Prevention Regulations.

Commissioners expressed their concern over adopting and complying with the International Wildland-Urban Interface Code (IWUIC) and believes there is a need for additional improvements with residence living close to the forest. The Commissioners would like for this be an urgent request.

Cynthia Meyer made a motion to approve the Young Subdivision, Block 14, Lot 1, a replat of Young Subdivision, Block 14, located at the northwest corner of SH 95 and Gordon Street, within the city limits of Bastrop, Texas. Carrie Caylor seconded the motion and the motion carried 7-1 with Pablo Serna voting against.

4. UPDATES

4A. Update on recent City Council actions regarding Planning Department items.

Director of Planning and Development Jennifer Bills presented to Commissioners the recent City Council actions on Planning Department items which included:

- 1. Pearl River First Reading for Annexation and Zoning
- 2. 42 acres off FM 20 The applicant postponed City Council Action.
- 4B. Planning & Development Department Monthly Project Volume Report.

Director of Planning and Development Jennifer Bills presented to Commissioners the Monthly Project Volume Report for July.

The Planning Department has a new Assistant Planning Director starting on September 12, 2022. Keehren Baah she will be at the next meeting to be formally introduced.

4C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

Cynthia Meyer asked if there were any policies in place for Short Term Rentals? Director of Planning and Development Jennifer Bills stated short term rentals are something they City is monitoring but we have not seen them being an issue. The International Building Code allows them to a certain point. If the planning department knows about short term rentals, the department is requesting the resident to get a Certificate of Occupancy to ensure they are not going over their occupancy for that area.

Item 3A.

Planning and Zoning Commission August 25, 2022 Meeting Minutes

5. ADJOURNMENT

Cynthia Meyer made a motior motion carried unanimously.	n to adjourn at 6:37 p.m. Judah Ross seconded the motion, and the
Debbie Moore, Chair	
Pablo Serna, Vice-Chair	

Item 3B.

Planning and Zoning Commission September 15, 2022 Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, September 15, 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.

Commissioners:

Debbie Moore Present Cynthia Meyer Absent Ishmael Harris Present Pablo Serna Present Carrie Caylor Absent Scott Long Present Judah Ross Present Patrice Parsons Present

Staff Present:

Jennifer Bills, Director of Planning Keehren Baah, Assistant Director of Planning Nicole Peterson, Planning Technician

2. ANNOUNCMENTS

Introduction – Keehren Baah, Assistant Director of Planning and Development.

Keehren Baah introduced herself to Commissioners.

3. CITIZEN COMMENTS

There were no citizen comments.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Consider action to appoint a Planning & Zoning Commission member as it's representative on the Historic Landmark Commission (HLC).

Jennifer Bills presented to Commissioners the action to appoint a Planning and Zoning Commission member as a representative on the Historical Landmark Commission. Ishmael Harris made a motion to appoint Patrice Parsons as the representative for HLC. Judah Ross seconded the motion and the motion carried unanimously.

Planning and Zoning Commission September 15, 2022 Meeting Minutes

4B. Hold public hearing and consider action on a subdivision variance from the B³ Code Technical Manual, Section 3.2.005 requiring all new lots to be a minimum of one acres in size for on-site sewer facilities and a subdivision variance from the 2018 International Fire Code, Appendix D, Section D107.1 requiring a subdivision with more than 30 units/lots to have a secondary point of egress for Piney Ridge Section 1, Block A, Replat of Lot 11, being 1.838 acres out of Piney Ridge Subdivision, located at TBD Post Oak Rim, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the subdivision variance from the B³ Code Technical Manual, Section 3.2.005 requiring all new lots to be a minimum of one acres in size for on-site sewer facilities and a subdivision variance from the 2018 International Fire Code, Appendix D, Section D107.1 requiring a subdivision with more than 30 units/lots to have a secondary point of egress for Piney Ridge Section 1, Block A, Replat of Lot 11, being 1.838 acres out of Piney Ridge Subdivision, located at TBD Post Oak Rim, within the City Limits of Bastrop, Texas.

She stated that there is only one way in and out of the Piney Ridge Subdivision and the first fire code for this area was adopted back in 1978 when the subdivision was first created. The current fire code states that you need more than one way in and out when there are more than 30 units/lots.

Discussion commenced between Staff and Commissioners over the following topics:

- 1. Is there a plan to connect any of the roads for another entrance/exit in the future?
 - No, not at this time. The closest road would be Mesquite which would have to go through a private property to connect the roads.
- 2. Commissioners asked the Fire Chief what he thinks of the applicant's request?
 - The Fire Chief stated that the design of this subdivision is set up similar to Tahitian and that its part of the Mitigation Plan. When there is talk about adopting the Wildlife Urban Interface Code, this is an area that would be looked at first. The issue is this land was developed before the codes, but the goal is to not make it worse.

Martha Miles, owner of 112 Post Oak Rim shared her concern over wanting to build a home for her son since her husband died. Believes this whole thing is political nonsense and says that it doesn't make any sense how two more cars or people are going to make that big of an impact and would like a more logical reason as to why she cannot build her house. Ms. Miles stated the city needs to look at planning as it come and arises.

Tara Ferguson, resident at 213 Hidden Springs shared the land is only a few acres shy of being a oneacre lot. She understands the Fire hazard but wanted to know if it would meet the one acre if they would be allowed to build? She feels the main concern is there is only one way in and one way out but stated this is a cul-de-sac and those are everywhere.

Fire Chief, Andres Rosales stated subdividing the lot is what triggered the variance. The one acre is more specific to the septic and does not have anything to do with the egress or ingress.

Director of Planning, Jennifer Bills stated if the lot is already platted then she could build on it but since she is wanting to subdivide the lot into two lots and two houses is why there is a need for a variance.

Planning and Zoning Commission September 15, 2022 Meeting Minutes

Discussion commenced between Staff and Commissioners over the following topics:

- 1. Are there any other lots in this subdivision under an acre?
 - Yes, there are about 30 lots under an acre.
- 2. Will they be allowed to build on those lots?
 - Yes, they will be allowed to build since they are not subdividing the lots.
- 3. Will they be able to get septic on those lots?
 - No, but anything that is .50 an acre or more is grandfathered.
- 4. If the lots were still an acre, we would be dealing with an egress issue?
 - Yes, there would still be a variance because of the egress.
- 5. With this replat all the new codes and regulations apply?
 - Yes, if the applicant did not replat then the new codes and regulations would not apply.
- 6. Is there a plan to move the infrastructure towards this area?
 - We do not have anything in the Capital Improvement Plan to upgrade the area at this time.
- 7. If the applicant were to stay with the current plat, would they be able to do two units on one septic?
 - Yes, I believe they are allowed up to three units on one septic.
- 8. How many lots are not on the City's system?
 - Most of the lots in this subdivision are on septic but others are either on Water Control Improvement District or the City.
- 9. Residence from this subdivision will get a denial if they try to subdivide?
 - Yes, any new subdivision where they are trying to replat will be denied.
- 10. If the applicant does not replat and builds two homes on one septic, they wouldn't have any issues?
 - Yes, that is correct.
- 11. If they don't replat does that still affect the egress or ingress problem?
 - Yes, because the number of people can still expand. However, the fire code does not allow you to go back on what they consider grandfathered properties. All the City can regulate are changes that are significant enough to cause those changes.

Debbie Moore opened the public hearing at 6:30 p.m.

There were no comments or questions from citizens.

Debbie Moore closed the public hearing at 6:30 p.m.

Pablo Serna made a motion to deny the subdivision variance from the B³ Code Technical Manual, Section 3.2.005 requiring all new lots to be a minimum of one acres in size for on-site sewer facilities and a subdivision variance from the 2018 International Fire Code, Appendix D, Section D107.1 requiring a subdivision with more than 30 units/lots to have a secondary point of egress for Piney Ridge Section 1, Block A, Replat of Lot 11, being 1.838 acres out of Piney Ridge Subdivision, located at TBD Post Oak Rim, within the City Limits of Bastrop, Texas, as shown in Exhibit A. Scott Long seconded the motion and the motion carried unanimously.

4C. Hold public hearing and consider action on a replat with variances for Piney Ridge Section 1, Block A, Replat of Lot 11, being 1.838 acres out of Piney Ridge Subdivision, located at TBD Post Oak Rim, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Item 3B.

Planning and Zoning Commission September 15, 2022 Meeting Minutes

Jennifer Bills presented to Commissioners the replat with variances for Piney Ridge Section 1, Block A, Replat of Lot 11, being 1.838 acres out of Piney Ridge Subdivision, located at TBD Post Oak Rim, within the City Limits of Bastrop, Texas.

Debbie Moore opened the public hearing at 6:42 p.m.

There were no comments or questions from citizens.

Debbie Moore closed the public hearing at 6:42 p.m.

The Commissioners wanted to make a statement letting the residents know that they are aware a lot of things were done before the development was there but moving forward if they do not follow the code, they will end up in situations like these. The Planning and Zoning takes their jobs very seriously when it comes to protecting the citizens of the City and their safety.

Pablo Serna made a motion to deny the replat with variances for Piney Ridge Section 1, Block A, Replat of Lot 11, being 1.838 acres out of Piney Ridge Subdivision, located at TBD Post Oak Rim, within the City Limits of Bastrop, Texas, as shown in Exhibit A. Scott Long seconded the motion and the motion carried unanimously.

5. ADJOURNMENT

Pablo Serna made a motion t motion carried unanimously.	o adjourn at 6:45 p.m. Ishmael Harris seconded the motion, and the
Debbie Moore, Chair	
Pablo Serna, Vice-Chair	



STAFF REPORT

MEETING DATE: September 29, 2022

TITLE:

Consider action to approve The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: North of Sam Houston Drive (Attachment 1)

Total Acreage: 34.490 acres

Legal Description: 34.490 acres of the Jose Manuel Bangs Survey, Abstract No. 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.

Agent Contact: Tania Halcomb, 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: None - ETJ Area A

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1D, Section 5. The plat includes 102 residential lots and 3 non-residential lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Pinyon Pine Drive, which connects to Sam Houston Drive. Rainwater Creek Drive will connect to Colony MUD 1C Section 8. Rosinante Road will connect to the future section to the north, which will have an external connection out of The Colony to the adjacent property. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Utilities

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

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

Drainage

Stormwater runoff generated within this section will be routed through an underground storm sewer network, which will then flow into a detention pond southwest of the section. This pond will outlet to the eastern boundary to the neighboring property. The ponds will discharge at predeveloped rates to the northwest. 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 is outside of the Statutory ETJ and the Future Land Use Plan area. The adjacent land use category is Neighborhood Residential, which is consistent with the single-family residential lots platted.

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 34.490-acre tract into 102 residential lots and 3 non-residential lots. Public improvements within the 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 preliminary plat conforms to the intent Future Land Use Plan, which is designated as Neighborhood Residential adjacent to this area.
 - (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
 - A traffic impact analysis (TIA) for the overall development of The Colony Subdivision has been previously approved by the City, and the plat is consistent with the recommendations of that analysis. Improvements along FM 969 were built with the previous section and included items such as turning and deceleration lanes. Provisions for a future traffic signal have been required by the Texas Department of Transportation.
 - (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and
 - A fiscal guarantee will be provided for the construction and maintenance of the street improvements before any final plats can be recorded.

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

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

B³ Code – Chapter 1: Subdivisions

Section 1.3.001 Standard Procedure - Platting

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

Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on June 29, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on June 29, 2022.

Section 1.3.004 Plat Requirements

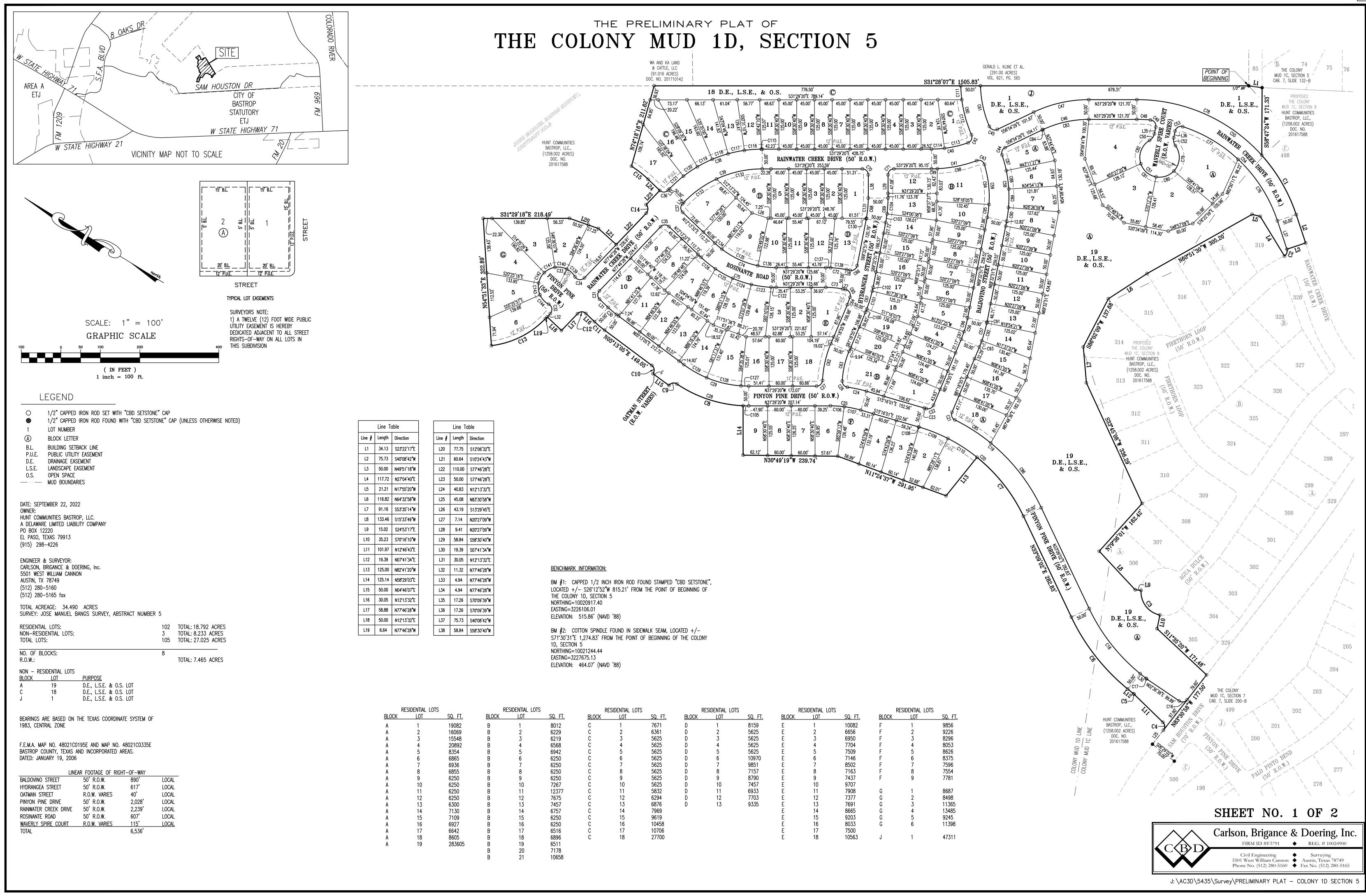
The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1D, Section 5 for compliance with subdivision and utility standards on September 22, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1D, Section 5 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Lot Layout



THE PRELIMINARY PLAT OF

THE COLONY MUD 1D, SECTION 5

BEING ALL OF THAT CERTAIN 34.490 ACRE TRACT OR PARCEL OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 34.490 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Curve Table

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

173.37

18.41

78.43

20.02

1.24

231.36

20.70

21.21

33.61

21.21

152.71

21.21

20.48

1.24

209.32

312.18

348.55

20.56

20.09

5.66

20.36

20.69

189.80

173.18

27.50

21.21

23.92

96.25

23.92

21.21

21.21

21.21

21.93

21.82

19.99

21.59

121.00

143.00

34.48

22.36

20.41

20.41

22.36

66.63

168.26

134.35

127.03

105.29

95.57

77.22

20.18

22.57

21.21

66.63

52.89

62.51

21.21

C38 | 262.54 | 325.00 | N54°37'54"W | 255.46 | 138.91 | 46°17'07"

C40 | 94.37 | 275.00 | S41°19'12"E | 93.91 | 47.65 | 19°39'44"

| 222.15 | 275.00 | N54°37'54"W | 216.16 | 117.54 | 46°17'07"

88.55 | 23°32'18"

11.66 75*43'17*

51.82 81°37'50"

13.44 | 83°42'19"

0.62 5.05,09"

118.59 | 25°27'28"

14.30 | 87°14'53"

15.00 90°00'00"

16.84 7.00'28"

15.00 90°00'00'

81.17 | 39°40'33'

15.00 90°00'00'

14.02 86°07'36'

0.62 5.04,56

107.30 | 25°27'28"

165.27 | 38°22'06"

191.08 | 48°25'03"

14.12 86°31'59"

13.53 84°06'00"

2.83 0°40'56"

13.86 85°27'23"

14.29 87°12'34"

99.22 | 33°57'18'

91.23 | 36°42'25'

13.78 7.00'28"

15.00 90°00'00"

19.82 | 105°44'56"

177.30 211°29'52'

19.82 105°44'56"

15.00 90°00'00"

15.00 90°00'00"

15.00 90°00'00"

16.07 93°56'50"

15.90 93°20'00"

13.40 83°33'00"

15.55 92°04'39"

62.02 | 25°25'08"

73.30 25°25'08"

17.26 | 5°16'13"

16.77 96°22'46'

11.18 48'11'23"

44.72 276°22'46'

11.18 48*11'23"

16.77 96°22'46"

33.49 11°46'04"

87.10 30°00'19"

69.28 28*16'42"

64.76 22°32'22'

53.64 | 22°04'23"

48.52 20'00'49"

39.19 19°45'45"

10.10 4°12'20"

17.12 97°33'44"

15.00 90'00'00"

33.49 | 11°46'04"

26.57 11°02'11'

31.40 | 11°02'11"

15.00 90°00'00"

338.19 | 189.45 | 53'36'18"

497.42 | 306.71 | 71°38'03"

56.38 | 28.34 | 11°46'04"

116.08 | 58.99 | 20°34'31"

48.94 | 24.54 | 8°38'13"

77.60 | 39.19 | 16°13'19"

53.68 | 26.97 | 11°12'10"

190.05 | 97.49 | 25°50'22"

176.09 | 91.47 | 31°26'13"

| 174.60 | 425.00 | S28°22'33"W

1.24 | 14.00 | N10°14'09"E

C6 | 233.27 | 525.00 | N20°25'18"E

C7 | 191.67 | 425.00 | N20°13'51"E

C8 | 178.32 | 325.00 | N13°15'09"W

C9 | 22.84 | 15.00 | N41°09'29"W

C10 | 23.56 | 15.00 | N50°13'05"E

C11 33.63 275.00 N08°43'19"E

C13 | 155.81 | 225.00 | N57°56'11"W

C15 | 53.77 | 275.00 | N06°37'27"E

C19 | 318.09 | 475.00 | N13*57'59"E

C20 | 359.14 | 425.00 | N08*56'30"E

C21 | 22.65 | 15.00 | S38°02'55"W

C22 | 22.02 | 15.00 | S56°38'05"E

C23 | 5.66 | 475.00 | N14°55'33"W

C24 | 48.99 | 325.00 | N19°35'07"W |

C25 | 77.86 | 275.00 | N23°22'41"W

C26 | 22.37 | 15.00 | S18°49'28"W

C27 | 22.83 | 15.00 | S75°05'38"E

C28 | 192.60 | 325.00 | S14°30'41"E

C29 | 176.18 | 275.00 | S13°08'08"E

C30 | 27.52 | 225.00 | S08°43'19"W

C32 | 27.68 | 15.00 | N49°21'05"E

C33 | 184.57 | 50.00 | N77*46'28"W

C35 | 23.56 | 15.00 | N32°46'28"W

C36 | 23.56 | 15.00 | S32°46'28"E

C37 | 23.56 | 15.00 | S57°13'32"W

C41 | 116.71 | 325.00 | S41°46'36"E

C42 | 24.60 | 15.00 | N81°52'31"E

C43 | 24.43 | 15.00 | N05°23'52"W

C45 | 24.11 | 15.00 | S10°52'09"E

C46 | 122.00 | 275.00 | N44°11'55"W

C47 | 144.18 | 325.00 | N44°11'55"W

C49 | 25.23 | 15.00 | N21°58'16"E

C50 | 21.03 | 25.00 | S85*44'40"E

C51 | 241.19 | 50.00 | S19*50'21"E

C52 | 21.03 | 25.00 | S46°03'57"W

C53 | 25.23 | 15.00 | N61°38'59"W

C54 | 350.84 | 375.00 | N13°20'33"E

C55 | 531.36 | 425.00 | N04°19'41"E

C56 | 56.48 | 275.00 | N75°25'53"E

C57 | 66.75 | 325.00 | N75°25'53"E

C58 | 170.20 | 325.00 | N54*32'41"E

C59 | 135.73 | 275.00 | N55°24'29"E

C60 | 127.85 | 325.00 | S46°10'17"W

C61 | 105.94 | 275.00 | S46°12'22"W

C62 | 96.06 | 275.00 | S71°18'30"W

C64 | 20.19 | 275.00 | N79*12'45"E

C66 | 23.56 | 15.00 | S65°27'09"E

C67 | 66.75 | 325.00 | N75°25'53"E

C69 | 62.60 | 325.00 | N64°01'45"E

C70 | 23.56 | 15.00 | N13°30'40"E

225.00 | S71°26'02"W

15.00 N28*19'43"E

275.00 N64*01'45"E

C71 | 23.56 | 15.00 | N76°29'20"W | 21.21 | 15.00 | 90°00'00"

C72 | 52.97 | 275.00 | N25°58'15"W | 52.89 | 26.57 | 11°02'11"

C63

C65 25.54

| 15.00 | S81°19'01"W

375.00 N28*51'14"W

C31 23.56

C34 27.68

C44 21.87

C48 34.49

15.00 | S57°13'32"W

15.00 | S24°54'00"E

| 1.24 | 14.00 | S05°09'06"W

211.05 | 475.00 | S20°25'18"W

C12 23.56

C16 | 22.55

15.00 | S78°00'21"W

60.00 | S21°05'05"W

15.00 N54°37'52"E

| 15.00 | N32°46'28"W

15.00 N57°13'32"E

15.00 S40°27'10"E

19.82

Curve Table

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

43.27

167.53

204.76

346.38

47.58

50.60

63.37

118.63

41.19

46.97

46.97

3.10

46.97

16.64

101.84

33.27

35.91

20.55

9.11

10.22

22.37

40.20

14.28

0.76

78.77

87.68

35.35

92.17

61.37

32.85

2.46

42.17

42.49

42.09

42.65

50.05

49.70

46.43

19.50

89.45

66.67

1.51

23.70

100.33

46.69

12.30

30.08

30.08

30.08

30.08

32.63

21.74 | 11°02'11"

90.25 | 43°42'53"

110.31 | 43°42'53"

95.30 28'31'04"

| 189.65 | 48°05'45"

27.05 56'49'22"

29.34 | 60°48'04"

40.96 | 78°38'40"

60.74 24°54'43"

1.22 0°30'25"

106.48 | 25°16'14"

| 20.64 | 7°16'01"

23.55 8 17'14"

23.54 8°17'14"

17.50 6.09'50"

1.55 0°32'48"

23.55 8 17 14"

8.32 2.56'02"

51.82 21°20'29"

16.67 6'56'13"

17.99 7°29'10"

10.28 4.16.54"

51.35 | 17.57'26"

7.43 2°37'05"

4.55 | 1°36'20"

23.75 8°21'39"

5.11 1°48'05"

11.19 3°56'38"

20.14 7.05'33"

7.14 2°31'05"

17.48 7.16,22"

21.52 8.56'58"

0.38 0.06'07"

39.56 10°38'05"

44.07 11°50'28"

17.70 | 6°14'09"

46.55 | 16°18'12"

30.88 | 12°48'50"

16.45 6'50'54"

1.23 0°26'01"

21.47 7'33'29"

21.13 7°26'24"

21.29 7°29'46"

21.09 7°25'30"

21.37 7°31'26"

23.89 8°24'32"

6.40 2°39'52"

25.40 10°33'11"

25.13 10°26'30"

24.95 10°22'10"

23.30 9'41'09"

9.75 4.03'46"

45.33 18*43'11"

33.58 | 13°55'28"

0.75 0°18'51"

25.81 10°43'20"

51.81 21°20'16"

11.87 | 6.02,15

51.46 25'45'58"

23.47 | 11°54'40"

6.15 2°33'48"

20.37 8°28'24"

14.98 | 33°21'40"

15.77 | 35'00'41"

15.77 | 35'00'41"

15.77 | 35'00'41"

15.77 | 35°00'41"

17.26 38°05'26"

118.80 | 60.83 | 24°56'51"

162.89 83.44 25°05'15"

64.35 | 42.04 | 80°06'40"

108.35 | 54.53 | 13.05.52"

C73 | 43.34 | 225.00 | N25°58'15"W

C74 | 171.67 | 225.00 | S09*37'54"E

C75 | 209.82 | 275.00 | S09°37'54"E

C76 | 186.65 | 375.00 | N25°53'11"E

C77 | 164.20 | 375.00 | N00°54'58"W

C78 | 356.76 | 425.00 | N07*26'28"W

C79 | 69.91 | 50.00 | N62°01'36"E |

C80 | 49.59 | 50.00 | S49°30'23"E

C81 | 53.06 | 50.00 | S09°18'20"W

C82 | 68.63 | 50.00 | S79°01'41"W

C83 | 119.57 | 275.00 | N43*56'42"W

C84 | 2.43 | 275.00 | N56°39'16"W

C85 | 108.59 | 475.00 | N01°19'52"F

C86 | 209.50 | 475.00 | N20°30'55"E

C87 | 41.22 | 325.00 | N43°10'32"E

C88 | 47.01 | 325.00 | N50°57'10"E

C89 | 47.01 | 325.00 | N59°14'24"E

C90 | 34.96 | 325.00 | N66°27'56"E

C91 3.10 325.00 N69°49'15"E

C92 | 47.01 | 325.00 | N74°14'16"E

C93 | 16.64 | 325.00 | N79°50'54"F

C94 | 102.43 | 275.00 | N51°56'23"E

C95 | 33.30 | 275.00 | N66°04'44"E

C96 | 35.93 | 275.00 | N73°17'26"E

C97 | 20.55 | 275.00 | N79°10'28"E

C98 | 101.86 | 325.00 | \$43°05'09"E

C99 | 14.85 | 325.00 | S32°47'53"E

C100 | 9.11 | 325.00 | N80°30'45"E

C101 | 47.43 | 325.00 | N75°31'45"E

C102 | 10.22 | 325.00 | N70°26'53"E

C103 | 22.37 | 325.00 | N67*34'31"E

C104 | 40.23 | 325.00 | N62°03'26"E

C105 | 14.28 | 325.00 | S30°13'48"E

C106 | 34.91 | 275.00 | N27*51'10"W

C107 | 42.95 | 275.00 | N19°44'30"W

C108 | 0.76 | 425.00 | N15°12'57"W

C109 | 78.89 | 425.00 | N09°50'51"W

C110 | 87.83 | 425.00 | N01°23'25"E

C111 | 35.37 | 325.00 | S54°19'23"W

C112 | 92.48 | 325.00 | S43°03'12"W |

C113 | 61.50 | 275.00 | S44°44'39"E

C114 | 32.87 | 275.00 | S34°54'48"E

C115 | 2.46 | 325.00 | N31°42'21"W

C116 | 42.87 | 325.00 | N35°42'06"W

C117 | 42.20 | 325.00 | N43*12'02"W

C118 | 42.52 | 325.00 | N50°40'07"W

C119 | 42.12 | 325.00 | N58°07'45"W

C120 | 42.68 | 325.00 | N65°36'13"W

C121 | 47.70 | 325.00 | N73*34'12"W

C122 | 12.79 | 275.00 | S30°09'24"E

C123 | 50.65 | 275.00 | S23*32'53"E

C124 | 50.12 | 275.00 | S13°03'02"E

C125 | 49.77 | 275.00 | S02°38'42"E

C126 | 46.49 | 275.00 | S07'22'58"W

C127 | 19.50 | 275.00 | S29°27'28"E

C128 | 89.85 | 275.00 | S18°03'59"E

C129 | 66.83 | 275.00 | S01°44'39"E

C130 | 1.51 | 275.00 | N69°23'25"E

C131 | 51.46 | 275.00 | N63°52'19"E

C132 | 119.74 | 275.00 | N43°57'46"W

C133 | 102.41 | 275.00 | N67*06'20"W

C134 | 23.71 | 225.00 | S09°12'25"W

C135 | 101.18 | 225.00 | S06°41'42"E

C136 | 46.77 | 225.00 | S25°32'00"E

C137 | 12.30 | 275.00 | N30°12'27"W

C138 | 40.67 | 275.00 | N24°41'21"W

C139 | 29.11 | 50.00 | N11°17'39"E

C140 | 30.55 | 50.00 | N22*53'32"W

C141 | 30.55 | 50.00 | N57*54'13"W

C142 | 30.55 | 50.00 | S87°05'05"W

C143 | 30.55 | 50.00 | S52°04'24"W |

C144 | 33.24 | 50.00 | S15°31'20"W

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 291.00 ACRE TRACT CONVEYED TO GERALD L. KLINE ET AL. BY DEED RECORDED IN VOLUME 621, PAGE 565, O.P.R.B.C.TX., SAME BEING THE SOUTHWEST CORNER OF LOT 85, BLOCK B OF THE COLONY M.U.D. 1C, SECTION 5, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 132-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S23'22'17"E, WITH THE SOUTH LINE OF LOT 85, BLOCK B OF SAID THE COLONY M.U.D. 1C, SECTION 5 AND OVER AND ACROSS SAID 1258.002 ACRE TRACT, A DISTANCE OF 34.13 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF LOT 85, BLOCK B, BEING THE SOUTHWEST CORNER OF LOT 74, BLOCK B BOTH OF SAID THE COLONY M.U.D. 1C, SECTION 5, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

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

- 1) S58°47'24"W. A DISTANCE OF 171.33 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.
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 174.60 FEET, AND A CHORD THAT BEARS S28'22'33"W. A DISTANCE OF 173.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S40°08'42"W, A DISTANCE OF 75.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) N49°51'18"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING
- OF A CURVE TO THE RIGHT, 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.82 FEET, AND A CHORD THAT BEARS S78°00'21"W, A
- DISTANCE OF 18.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N27°04'40"E, A DISTANCE OF 117.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7)N17°55'20"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 8) N60°51'30"W, A DISTANCE OF 305.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N64'32'58"W, A DISTANCE OF 116.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S86°02'09"W, A DISTANCE OF 137.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER
- 11) S53'35'14"W, A DISTANCE OF 91.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) S33'45'08"W. A DISTANCE OF 336.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N79'36'01"W, A DISTANCE OF 162.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 14) S15'33'49"W, A DISTANCE OF 133.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) S24°53'17"E, A DISTANCE OF 15.02 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,
- 16) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND CHORD THAT BEARS \$21°05'05"W, A
- DISTANCE OF 78.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 17) S70°16'10"W, A DISTANCE OF 35.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 18) S11°35'20"W, A DISTANCE OF 171.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAM HOUSTON DRIVE (70' R.O.W.), DESCRIBED IN THE COLONY M.U.D. 1C, SECTION 7, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 200-B, P.R.B.C.TX. FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N83'30'58"W, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE NORTH LINE OF SAID SAM HOUSTON DRIVE, A DISTANCE OF 177.50 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, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT A POINT OF CURVATURE ON THE NORTH LINE OF SAID SAM HOUSTON DRIVE BEARS N83°30'58"W, A DISTANCE OF 45.08 FEET,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT THE FOLLOWING THIRTY-THREE (33) COURSES AND DISTANCES, NUMBERED 1 THROUGH 33,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.91 FEET, AND A CHORD THAT BEARS N54°37'52"E, A
- DISTANCE OF 20.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 2) N12'46'43"E, A DISTANCE OF 101.97 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,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 1.24 FEET, AND A CHORD THAT BEARS N10*14'09"E, A DISTANCE OF 1.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) NO7*41'34"E, A DISTANCE OF 19.39 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 525.00 FEET. AN ARC LENGTH OF 233.27 FEET. AND A CHORD THAT BEARS N20'25'18"E. A DISTANCE OF 231.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- 6) N33'09'02"E, A DISTANCE OF 282.83 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.
- 7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 191.67 FEET, AND A CHORD THAT BEARS N20°13'51"E, A
- DISTANCE OF 190.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N82°41'20"W, A DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 9) N11°24'37"W, A DISTANCE OF 291.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N30°49'19"W, A DISTANCE OF 239.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N58'29'03"E, A DISTANCE OF 125.14 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, 12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 178.32 FEET, AND A CHORD THAT BEARS N13*15'09"W, A
- DISTANCE OF 176.09 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 15.00 FEET, AN ARC LENGTH OF 22.84 FEET, AND A CHORD THAT BEARS N41°09'29"W, A
- DISTANCE OF 20.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 14) NO4'46'07"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, 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 N50°13'05"E, A
- DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. 16) NO5'13'05"E. A DISTANCE OF 149.05 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, 17) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 33.63 FEET, AND A CHORD THAT BEARS NO8'43'19"E, A
- DISTANCE OF 33.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 18) N12*13'32"E, A DISTANCE OF 30.05 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,
- 19) 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 N32*46'28"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) N77*46'28"W, A DISTANCE OF 58.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) N12*13'32"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 22) N77*46'28"W, A DISTANCE OF 6.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING
- OF A CURVE TO THE RIGHT. 23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 155.81 FEET, AND A CHORD THAT BEARS N57*56'11"W, A
- DISTANCE OF 152.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.
- 24) N54°51'33"E, A DISTANCE OF 322.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 25) S31'29'18"E, A DISTANCE OF 218.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 26) S12°06'32"E, A DISTANCE OF 77.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 27) S10°24'43"W, A DISTANCE OF 60.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 28) S77'46'28"E, A DISTANCE OF 110.00 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, 29) 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 N57'13'32"E, A
- DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 30) S77*46'28"E. A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 31) N12°13'32"E, A DISTANCE OF 40.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT.
- 32) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 53.77 FEET, AND A CHORD THAT BEARS NO6'37'27"E, A DISTANCE OF 53.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 33) N74°18'16"E. A DISTANCE OF 211.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING ON THE SOUTH LINE OF A CALLED 91.016 ACRE TRACT OF LAND CONVEYED TO WA AND KA LAND & CATTLE, LLC BY DEED RECORDED IN DOCUMENT NUMBER 201710142, O.P.R.B.C.TX.. FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, S31°28'07"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT, SAID 91.016 ACRE TRACT, AND SAID 291.00 ACRE TRACT, A DISTANCE OF 1505.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.490 ACRES OF LAND.

1. THE BENCHMARKS USED ARE:

- BM #1: CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", LOCATED +/- S26°12'52"W 815.21' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 5
- NORTHING=10020917.40 EASTING=3226106.01 ELEVATION: 515.86' (NAVD '88)
- BM #2: COTTON SPINDLE FOUND IN SIDEWALK SEAM, LOCATED +/- S71°30'31"E 1,274.83' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 5
- NORTHING=10021244.44 EASTING=3227675.13 ELEVATION: 464.07' (NAVD '88)
- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 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
- 9. BY APPROVING THIS PRELIMINARY PLAT. THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

- 10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES
- 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS. 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 ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 16. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195E AND MAP PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, BOTH EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193.
- 17. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 18. 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. 19. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS
- BY GOVERNMENT AUTHORITIES. 20. 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. 21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES 22. 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).
- 23. 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.
- 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON 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.
- 25. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 26. 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.
- 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 PRELIMINARY PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE
- 28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- 29. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP
- CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER. 30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR

OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION

- HER ASSIGNS. 31. 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. 32. 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. 33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY
- 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.

FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT

- 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 CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES. 38. 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.
- 39. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT. 40. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- 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).

- STATE OF TEXAS COUNTY OF BASTOP KNOW ALL MEN BY THESE PRESENTS:
 - THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE 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 34.490 ACRES OF LANDWITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1D. SECTION 5"

BJECT	TO EASEMENTS AND	RESTRICTIONS HERETOFORE	GRANTED AN	ND NOT	RELEASED	AND	DO	HEREBY	DEDICATE	ANY	STREETS	
D/OR	EASEMENTS SHOWN	HEREON TO THE PUBLIC.										
NESS	MY HAND THIS	DAY OF		. 20	. A.D							

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY

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

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

FLOOD PLAIN NOTE:

EL PASO, TEXAS 79913

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

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

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

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

I, MAHER HARMOUCHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

* MAHER HARMOUCHE **ENGINEERING BY:** 143982 CENSENION ON ALL ENGLISHED 143982 MAHER HARMOUCHE, P.E. #143982 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

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

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

THAT I, JOHN DAVID KIPP, 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 AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 4210006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

> JOHN DAVID KIPP 5844 JOHN DAVID KIPP ~ R.P.L.S. NO. 5844 CARLSON, BRIGANCE & DOERING, INC.

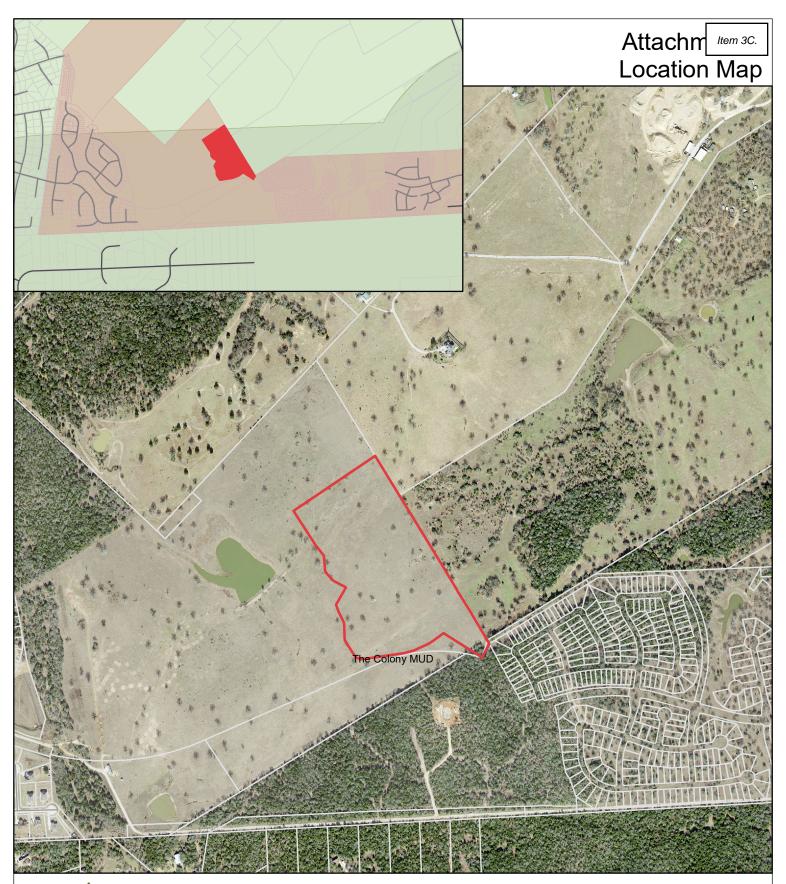
> > SHEET NO. 2 OF 2



Carlson, Brigance & Doering, Inc. FIRM ID #F3791 ♦ REG. # 10024900

CARLSON, BRIGANCE, & DOERING, INC.

J:\AC3D\5435\Survey\PRELIMINARY PLAT - COLONY 1D SECTION 5





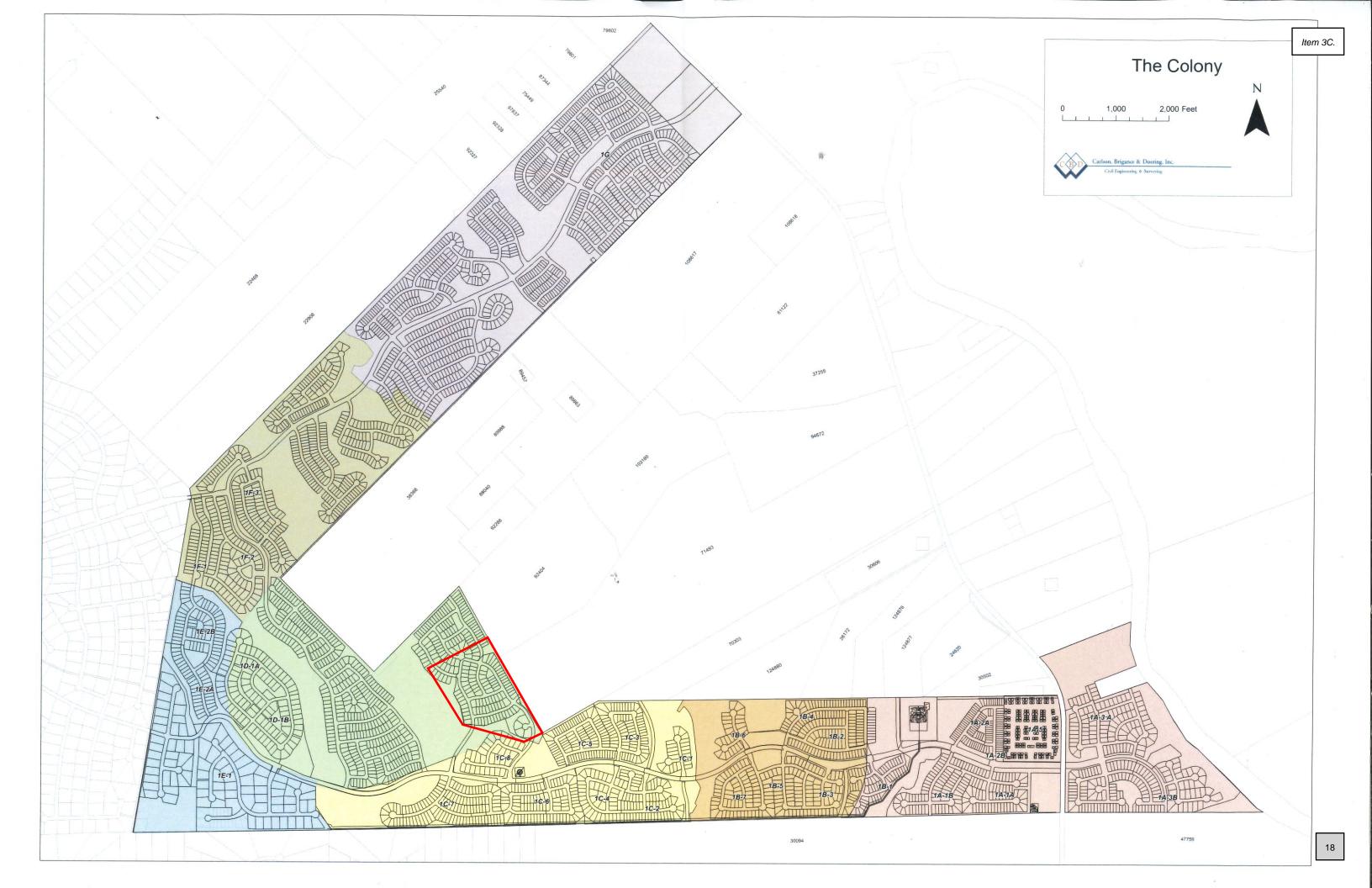
The Colony MUD 1D Section 5 Preliminary Plat

1 inch = 800 feet

Date: 9/26/2022

Date: 9/26/2022

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 accuracy, completeness or usefullness of information, nor does it represent that its into infringe upon privately owned right.





STAFF REPORT

MEETING DATE: September 29, 2022

TITLE:

Consider action to approve The Colony MUD 1C Section 8 Final Plat, being 19.576 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: North of Sam Houston Drive (Attachment 1)

Total Acreage: 19.576 acres

Legal Description: 19.576 acres of the Jose Manuel Bangs Survey, Abstract 5

Property Owner: Rick Neff/Hunt Communities Bastrop, L.L.C.

Agent Contact: Tania Halcomb, 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 Final Plat for The Colony MUD 1C, Section 8. The plat includes 31 residential lots and 4 non-residential lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended. An amenity, drainage, landscape, PUE lot and a utility lot are included in the non-residential lots.

Traffic Impact and Streets

The Final Plat proposes to take access off Sam Houston Dr via Rainwater Creek Dr, which also stubs out to the north for future connection. A loop and cul-de-sac extend off Rainwater Creek Dr. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Utilities

Water service (domestic and fire) will be provided by The Colony MUD via water line extensions from existing infrastructure located 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 Public Improvement Plan has been reviewed and approved by the City Engineer. This section also includes a utility lot for a water storage tank that provides service to this region of The Colony MUD.

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 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 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 19.546-acre tract into 31 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.
- 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 in compliance with the approved Public Improvement Plan Agreement before any final plats can be recorded.

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

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

B³ Code – Chapter 1: Subdivisions

• Section 1.3.001 Standard Procedure - Platting

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

Section 1.3.002 Preliminary Plat

The Preliminary 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 1.3.002 Final Plat

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on May 17, 2022.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on August 11, 2022.

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 July 12, 2022.

Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for The Colony MUD 1C, Section 8 for compliance with subdivision and utility standards on August 26, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

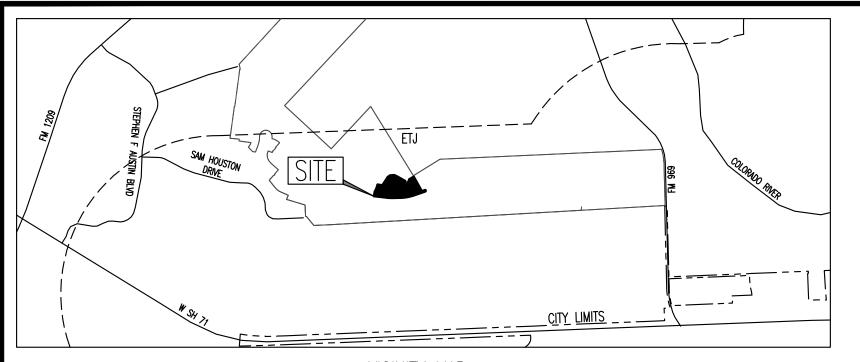
RECOMMENDATION:

Consider action to approve The Colony MUD 1C Section 8 Final Plat, being 19.576 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: The Colony MUD 1C, Section 8 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Land Use Plan

J:\AC3D\5235\Survey\FINAL PLAT- COLONY MUD 1C, SEC 8



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S25°42'25"W	21.21	15.00	90°00'00"
C2	469.46	1465.00	S80°08'48"W	467.45	236.76	18°21'37"
C3	182.99	1465.00	N87°05'41"W	182.87	91.62	7*09'25"
C4	85.48	60.00	N21°05'05"E	78.43	51.82	81°37'50"
C5	19.82	15.00	N78°00'21"E	18.41	11.66	75°43'17"
C6	174.60	425.00	N28°22'33"E	173.37	88.55	23°32'18"
C7	23.60	15.00	N45°40'58"W	21.24	15.04	90°08'59"
C8	23.54	15.00	N44°21'34"E	21.20	14.98	89*56'06"
C9	10.56	60.00	N05°38'59"W	10.55	5.29	10°05'01"
C10	16.80	60.00	S07°24'56"W	16.75	8.46	16°02'49"
C11	179.49	375.00	N26°26'00"E	177.78	91.50	27°25'25"
C12	23.11	15.00	N28°42'04"W	20.89	14.56	88°16'48"
C13	22.20	15.00	S64°46'01"W	20.23	13.69	84°47'03"
C14	70.05	275.00	N80°08'17"W	69.86	35.21	14°35'39"
C15	82.78	325.00	N80°08'17"W	82.56	41.62	14°35'39"
C16	51.19	325.00	S82°55'23"E	51.13	25.65	9*01'27"
C17	43.31	275.00	S82°55'23"E	43.27	21.70	9*01'27"
C18	19.03	15.00	S42°04'13"E	17.78	11.04	72°40'54"
C19	306.22	60.00	S28°03'40"W	66.74	40.15	292°25'08"
C20	23.56	15.00	N42°26'07"W	21.21	15.00	90°00'00"
C21	23.56	15.00	N47°33'53"E	21.21	15.00	90°00'00"
C22	137.67	225.00	N20°05'39"E	135.54	71.07	35°03'31"
C23	168.27	275.00	S20°05'39"W	165.66	86.86	35°03'31"
C24	23.56	15.00	N82°37'24"E	21.21	15.00	90°00'00"
C25	11.32	15.00	N16°00'28"E	11.05	5.94	43°13'52"
C26	184.79	60.00	S82°37'24"W	119.94	1942.96	176°27'45"
C27	11.32	15.00	S30°45'39"E	11.05	5.94	43*13'52"
C28	86.44	225.00	S63°22'56"E	85.91	43.76	22°00'41"
C29	105.65	275.00	S63°22'56"E	105.00	53.48	22°00'41"
C30	92.78	275.00	N64°43'21"W	92.34	46.83	19°19'50"
C31	68.09	225.00	S65°43'05"E	67.83	34.31	17°20'22"
C32	25.45	15.00	S08°27'06"E	22.50	17.01	97°11'36"
C33	22.20	15.00	N82°32'38"E	20.23	13.70	84°47'51"
C34	2.38	15.00	S59*35'44"E	2.37	1.19	9*04'34"

			Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C35	77.89	275.00	S63°10'18"E	77.63	39.21	16°13'43'
C36	14.89	275.00	S72°50'13"E	14.89	7.45	3*06'07"
C37	12.81	225.00	N58°40'47"W	12.81	6.41	3 15 45
C38	55.28	225.00	N67°20'58"W	55.14	27.78	14°04'37
C39	0.62	225.00	S74°18'34"E	0.62	0.31	0°09'24"
C40	80.44	225.00	S63*59'21"E	80.01	40.65	20°29'04
C41	77.15	275.00	N66°21'02"W	76.90	38.83	16'04'28
C42	5.38	225.00	S53°03'42"E	5.38	2.69	1°22'13"
C43	28.50	275.00	N55°20'42"W	28.48	14.26	5*56'13"
C44	51.11	60.00	S33*32'56"E	49.58	27.22	48*48'25
C45	69.07	60.00	N89°04'14"E	65.32	38.93	65°57'17
C46	64.61	60.00	N25°14'34"E	61.54	35.84	61°42'03
C47	55.00	275.00	N31°53'36"E	54.91	27.59	11°27'36
C48	75.42	275.00	N18*18'25"E	75.18	37.95	15'42'47
C49	37.85	275.00	N06°30'27"E	37.82	18.95	7.53'08"
C50	36.15	225.00	S33°01'16"W	36.11	18.11	9°12'17"
C51	101.53	225.00	S15°29'30"W	100.67	51.64	25°51'14
C52	26.55	60.00	S18°24'26"E	26.34	13.50	25°21'19
C53	91.12	60.00	S74°35'33"E	82.61	56.95	87°00'55
C54	60.09	60.00	N48°25'25"W	57.61	32.84	57°23'10
C55	42.97	60.00	S82°22'03"W	42.06	22.45	41°01'54
C56	29.94	325.00	N81°03'00"W	29.93	14.98	5*16'40"
C57	21.25	325.00	N85°33'43"W	21.25	10.63	3*44'47"
C58	3.65	275.00	N87*03'20"W	3.65	1.82	0°45'34"
C59	66.40	275.00	N79°45'30"W	66.24	33.36	13°50'05
C60	61.87	325.00	S81°58'52"E	61.78	31.03	10°54'30
C61	20.91	325.00	S74°41'02"E	20.90	10.46	3°41'09"
C62	10.40	15.00	S81°43'13"W	10.20	5.42	39°44'14
C63	15.94	39.00	N01°00'54"E	15.83	8.08	23°24'50
C64	39.75	1464.99	N88°27'55"E	39.75	19.87	1°33'16"
C65	150.08	1465.00	N84°45'12"E	150.01	75.10	5°52'10"
C66	277.48	1465.00	N76°23'33"E	277.06	139.15	10°51'07
C67	131.81	425.00	S31°15'36"W	131.29	66.44	17°46'13
C68	2.16	1463.21	N89*17'05"E	2.16	1.08	0°05'05"

	esidential lot Ion—residentia		31 4 TOTAL: 35	7.85	32 ACRES 36 ACRES 388 ACRES
NO. OF E	II OCKS.		101AL. 33	10.0	OU ACINES
R.O.W.:	LOUINO		TOTAL:	2.68	88 ACRES
A B C C	329 328 498 502	L.S.E. & OPEN L.S.E., & OPEN AMENITY, DRAIN UTILITY LOT		& P.U.E	Ξ.
	LINEA	R FOOTAGE OF RIGI	HT-OF-WAY		
agua dul		50' R.O			LOCAL
FIRETHORN	l LOOP	50' R.O).W. 889) FT	LOCAL
INCINON					

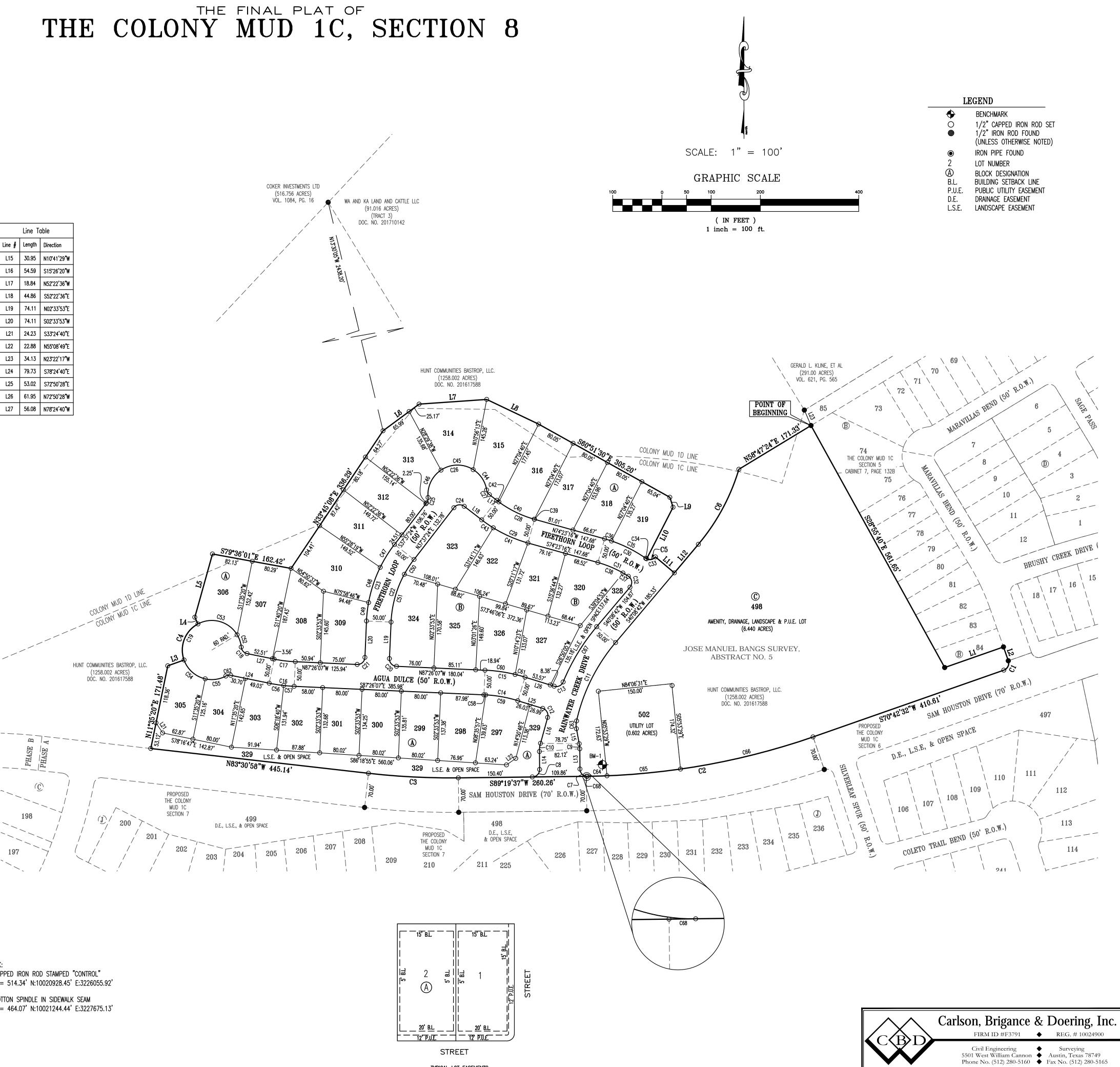
530 FT LOCAL

2,174 FT

TOTAL

RAINWATER CREEK DRIV

		Line To	able]		Line To)
	Line #	Length	Direction		Line #	Length	
_	L1	126.50	N70°42'25"E		L15	30.95	
-	L2 L3	29.76 35.23	S19°17'35"E N70°16'10"E	1	L16 L17	54.59 18.84	
-	 L4	15.02	N24°53'17"W		L17	44.86	
	L5	133.46	N15*33'49"E	1	L19	74.11	ĺ
	L6	91.16	N53°35'14"E		L20	74.11	
_	L7	137.68	N86°02'09"E		L21	24.23	l
-	L8 L9	116.82 21.21	S64°32'58"E S17°55'20"E	_	L22 L23	22.88 34.13	
-	L10	117.72	S27'04'40"W		L24	79.73	
-	L11	50.00	S49°51'18"E	-	L25	53.02	
	L12	75.73	N40°08'42"E		L26	61.95	ĺ
_	L13	40.95 36.56	N00°36'29"W S00°36'29"E		L27	56.08	Ĺ
					197	198 PHASE B	
			B E B	BENCHMARI BM-1: CA LEVATION BM-2: CC LEVATION	apped if = 514. Otton s	34' N:10 PINDLE	C



TYPICAL LOT EASEMENTS

SHEET NO. 1 OF 2

REVISION BY DATE COMMENT

DATE: APRIL 4 2022

4401 N. MESA STREET, EL PASO, TEXAS 79902 PHONE: (915) 298-4226

ENGINEER & SURVEYOR:

AUSTIN, TX 78749 (512) 280-5160 (512) 280-5165 fax

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY

AARON V. THOMASON, R.P.L.S. AND

DOUGLAS R. RUMMEL, JR. P.E. CARLSON, BRIGANCE & DOERING, Inc. 5501 WEST WILLIAM CANNON

F.E.M.A. MAP NO. 48021C0335E

BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

RICK NEFF

THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 8

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BASTROP §

COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

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

CARLSON, BRIGANCE & DOERING, INC.

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 19.576 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 19.576 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING IN THE NORTHEASTERN LINE OF SAID 1258.002 ACRE TRACT, BEING ALSO AT THE WESTERNMOST CORNER OF LOT 74, BLOCK B, THE COLONY MUD 1-C, SECTION 5, A SUBDIVISION RECORDED IN CABINET 7. PAGE 132-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING ALSO AT THE SOUTHERNMOST CORNER OF LOT 85, BLOCK B, SAID COLONY MUD 1-C, SECTION 5 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N23'22'17"W A DISTANCE OF 34.13 FEET, BEING AT THE WESTERNMOST CORNER OF SAID LOT 85, BLOCK B, BEING ALSO AT THE SOUTHERNMOST CORNER OF A CALLED 291.00 ACRE TRACT OF LAND CONVEYED TO GERALD L. KLINE, ET AL IN VOLUME 621, PAGE 565, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE WESTERN LINE OF SAID COLONY MUD 1-C, SECTION 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- S28°55'40"E, A DISTANCE OF 561.65 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE SOUTHERNMOST CORNER OF LOT 84, BLOCK B, FOR CORNER,
- N70°42'45"E, WITH THE SOUTH LINE OF SAID LOT 84, BLOCK B, A DISTANCE OF 126.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE EASTERNMOST CORNER OF SAID LOT 84, BLOCK B, BEING ALSO IN THE WESTERN RIGHT-OF-WAY LINE OF MARAVILLAS BEND (50' R.O.W.), FOR CORNER,
- 3) S19°17'35"E, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID MARAVILLAS BEND, A DISTANCE OF 29.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER, AT A POINT OF CURVATURE FOR A CURVE TO THE RIGHT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES, NUMBERED 1 THROUGH 24,

- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS S25'42'25"W A DISTANCE OF 21.21 FEET, TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- S70°42'32"W, A DISTANCE OF 410.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 469.46 FEET, AND A CHORD THAT BEARS S80°08'48"W, A DISTANCE OF 467.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S89'19'37"W, A DISTANCE OF 260.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 182.99 FEET, AND A CHORD THAT BEARS N87°05'41"W, A DISTANCE OF 182.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR
- N83°30'58"W, A DISTANCE OF 445.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- N11'35'20"E, A DISTANCE OF 171.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, N70'16'10"E, A DISTANCE OF 35.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND A CHORD THAT BEARS N21°05'05"E, A DISTANCE OF 78.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N24'53'17"W, A DISTANCE OF 15.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N15'33'49"E, A DISTANCE OF 133.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- S79°36'01"E, A DISTANCE OF 162.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N33'45'08"E, A DISTANCE OF 336.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A NORTHERN CORNER OF SAID 1258.002 ACRE TRACT, BEING AT THE WESTERNMOST CORNER OF A CALLED 91.016 ACRE TRACT OF LAND CONVEYED TO WA AND KA LAND AND CATTLE LLC IN DOCUMENT NUMBER 201710142, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST LINE OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS LTD IN VOLUME 1084, PAGE 16, BEARS N13*30'05"W, A DISTANCE OF 2438.20 FEET,
- 14) N53'35'14"E, A DISTANCE OF 91.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N86°02'09"E, A DISTANCE OF 137.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, S64'32'58"E, A DISTANCE OF 116.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- S60°51'30"E, A DISTANCE OF 305.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S17'55'20"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S27°04'40"W, A DISTANCE OF 117.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 20) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.82 FEET, AND A CHORD THAT BEARS N78°00'21"E, A DISTANCE OF 18.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S49°51'18"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) N40°08'42"E, A DISTANCE OF 75.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT,
- 23) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 174.60 FEET, AND A CHORD THAT BEARS N28°22'33"E, A DISTANCE OF 173.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N58'47'24"E, A DISTANCE OF 171.33 FEET, TO THE POINT OF BEGINNING AND CONTAINING 19.576 ACRES OF LAND.

GENERAL NOTES:

- 1. THE BENCHMARKS USED ARE:
- BM#1: CAPPED IRON ROD STAMPED "CONTROL", ELEVATION=514.34' N:10020928.45' E:3226055.92'
- BM#2: COTTON SPINDLE IN SIDEWALK SEAM, ELEVATION=464.07' N:10021244.44' E:3227675.13' 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY. 6. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 24, 2022.
- 8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 9. 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.
- 10. 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.
- 11. BY APPROVING THIS FINAL 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.
- 12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
- 14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- 15. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 18. 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 PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER
- 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. 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.
- 21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 22. 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. 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 24. 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). 25. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- 26. 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.
- 27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 28. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, 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. 29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO
- BASTROP COUNTY MAINTENANCE.
- 30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP. 31. 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 FINAL 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 FINAL 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 FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER. 32. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 33. 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
- 34. 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. 35. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN
- on this final plat 36. 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. 37. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTNANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- 38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 39. 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.
- 40. 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.
- 41. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 42. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- 43. 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.
- 44. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY—S (STANDARD LOT).

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 A 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE THAT 19.576 ACRE TRACT OF LAND WITH THE FINAL "THE COLONY MUD 1C, SECTION 8" SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS ______ DAY OF ______, 20____, A.D. RICK NEFF, SENIOR VICE PRESIDENT HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY 4401 N. MESA STREET, EL PASO, TEXAS 79902 COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK NEFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__, A.D. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS 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. THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

> ** DOUGLAS R. RUMMEL, JR. 97387 CARLSON, BRIGANCE & DOERING, INC.

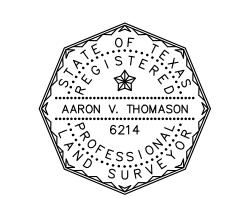
KNOW ALL MEN BY THESE PRESENTS:

COUNTY CLERK, BASTROP COUNTY, TEXAS

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.

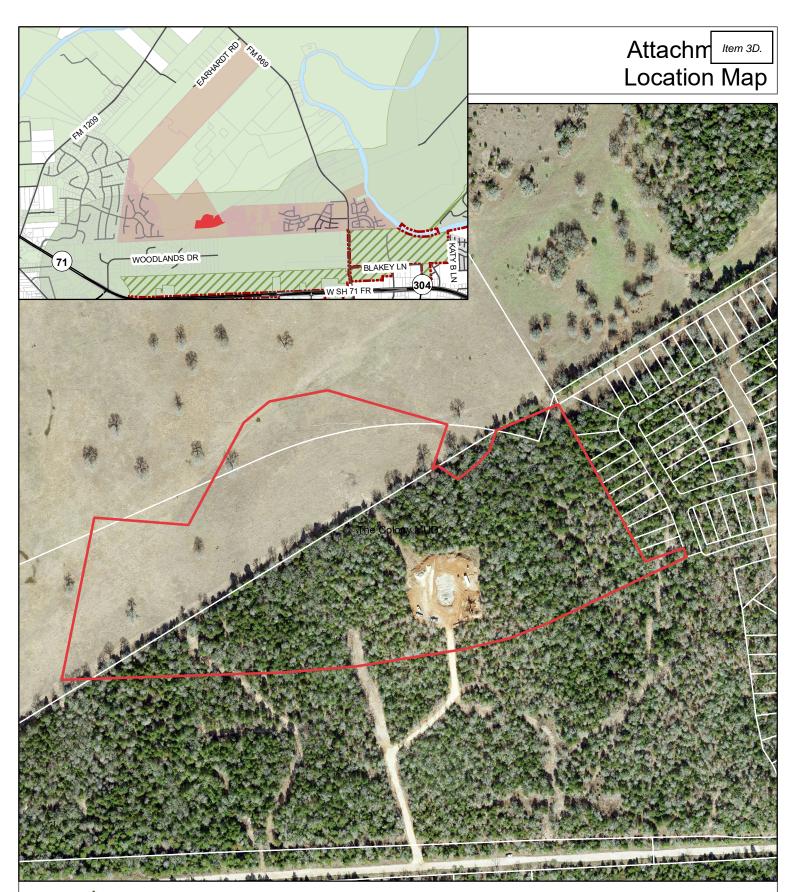
I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

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



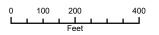
APPROVED THIS DAY OF	20 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
APPROVED:	ATTEST:
PLANNING & ZONING COMMISSION CHAIRPERSON	CITY SECRETARY
STATE OF TEXAS)(COUNTY OF BASTROP)(
	KAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20, A.E OF BASTROP COUNTY, TEXAS IN PLAT CABINET, PAGE, PAGE
FILED FOR RECORD ON THE DAY OF	, 20 A.D.







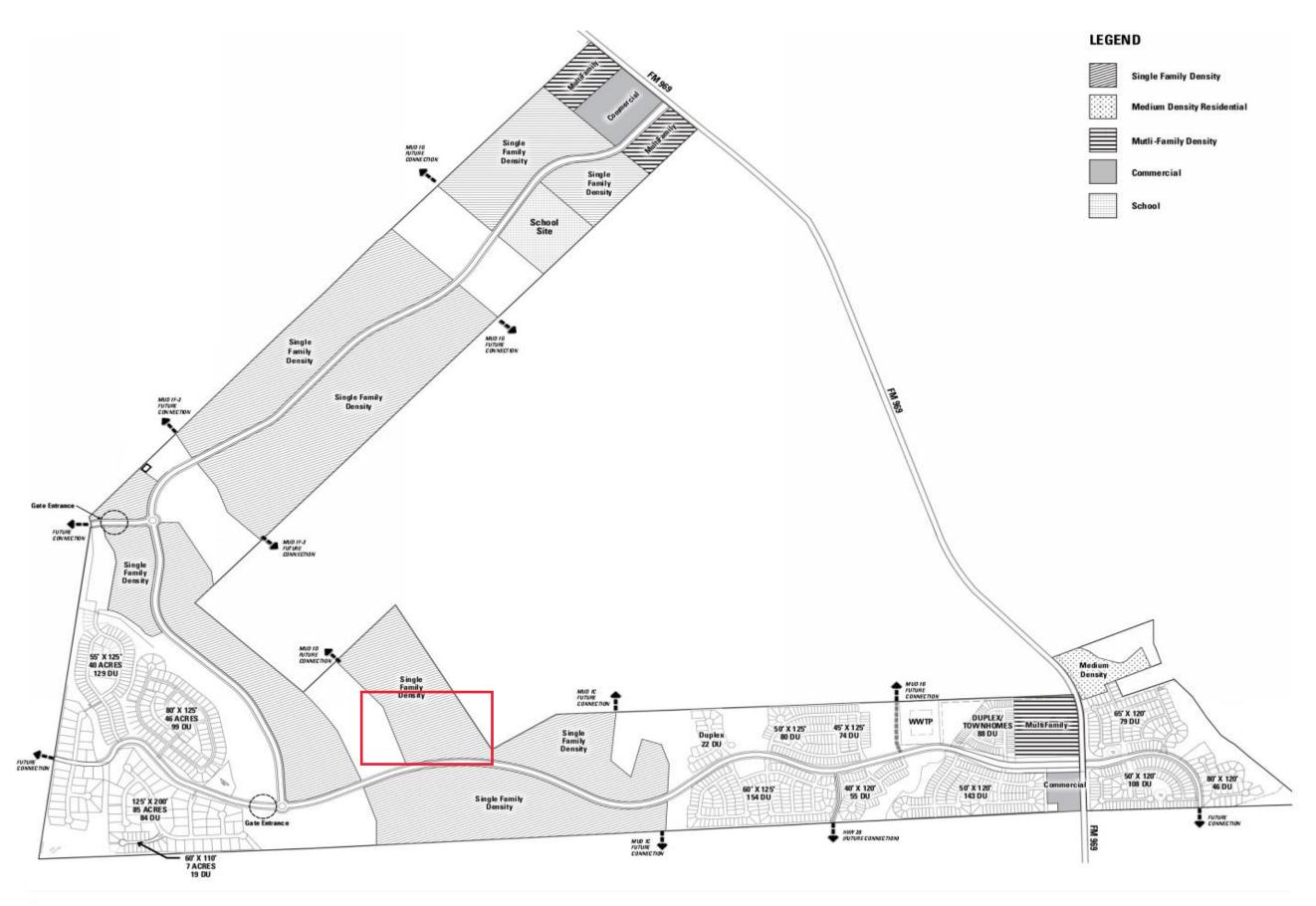
Subdivision Plat The Colony MUD 1C Section 8



1 inch = 300 feet

Date: 2/18/2022

Date: 2/18/2022
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 accuracy, completeness or usefullness of information, nor does it represent that its not infringe upon privately owned right.







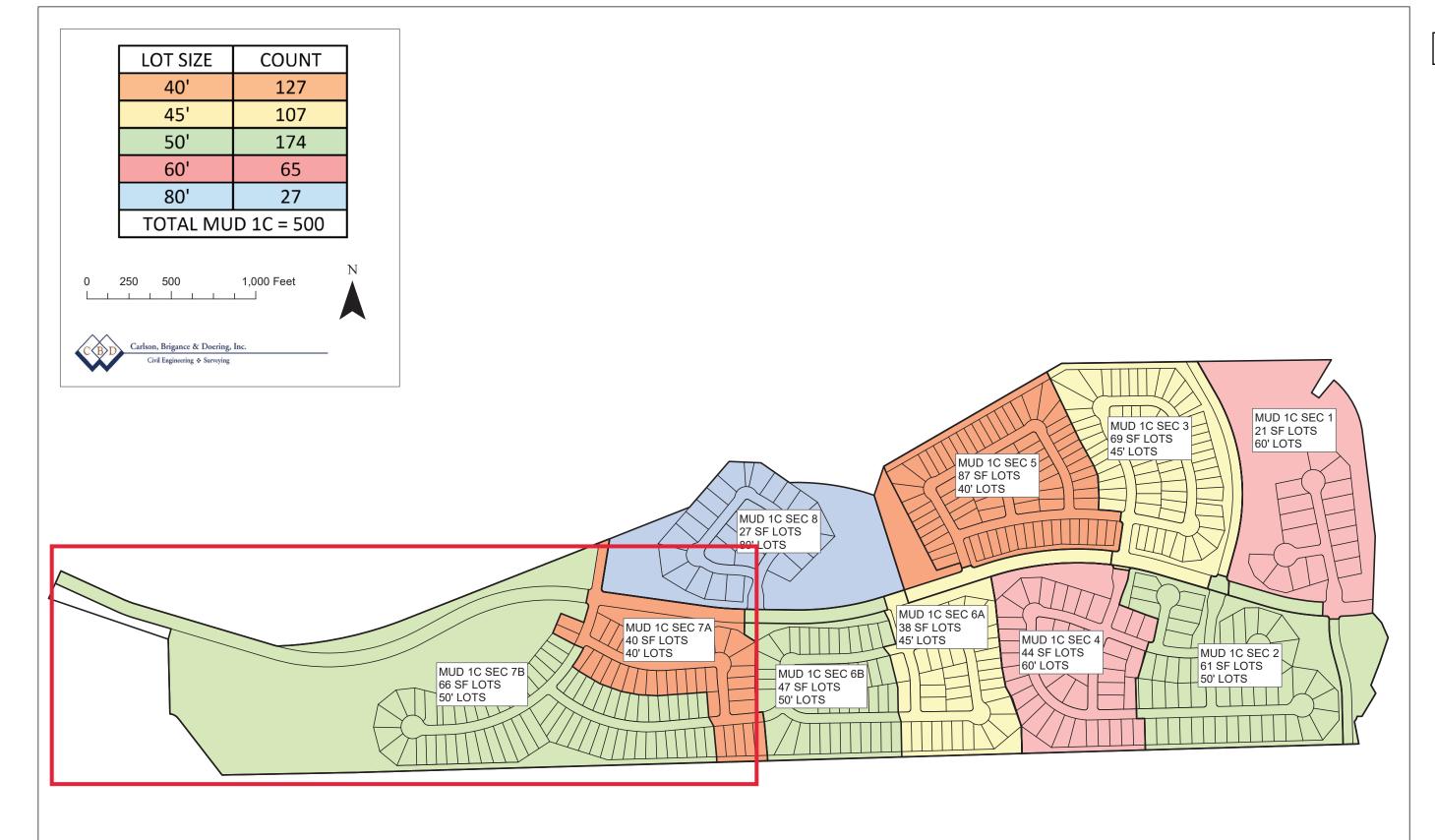
Bastrop, TX

02 August 2019





Item 3D.





STAFF REPORT

MEETING DATE: September 29, 2022

TITLE:

Consider action to approve Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, 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: North of Farm Street, south of Cedar Street (Attachment 1)

Total Acreage: 15.84 acres

Legal Description: 15.84 acres of Farm Lots 37 and 38, East of Main Street

Property Owner: Farm Street Village, LLC

Agent Contact: Sallie Burchett, Structure Development

Existing Use: One residential unit and Vacant/Undeveloped

Existing Zoning: Place Type 3 (P3)
Character District: Cultural Arts

Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for Farm Street Village. The plat includes 72 residential lots and 1 non-residential/community lot (0.39 acres), and 1 open space lot (3.19 acres) (Exhibit A). The residential lots have an average size of 0.12 acres or 5,405 square feet. The applicant plans to build the entire subdivision in one phase.

Traffic Impact and Streets

The Preliminary Plat proposes four 56-foot rights-of-way for Julius Thomas Street, Catalpa Street, Buttonwood Street, and Beech Street. These new rights-of-way meet the Building Block grid pattern, connecting Farm Street and Cedar Street with Julius Thomas. The other three ROWs will connect to the existing ROW of Chambers Street to the west. Additionally, a public alley will be dedicated between Julius Thomas and Chambers Street, which will provide the vehicular on-site parking access to those blocks. The new ROWs and alleys, along with half of Chambers Street will be built by the developer. 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 Building Block grid requirement for Traditional Neighborhood Development, which complies with the Cultural Arts Character District.

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 lines on Cedar Street, Farm Street and Chambers Street. 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 with wastewater line extensions from Farm Street and Cedar Street, provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Drainage

The natural drainage basins for this area drain to Gills Branch to the east. Stormwater runoff generated will be routed via new storm sewer to Gills Branch. The drainage plan is using the updated rainfall totals of Atlas 14. The site will utilize direct discharge to Gills Branch without onsite detention. An analysis has been completed by the applicant's engineer to show that there will be no upstream or downstream adverse impact. Place Type 3 (P3) zoning district allows a maximum of 60% impervious cover. The impervious cover for the entire site will be 58%. 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 Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area's range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street. The scale of land uses, and transitions between them will compliment historic building form and intensity, but increased development intensity may be allowed on a case-by-case basis to encourage viable investment in center city Bastrop.

This plat complies with the Future Land Use Plan, which shows Downtown Bastrop in this area. The plat proposes residential lots, which are adjacent to commercial lots (SH 95), and civic spaces (BISD Performing Arts Center, Bastrop Convention Center).

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

Objective 2.4.1: Invest in wastewater system expansion in areas that promote infill and contiguous development.

The existing capacity and lines of the wastewater system adjacent to the property will be utilized and extended with this infill development.

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

The B³ Code allows for a diversity of building types and sizes by not requiring a minimum lot size and allowing up to three living units on each lot. The Farm Street Village Development create 72 residential lots that will follow the form and lot requirements of the B³ Code.

Objective 6.2.1: Ensure that subdivision ordinance/regulations and site development standards promote connectivity.

The Traditional Neighborhood Development Pattern requires streets provided every 330 feet (Building Block grid). The additions of Julius Thomas Street, Chambers Street, and the three cross streets provide small, multimodal blocks that promote vehicular as well as pedestrian and bicycle connectivity.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped 15.84-acre tract into 72 residential lots and 2 non-residential lots. Utility improvements within the subdivision water and wastewater will be dedicated to the City of Bastrop upon their completion.

Sec. 212.010. Standards for Approval

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

The preliminary plat conforms to the Future Land Use Plan, which is designated Downtown Bastrop 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 connections.

(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.

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 September 16, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 16, 2022.

Section 1.3.004 Plat Requirements

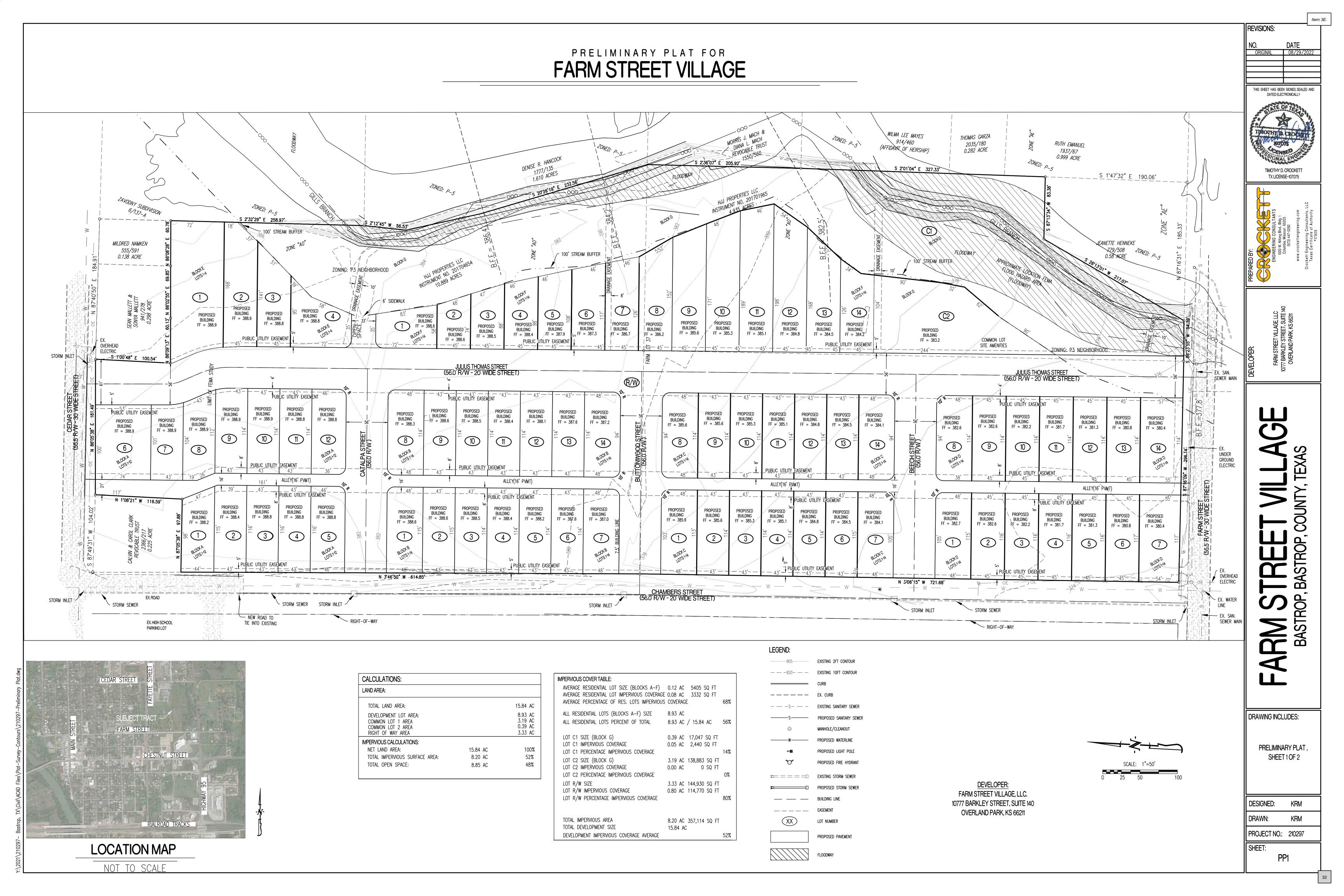
The Development Review Committee reviewed the Preliminary Plat for Farm Street Village for compliance with subdivision standards on September 22, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Consider action to approve Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Farm Street Village Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Preliminary Drainage Plan
- Attachment 3: Preliminary Infrastructure Plan



LEGAL DESCRIPTION: BEING A 15.841 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF FARM LOTS 37 & 38, EAST OF MAIN STREET, TOWN OF BASTROP, BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 4.935 ACRE TRACT OF LAND CONVEYED TO HHJ PROPERTIES LLC BY DEED RECORDED IN DOCUMENT NO. 201701965 AND ALL OF THAT CERTAIN 10.889 ACRE TRACT OF LAND CONVEYED TO HHJ PROPERTIES LLC BY DEED RECORDED IN DOCUMENT NO. 201704654 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 15.841 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNE, 2021:

BEGINNING at a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the north right-of-way line of Farm Street at the intersection with the east right-of-way line of Chambers Street for the southwest corner hereof, said 4.935 acre tract and said Farm Lot 37;

THENCE N 03'0615" W, a distance of 721.68 feet along said line of Chambers Street and the west line of said Farm Lot 37 to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the northwest corner of Farm Lot 37 and said 4.935 acre tract and the southwest corner of Farm Lot 38 and a westerly, southwest corner of said 10.889 acre tract of land from which a 1/2" iron rod with cap stamped "BEFCO" bears North 83'45'07" East, a distance of

THENCE N 03'46'50" W a distance of 614.85 feet along Chambers Street (not opened) to a fence corner post found for the southwest corner of that certain 0.225 acre tract of land conveyed to the Calvin Clark and Carol Clark Revocable Trust by deed recorded in Volume 2366, Page 217 of said official records;

THENCE N 87'05'38" E a distance of 97.88 feet to a 1/2" iron rod found for the southeast corner of said Clark Revocable Trust 0.225 acre tract; THENCE N 01"08'21" W a distance of 116.59 feet to a 1/2" iron rod found on the south right-of-way line of Cedar Street for the northeast corner of said

THENCE N 86'05'38" E a distance of 181.49 feet along Cedar Street to a 1/2" iron rod found for the northwest corner of that certain 0.298 acre tract of land

conveyed to Sean Mallett and Sonya Mallett by deed recorded in Volume 941, Page 278 of said official records; THENCE S 01'00'48" E a distance of 100.69 feet to a 5/8" iron rod found for the southwest corner of said Mallett 0.291 acre tract;

THENCE N 86°09'13" E a distance of 60.13 feet to a 5/8" iron rod found at fence corner for angle point;

THENCE N 86°02'55" E a distance of 69.85 feet to a 5/8" iron rod found for the southeast corner of said Mallett 0.298 acre tract and the southwest corner of that certain 0.138 acre tract of land conveyed Mildred Namken by deed recorded in Volume 555, Page 591 of said official records;

THENCE N 86'08'28" E a distance of 60.78 feet to a 5/8" iron rod found on the west line of that certain 1.651 acre tract of land conveyed to Adela Marquez and Curtis Zavodny by deed recorded in Document #201510761 of said official records and as recorded by plat of Zavodny Subdivision in Cabinet 6, Page 137-A plat records, Bastrop County, Texas for the southeast corner of Namken 0.138 acre tract;

THENCE S 02'32'29" E a distance of 258.97 feet to a 5/8" iron rod with cap found for the southwest corner of said Marquez and Zavodny 1.651 acre tract and the northwest corner of that certain 1.610 acre tract of land conveyed to Turner Land & Hay, LLC by deed recorded in Document #202100064 of said

THENCE with the west line of said Turner Land & Hay, LLC tract the following three (3) calls:

southwest corner of said 10.889 acres tract and the southeast corner of said 4.935 acre tract;

1) S 0212'45" W a distance of 56.53 feet; 2) S 16°24'17" E a distance of 102.35 feet;

3) S 20°26′19" E a distance of 232.56 feet to a 1/2" iron rod found for the southwest corner of said Hancock tract and the northwest corner of that certain 0.683 acre tract of land conveyed to the Morris J. Mach and Dana L. Mach Revocable Trust by deed recorded in Volume 1550, Page 560 of said official

THENCE S 02'36'07" E a distance of 205.92 feet to a calculated point in creek for the southwest corner of said Mach Revocable Trust 0.683 acre tract;

THENCE S 02'01'04" E a distance of 327.33 feet to a 5/8" iron rod with cap stamped 'RPLS 5386" found on the west line of that certain 0.999 acre tract of land conveyed to Ruth Emanuel by deed recorded in Volume 1937, Page 67 of said official records for the northeast corner of that certain 0.58 acre tract of land conveyed to James Clifton Foreman et al by deed recorded in document #201809315 of said official records;

THENCE S 87"13"34" W a distance of 83.38 feet to a 5/8" iron rod with cap stamped "RPLS 5386" found for the northwest corner of said Foreman 0.58 acre

THENCE S 2613'01" W a distance of 217.07 feet to a 1/2" iron rod found in the north line of Farm Street for the southwest corner of said Foreman 0.58 acre tract and the southeast corner of said 10.889 acre trace

THENCE S 86'23'55" W a distance of 54.39 feet along said right-of-way line to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" found for the

THENCE S 871609" W, a distance of 296.14 feet continuing along said right-of-way line to the POINT OF BEGINNING, containing 15.841 acres of land, more or

- 1. THE BENCHMARKS USED FOR THIS PROJECT ARE: A CHISELED SQUARE FOUND MIN THE TOP OF CURB LOCATED NEAR THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION 373.15.
- 2. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY CENTERPOINT ENERGY.
- 3. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- 4. ELECTRIC SERVICE IS PROVIDED BY THE BASTROP POWER AND LIGHT.
- 5. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 6. 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.
- 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.
- 8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO 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 CONNECTION FACILITIES.
- 11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- 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 RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 15. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- 16. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY FRONTAGES AND A 5' ALONG RIGHT-OF-WAY FOR SIDEYARDS ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH REAR LOT LINE. (REQUIRED WIDTH ADJACENT TO ROW IN BP&L SERVICE AREA SUBJECT TO BP&L FINAL
- 17. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT 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. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 20. 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.
- 21. 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
- 22. THIS PLAT CONTAINS 15.84 ACRES
- 23. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP
- 24. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- 25. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- 26. THIS DEVELOPMENT WILL COMPLY WITH ALL B3 REQUIREMENTS FOR BUILDING SETBACKS.
- 27. ALL BUILDINGS TO HAVE A FINISHED FLOOR 2 FEET ABOVE THE BASE FLOOD ELEVATION SHOWN ON PLAN. FLOOD ELEVATION WILL BE INTERPOLATED BETWEEN THE BASE FLOOD ELEVATION LINES.
- 28. C1 COMMON AREA CONTAINS 3.59 ACRES
- 29. C2, WHICH IS ALL RIGHT OF WAY INCLUDING ALLEYS CONTAINS 5.56 ACRES
- 30. THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONES "AO & AE" AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA OF THE FLOODWAY AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, PRELIMINARY PANEL NO. 48021C0360F, E FEBRUARY 11, 2021.
- 31. THE STREET R/W SHALL BE 56 FOOT WIDE, UNLESS OTHERWISE NOTED.
- 32. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- 33. THE PROPOSED ZONING OF THIS TRACT IS P-3 NEIGHBORGOOD.
- 34. THE PROPOSED CHARACTER DISTRICTS FOR THIS TRACT IS CULTURAL ART DISTRICT.
- 35. A SIDEWALK WILL BE PROVIDED ON ALL PUBLIC STREETS.
- 36. THERE SHALL BE A 100' OFFSET BUFFER FROM THE CENTER LINE OF GILLS BRANCH CREEK WHERE NO DISTUBANCE SHALL OCCUR UNLESS APPROVE BY THE CITY OF BASTROP. DISTURBANCE SHALL OCCUR FOR CONSTRUCTION OF WASHINGTON STREET RIGHT OF WAY.

STANDARD PLAT NOTES SPECIFIC TO BASTROP POWER & LIGHT: 37. A TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DOCUMENT TO BE PROVIDED FOR CONSTRUCTION ACCESS FOR BASTROP POWER AND LIGHT.

- 38. UPON COMPLETION OF CONSTRUCTION AND INSTALLATION OF THE ELECTRIC FACILITIES ON THE PROPERTY, THE DEVELOPER/OWNER SHALL HAVE THE PERMANENT UTILITY EASEMENT (20 FOOT EASEMENT, TO INCLUDE A 10 FOOT BUFFER AROUND ALL NON-OPENING SIDES AND A 20 FOOT BUFFER AROUNDOPENING SIDES OF EQUIPMENT) SURVEYED BY METES AND BOUNDS, AT ITS SOLE COST AND EXPENSE, AND A COPY OF THAT PERMANENT EASEMENT SURVEY PROVIDED TO BP&L FOR THE GRANTING AND RECORDING OF A PERMANENT PUBLIC UTILITY EASEMENT. THE BLANKET TEMPORARY ACCESS AND CONSTRUCTION EASEMENT SHALL BE VACATED AS SUCH TIME BP&L ACCEPTS AND RECORDS THE PERMANENT PUBLIC UTILITY EASEMENT.
- 39. 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
- 40. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORKREQUIRED TO PROVIDE ELECTRIC SERVICE
- 41. ALL FEES MUST BE PAID BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION OF ELECTRIC FACILITIES WILL BE SCHEDULED.
- 42. LINE EXTENSION FEES ARE REQUIRED TO BE ASSESSED AT THE TIME OF PLATTING. PROVIDE ELECTRIC LOAD CALCULATIONS, NUMBER OF SERVICES, OR PLANS FORREVIEW.

SIGNATURE BLOCKS

PLANNING & ZONING COMMISSION CERTIFICATION

APPROVED THIS __ DAY OF _____, 2022 A.D.. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

ATTEST:

APPROVED:

CITY SECRETARY PLANNING & 70NING COMMISSION

SURVEYOR'S CERTIFICATION

CHAIRPERSON

THE STATE OF TEXAS COUNTY OF BASTROP

KNOWN ALL MEN BY THE PRESENTS _. 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, TEXAS

FOR REVIEW ONLY

SIGNATURE AND SEAL OF REGISTERED PUBLIC SURVEYOR

OWNER'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF BASTROP

KNOWN ALL MEN BY THE PRESENTS THAT WE, FARM STREET VILLAGE LLC, BEING THE OWNERS OF 15.84 ACRES OUT OF FARM LOTS 37 & 38 EAST OF MAIN STREET, AS CONVEYED TO US BY DEEDS RECORDED IN INSTRUMENT NUMBERS 201701965 AND 201704654, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE

FARM STREET VILLAGE SUBDIVISION NAME

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 <u>16th</u> DAY OF <u>September</u>, 2022, A.D.

SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LPROPERTY OWNER PROPERTY ADDRESS 1500 Farm Street Bastrop, TX 78602

ENGINEER'S CERTIFICATION THE STATE OF TEXAS

COUNTY OF BASTROP

KNOWN ALL MEN BY THE PRESENTS

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

SIGNATURE AND SEAL OF

REGISTERED ENGINEER

09-16-2022

| REVISIONS:

Item 3E.

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY TIMOTHY D. CROCKET TX LICENSE-107075

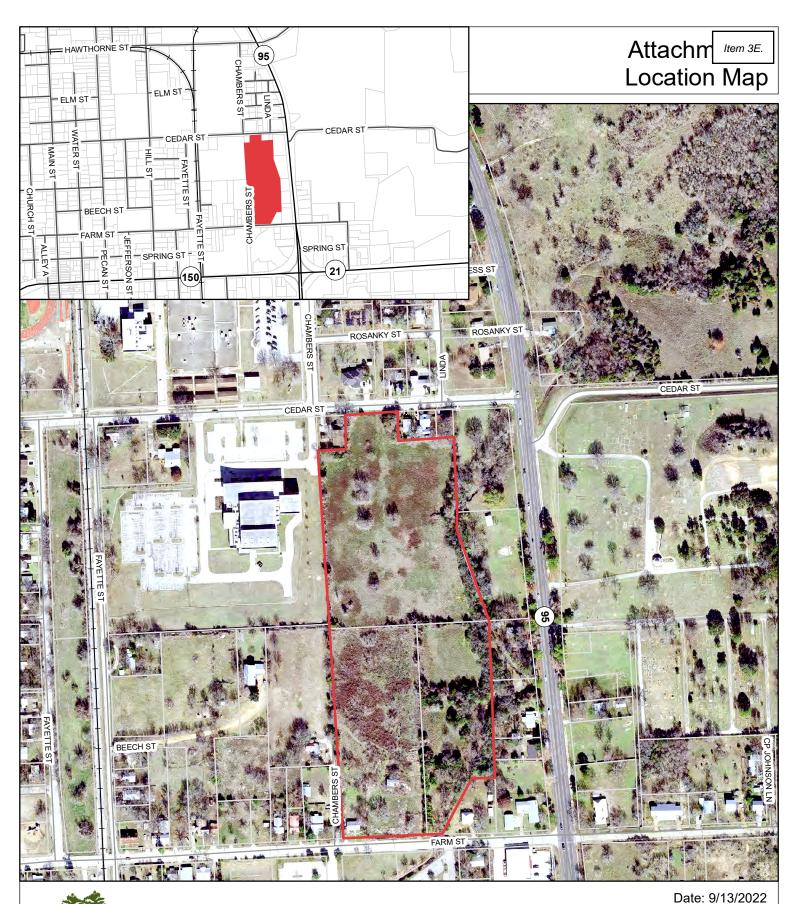
DRAWING INCLUDES:

PRELIMINARY PLAT, SHEET 2 OF 2

DESIGNED: KRM

DRAWN: KRM PROJECT NO.: 210297

SHEET:





Preliminary Plat

1 inch = 330 feet

Farm Street Village

Date: 9/13/20/22
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 accuracy, completeness or usefullness of information, nor does it represent that its into infringe upon privately owned right.

PRELIMINARY DRAINAGE PLAN **FARM STREET VILLAGE**



LOCATION MAP

NOT TO SCALE

LAND INFORMATION

- ADDRESS AND LEGAL:

 1) PROPERTY ID:
- PRISES AND LEGAL:
 PROPERTY ID: 50831
 LEGAL DESCRIPTION: FARM LOT 38 E M ST, ACRES 7.455
 PROPERTY ID: 32387
 LEGAL DESCRIPTION: FARM LOT 37 E M ST, ACRES 4.9350
 PROPERTY ID: 80155
 LEGAL DESCRIPTION: FARM LOT 37 E M ST, ACRES 3.4340

PROJECT DESCRIPTION: CONSTRUCTION OF 60 DUPLEX STYLE RESIDENTIAL BUILDINGS, A COMMUNITY LOT, UTILITY FEATURES, ASSOCIATED LOT PARKING SPACES, AN ALLEY, AND ROADMAYS

THEMIC IN GIVE/SIGN Vs distance of 614.85 feet uting Chambers Street (not operad) to a feace corner post found for the southwest corner of that certain 0.225 ears tract of land conveyed to the Cable Chamber of Corn Clark Reproduct Tourist by deed reproduct in Values 2566. Pleas 257 of sold official reproduct

THENCE N 8705'38" E a distance of 97.68 feet to a 1/2' lear rad found for the southeast corner of sold Clark Rescable Trust 0.225 one tract;

THEMISE IN COTOFET" W a distance of 176.59 feet to a 1/2" from rod found on the south right-of-way line of Coder Street for the northeast corner of sold Clark Revocable Trust 0.225 some tra

THENCE IN 8105/38" E a distance of 181-09 level stoney Cular Shevel to a 1/2' iron root found for the northwest conver of that certain 0.296 core tract of load conveyed to Sean Middell and Sonya Middell by deer recorded in Values 641, Page 278 of add official records;

THENCE N 861913" E a distance of 60.13 feet to a 5/8" from red found at fence corner for angle point;

THENCE IN SECURIST C or distance of 68.85 feet to a 5,0° has rod found for the southeast corner of sold Malett 0.29% care tract and the southeast corner of that certain 0.236 care tract of land conveyed Milland Number by deed recorded in Volume 555, Page 501 of sold official recorder.

THINCE IN SECURITY E. a delatance of 60.78 feet to a 5/8° km nod found on the west like of that certain 1.651 core tract of land conveyed to Adde Manager and Curlis Zenday by deed recorded in Document. (\$03533711 of add official records and on recorded by plot of Zenday Subdeloin in Cabbel 6, Page 137-A plot records, Seatory County, Texas for the excitnent corner of Manager 0.138 core tract; THEMES S 0223229° E o distance of 259.97 feet to a 5/51 ions and with cop found for the continuent conver of add Morquez and Zoodely 1.651 one tract and the northwest conver of that certain 1.610 one tract of land converged to Tumor Land & Heg. LEC by deed recorded in Document (600100004 of said official records;

1) SCHIZED To a distance of 365.5 het.
2) STRETE or distance or di

THENCE S 02'36'00" E a distance of 205.92 feet to a calculated point in oresic for the southwest corner of sold Mach Revocable Trust 0.683 core tract;

TRINCES 2020/OF E a distance of 2023. Next to a 5/8° ten and althougo alteraged 1993-5386" doubt on the west line of their certain 0.000 acre front of land compand to fish firmware by deed recorded in. Waters 1933, Page 67 of sold official occurs for the northeast covere of that certain 0.50 one front of land coveraged to James CREAN Exercises et al. by deed recorded in decoverat (2015000555 of sold official occurs).

THENCE S SOLVION IN a distance of 277,777 feet to a 1/2" from red based in the morth line of Form Street for the southwest corner of sold Forence 0.55 core tract and the southwest corner of sold 10.559 some limit.

TRIBUX S 8072755° B a distance of 54.39 feet doing sold right-of-way like to a 1/2' iron rod with cap stamped -Z Garon RPSANS3 found for the southwest conner of sold 19.589 cores tract

THENEX S 87960° W, a distance of 206.14 feet continuing along sold right-of-way line to the PORT OF ECONOMIC, contribing 15.841 cores of land, more or less and as shown on map of survey propored hermitib.

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REV *	DATE	COMMENTS	8	8	빙	빙	삥
	08-29-2022	Original Submittal	Χ	Χ	Χ	Χ	Х

SHEET INDEX:

CE1-STORM SEWER MAP - SHEET 1 OF 2

CE 2 - STORM SEWER MAP - SHEET 2 OF 2

CE 3 - DRAINAGE AREA MAP - SHEET 1 OF 2

CE 4 - DRAIANGE AREA MAP - SHEET 2 OF 2

LEGEND:

805	EXISTING 2FT CONTOUR
	EXISTING 10FT CONTOL
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	EX. CURB
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s	PROPOSED SANDARY S
•	WANHOLE/CLEANOUT
	PROPOSED WATERLINE
-0	PROPOSED LIGHT POLE
℧	PROPOSED FIRE HYDRA
D=====0	EXISTING STORM SENIE
p0	PROPOSED STORM SEM
	BULDING LINE
	EXSEMENT
(XX)	LOF NUMBER

THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOOD AND THE FLOODWAY PER THE CITY OF BASTROP FEMA FIRM PANEL #480210380E, DATED JANUARY 19, 2006.

GRADING AND DRAINAGE SHALL BE COMPLETED PER CITY OF BASTROP CODES AND ORDINANCES. STORMMATER TO BE DESIGNED PER THE CITY OF BASTROP STORMMATER DRAINAGE DESIGN MANUAL

4. CITY OF BASTROP IS THE WATER AND WASTEWATER SERVICE PROVIDER.

ALL UNUSED LOTS ARE NOT PART OF THIS PROJECT. WE ARE PRESERVING FOR THE POSSIBILITY OF FUTURE DEVELOPMENT.

OWNER/DEVELOPER: FARM STREET VILLAGE LLC 10777 BARKLEY STREET, SUITE 140 OVERLAND PARK, KS 66211

SIGNATURE BLOCKS

CITY'S CERTIFICATION

ALL THE RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PERFORMED THEM, IN ACCEPTING THESE PLANS, THE CITY OF BASTROP MUST REPLY LIPON THE ACCURACY

THE STATE OF TEXAS

THAT I, TM CROCKETT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLANS COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BISTROP, TEXAS.

09-15-2022

TBM #1 - CUT SQUARE FOUND AT EDGE OF STREET CURBING SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY

GILLS BRANCH-INTERWITTENT STREAM

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DRAWING INCLUDES:

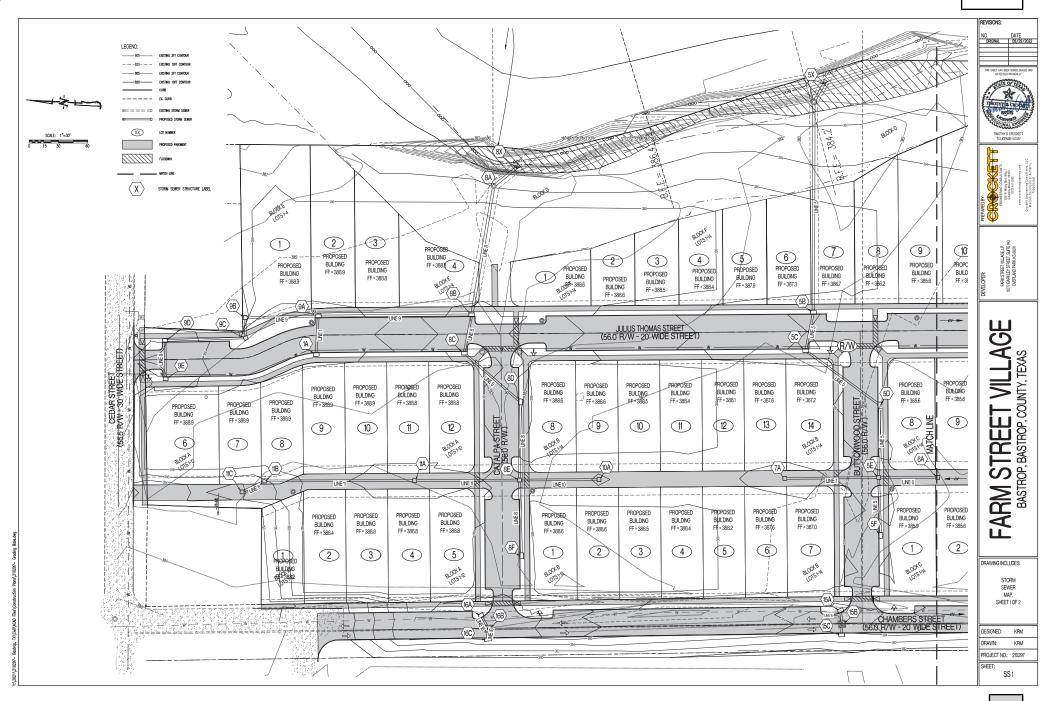
DRAINAGE PLAN

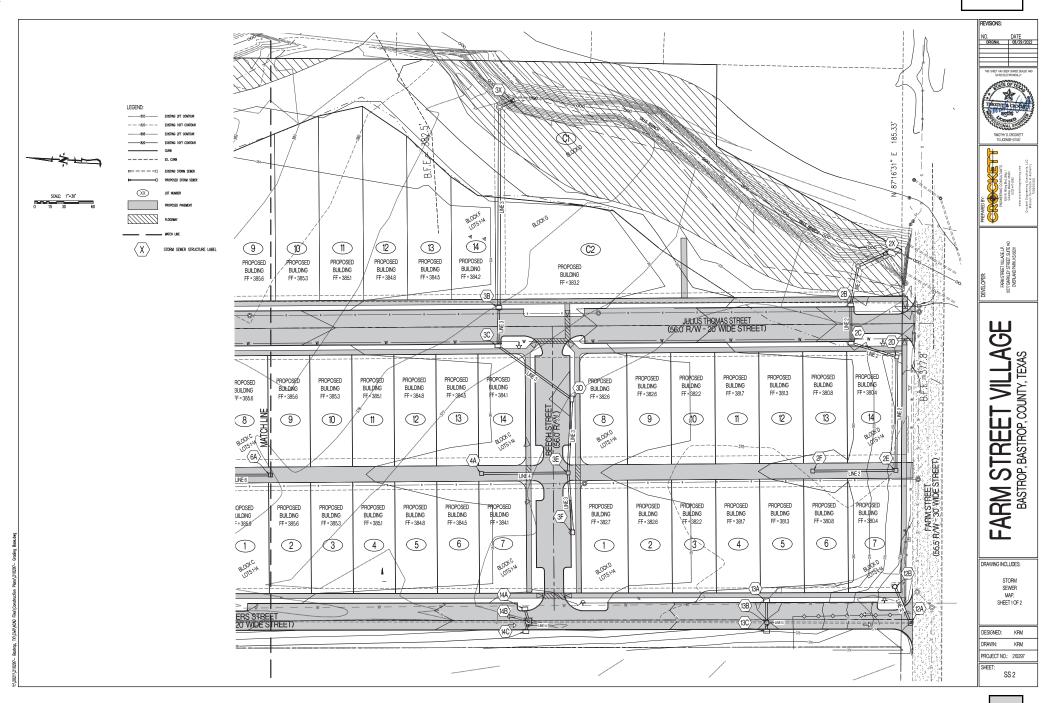
COVER SHEET

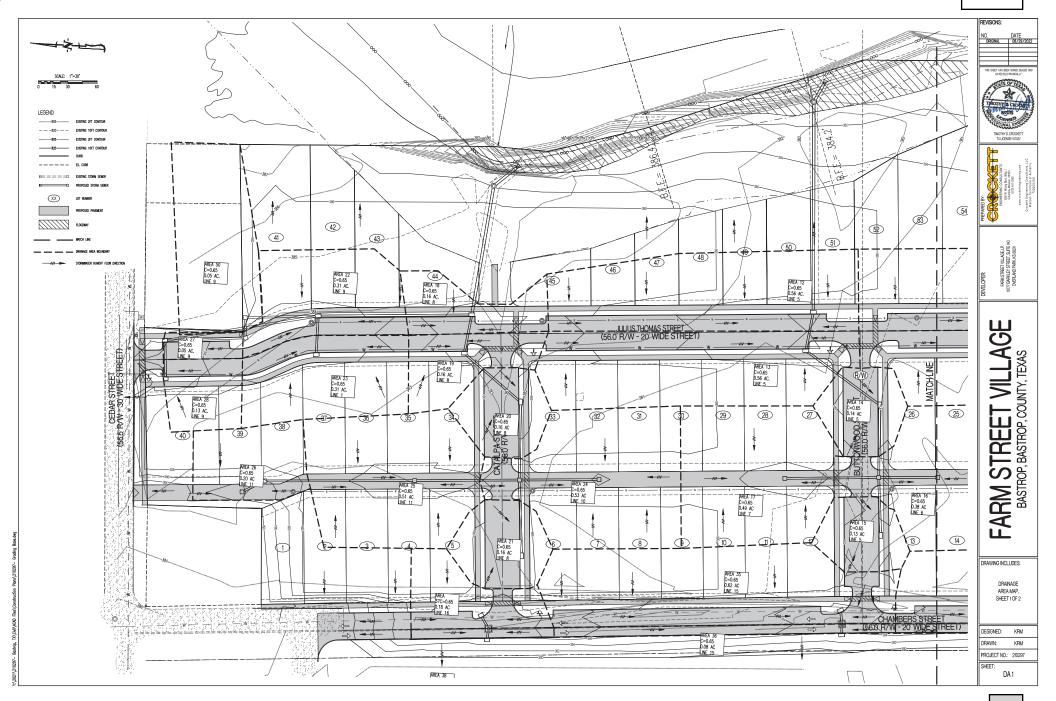
DESIGNED: KRM PROJECT NO.: 210297

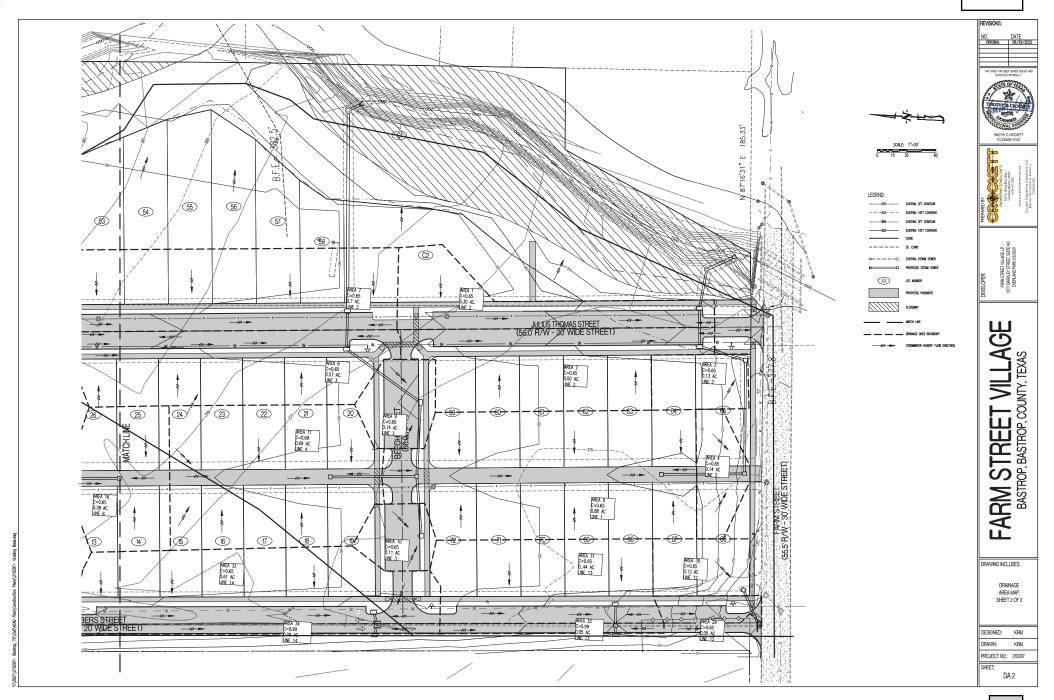
CE 0











PRELIMINARY INFRASTRUCTURE PLAN FARM STREET VILLAGE



LOCATION MAP

NOT TO SCALE

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THENCE S 2013/01" N is distance of 217/77 feet to a 1/2" from red found in the north line of Form Street for the southwest corner of said Foreman 0.58 core local and the southwest corner of said 10.889 sove local.

TRIBUX S 8072755* E a distance of 54.39 feet dong add right-of-way like to a 1/2 item rod with cap stamped & Gazon 997.54.03 found for the modifiest corner of add 14.05 core tract;

THENE S 879609' N, a distance of 206.14 feet continsing along sold right-of-way line to the FORT OF ECONOMIC, containing 15.841 cares of land, more or less and as shown on map of survey prepared herealth.

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REV *	DATE	COMMENTS	8	8	능	l c
	08-29-2022	Original Submittal	Χ	Χ	Χ	Х
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SHEET INDEX:

CIP 1 - PRELIMINARY INFRASTRUCTURE PLAN - SHEET 1 OF 2

CIP 2 - PRELIMINARY INFRASTRUCTURE PLAN - SHEET 1 OF 2

C1 - CONCEPTUAL SITE PLAN

LECEND-

LEGENU:	
805	EXISTING 2FT CONTOUR
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	PROPOSED WATERLINE
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~	PROPOSED FIRE HYDRAN
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-	PROPOSED STORM SEWE
	BUILDING LINE
	BUILDING LINE Eksement
	EXSEMENT

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4. CITY OF BASTROP IS THE WATER AND WASTEWATER SERVICE PROVIDER.

OWNER/DEVELOPER: FARM STREET VILLAGE LLC 10777 BARKLEY STREET, SUITE 140

SIGNATURE BLOCKS

Sallie Burchatt 09-19-22

THE STATE OF TEXAS



TBM #1 - CUT SQUARE FOUND AT EDGE OF STREET CURBING SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY

GILLS BRANCH-INTERMITTENT STREAM

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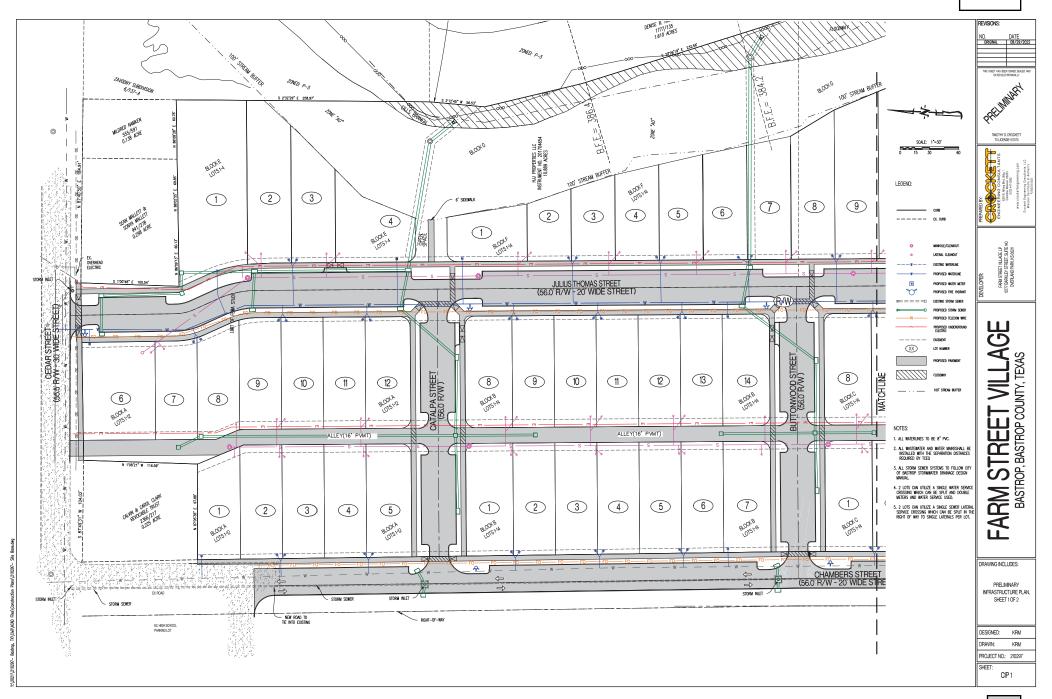
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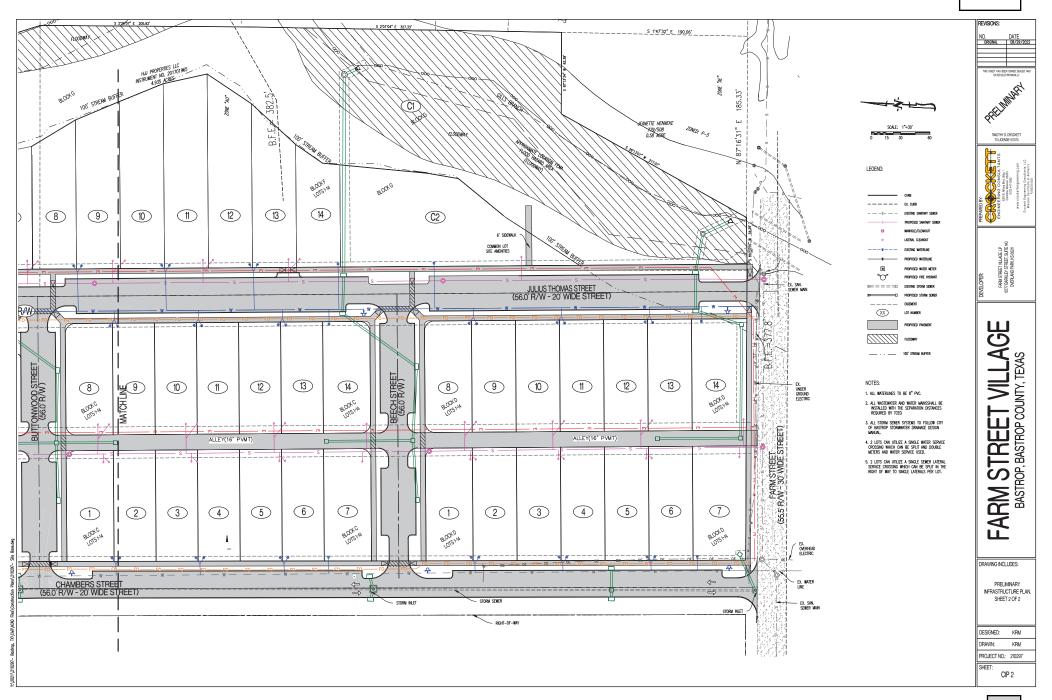
INFRASTRUCTURE PLAN COVER SHEET

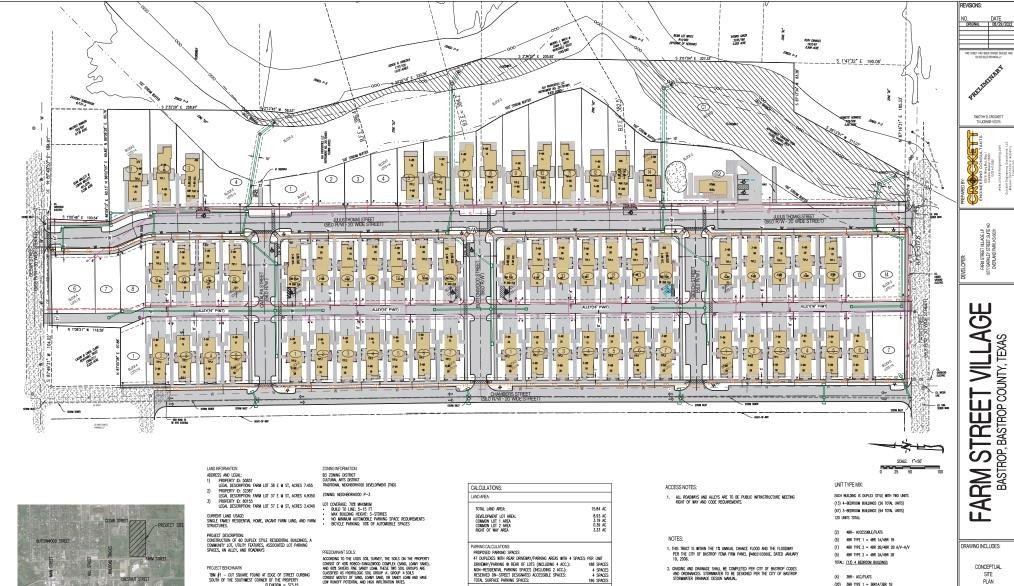
DESIGNED: KRM

PROJECT NO.: 210297

CP 0







IMPERMOUS CALCULATIONS: NET LAND AREA: TOTAL IMPERMOUS SURFACE AREA: TOTAL OPEN SPACE:

LOT COVERAGE

188 SPACES

4 SPACES 4 SPACES

196 SPACES

8.85 AC

MERAGE RISODENTIAL LOT SIZE

MERAGE RISODENTIAL LOT SIZE

MERAGE RISODENTIAL LOT MPERADOUS COVERAGE 0.08 AC

3332 SQ FT

PERCENTIACE OF RES. LOTS IMPERADOUS COVERAGE

ALL LOTS MERAGE SIZE

0.36 AC

9200 SQ FT

ALL LOTS AVERAGE IMPERVIOUS COVERAGE INCL. COMMON LOTS

PHELOUNIVINI SULES: AND SUMBY, THE SOUS ON THE PROPERTY CONSIST OF 40% ROBOD-TANGLEHOOD COMPLEX (SAND, LOMAY SAND), AND 60% SAYIES FIRE SAVIT LOMA TESS. (SAND, LOMAY SAND), AND 50% SAYIES AND SAVIT LOMA TESS. (SAND, LOMAY SAND), CONCEST MEDICAGE COLL GROUP ALL ORDER ASSULES AND CONSIST MOSTLY OF SAND, LOMAY SAND, OR SANDY LOMA AND HAVE LOW RUNGET POTENTIAL AND HIGH INTENSITION RATES.

DEVELOPER INFORMATION

FARM STREET WILLAGE, LP 10777 BARKLEY STREET, SUITE 140 OVERLAND PARK, KS 66211

PROJECT BENCHMARK

STDEAMINEODMATION

GILLS BRANCH-INTERMITTENT STREAM

TEM #1 - CUT SQUARE FOUND AT EDGE OF STREET CURBING SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY ELEVATION = 373.15

VICINITY MAP

43

KRM

CONCEPTUAL

SITE

PI AN

DESIGNED: KRM

PROJECT NO.: 210297

DRAWN:

SHEET C1

(5) 4BR TYPE 2 = 4BR 2A/4BR 2B

TOTAL: (13) 4 BEDROOM BUILDINGS

(20) 399 TYPE 1 = 3991A/399 18

(21) 3BR TYPE 2 = 3BR 2A/3BR 2B

TOTAL: (47) 3 BEDROOM BUILDINGS

(1) 3BR TYPE 1 = 3BR 1A/3BR 1B A/V- H/V

(1) 39R TYPE 2 = 36R 28/39R 28 A/V-H/V

(4) 3BR- ACC/FLATS

Grading and Drainage Shall be completed per city of Bastrop Codes and Ordinances. Stormmater to be designed per the city of Bastrop Stormmater Drainage Design Manual.

DETENTION IS NOT SHOWN ON THIS FLANL F APPROVED BY THE CITY OF BASTROP, DETENTION WILL NOT BE REQUIRED FOLLOWING REVIEW OF THE DRAWAGE PLAN THAT WILL PROVE THAT DETENTION WILL ACTUALLY MAKE FLOODING CHANCES WORSE FOR THE GILLS BRANCH WATERSHED.

ALL UNUSED LOTS ARE NOT PART OF THIS PROJECT. WE ARE PRESERVING IT FOR THE POSSIBILITY OF FUTURE DEVELOPMENT.

4. CITY OF BASTROP IS THE WATER AND WASTEWATER SERVICE PROVIDER.

3. NO SLOPES SHALL EXCEED A 3:1 RATIO.