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**May 29, 2025**

**Agenda - Planning and Zoning Commission at 6:00 PM**

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***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.***

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**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 and act to approve meeting minutes from March 27, 2025, Regular Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

**3B.** Consider and act to approve meeting minutes from April 24, 2025, Regular Joint Planning and Zoning Commission and City Council Meeting.

Submitted by: Alondra Macias, Development Services Planner I

- 3C. Consider and act to approve meeting minutes from May 1, 2025, Special Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

- 3D. Consider and act to approve The Colony MUD 1F Section 4 Final Plat, being 31.564 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.

Submitted by: James E. Cowey, Director of Development Services

- 3E. Consider and act to approve The Colony MUD 1F Section 5 Final Plat, being 29.413 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.

Submitted by: James E. Cowey, Director of Development Services

- 3F. Consider and act to approve Valverde Section 1, Phase 3 Final Plat, being 35.820 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Exhibit A.

Submitted by: James E. Cowey, Director of Development Services

#### 4. **UPDATES**

- 4A. Discussion regarding the trees removed at First National Bank Headquarters.
- 4B. Future Development Related Items
- 4C. Development Services 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**

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***Notice is hereby given of the possibility of a quorum of members from any City of Bastrop Council , Boards, and/or Commissions, at this Planning and Zoning Commission Meeting.***

***NO Council/Board/Commission action will be taken; NO deliberations will be held; and NO Council/Board/Commission business will be conducted.***

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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 convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the

following date and time: Friday, May 23, 2025 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/James E. Cowey  
James Cowey, Director of Development Services



# Planning and Zoning STAFF REPORT

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**MEETING DATE:** May 29, 2025

**TITLE:**

Consider and act to approve meeting minutes from March 27, 2025, Regular Planning and Zoning Commission Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Development Services Planner I

**ATTACHMENTS:**

- Meeting Minutes from March 27, 2025



**REGULAR PLANNING & ZONING MEETING  
MINUTES**

Item 3A.

**March 27, 2025, at 6:00 P.M.**

The City of Bastrop Planning and Zoning Commission met Thursday, March 27, 2025, at 6:00 PM in the City of Bastrop Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

**1. CALL TO ORDER**

Chairman Jordan Scott called the meeting to order at 6:00 PM.

Christopher Toth	Present
Jimmy Crouch	Present
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Present
Patrice Parsons	Absent
Jordan Scott	Present
David Barrow	Present

**2. CITIZEN COMMENTS**

There were no citizen comments.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider and act to approve meeting minutes from the February 24, 2025, Special Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve meeting minutes from the February 24, 2025, Special Planning and Zoning Commission Meeting. Commissioner Christopher Toth seconded the motion. The motion passed unanimously.

- 3B. Consider and act to approve meeting minutes from the February 28, 2025, Special Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve meeting minutes from the February 28, 2025, Special Planning and Zoning Commission Meeting. Commissioner Christopher Toth seconded the motion. The motion passed unanimously.

- 3C. Consider and act to approve meeting minutes from the March 13, 2025, Special Planning and Zoning Commission Meeting.

Commissioner Keith Ahlborn made a motion to approve meeting minutes from the March 13, 2025, Special Planning and Zoning Commission Meeting. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3D. Consider and act to approve the West Bastrop Village, Phase 1, Section 5 Preliminary Plat, consisting of 5.100 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

REGULAR PLANNING & ZONING MEETING  
MINUTES

Item 3A.

March 27, 2025, at 6:00 P.M.

Commissioner Jeffrey Estes made a motion to approve the West Bastrop Village, Phase 1, Section 5 Preliminary Plat, consisting of 5.100 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3E. Consider and act to approve the West Bastrop Village, Phase 1, Section 5 Final Plat, consisting of 5.100 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

Commissioner Gary Moss made a motion to approve the West Bastrop Village, Phase 1, Section 5 Final Plat, consisting of 5.100 acres out of the Nancy Blakey Survey Abstract 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 3F. Consider and act on nominating a Planning and Zoning commission member to each other's board and commission as a liaison.

Vice-chairman David Barrow motioned to nominate Commissioner Jeffrey Estes as a secondary liaison to the Main Street Advisory Board. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

Commissioner Gary Moss motioned to nominate Commissioner Jimmy Crouch as a liaison to the Construction Standards Board. Vice-chairman David Barrow seconded the motion. The motion passed unanimously.

Vice-chairman David Barrow motioned to nominate Commissioner Christopher Toth as a liaison to the Cultural Arts Commission. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3G. Discussion and possible action on the Planning and Zoning Commission Board Workplan.

Vice-chairman David Barrow made a motion to add the language that all of the board liaisons must attend meetings of the boards they are liaisons to on Goal One. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

Commissioner Gary Moss motioned to approve Goal Two. Vice chairman David Barrow seconded the motion. The motion passed unanimously.

Commissioner Christopher Toth made a motion to add Goal Five to effectively onboard new members with an onboard and orientation process from staff and include briefing of core documents and core responsibilities for commissioners. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

REGULAR PLANNING & ZONING MEETING  
MINUTES

Item 3A.

March 27, 2025, at 6:00 P.M.

Commissioner Gary Moss made a motion to add Goal Four for the commissioners to stay informed and prepared for the Planning and Zoning meetings. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

Vice chairman David Barrow made a motion to amend the action plan for Goal Four to state that each commissioner should read the material provided and prepare accordingly before each meeting which would include contacting staff and visit the sites as needed. Commissioner Gary Moss seconded the motion.

**4. UPDATES**

4A. Future Development Related Items.

Development Services Director James E. Cowey spoke about an open house meeting being held for North End Prairie for the public to speak their opinion about the development and a microchipping meeting being held to discuss the pet registration process and microchipping.

4B. Development Services Department Monthly Project Volume Report.

The Development Services Director, James E. Cowey, presented the report to the commissioners with information on some of the projects that are moving into the city of Bastrop and breaking ground.

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

**5. ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 7:28 PM. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

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Jordan Scott, Chair

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David Barrow, Vice Chair



# Planning and Zoning STAFF REPORT

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**MEETING DATE:** May 29, 2025

**TITLE:**

Consider and act to approve meeting minutes from April 24, 2025, Regular Joint Planning and Zoning Commission and City Council Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Development Services Planner I

**ATTACHMENTS:**

- Meeting Minutes from April 24, 2025

# CITY OF BASTROP

## JOINT MEETING OF THE BASTROP CITY COUNCIL AND PLANNING AND ZONING COMMISSION

### MEETING MINUTES

**Thursday, April 24, 2025**

A Joint Meeting of the Bastrop City Council and Planning and Zoning Commission was conducted on Thursday, April 24, 2025, at 6:00 p.m. at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

#### **Council Members Present**

Mayor Pro-Tempore John Kirkland  
Council Member Cynthia Meyer  
Council Member Kerry Fossler  
Council Member Kevin Plunkett  
Council Member Cheryl Lee

#### **Staff Present**

City Manager Sylvia Carrillo-Trevino  
Assistant City Secretary Victoria Psencik  
Assistant to the City Manager Vivianna Andres  
Public Information Officer Colin Guerra  
Development Services Director James Cowey  
Planner I Alondra Macias  
Project Coordinator Nicole Peterson  
Digital Media Specialist Rick Gullikson  
Executive Administrative Assistant Koy Bosley

#### **Planning & Zoning Commissioners Present**

Commission Chair Jordan Scott  
Commissioner Christopher Toth  
Commissioner Jimmy Crouch  
Commissioner Keith Ahlborn  
Commissioner Gary Moss  
Commissioner Patrice Parsons  
Commissioner David Barrow  
Commissioner Jeffrey Estes\* *arrived at 7:37 pm*

#### **Council Members Absent**

Mayor Lyle Nelson\* *resigned 1/14/2025*

### **1. CALL TO ORDER**

#### **1A. Call to Order – Bastrop City Council**

With a quorum being present, Mayor Pro-Tempore Kirkland called the City Council meeting to order at 6:00 p.m.

#### **1B. Call to Order – Planning and Zoning Commission**

With a quorum being present, Commission Chair Jordan Scott called the Planning and Zoning Commission meeting to order at 6:00 p.m.

### **2. CITIZEN COMMENT(S)**

Citizen(s) addressing the City Council on an item, not on the agenda: Pablo Serna.

### 3. WORK SESSIONS / BRIEFINGS

#### 3A. Workshop to discuss the amendments to Chapter 2 and Chapter 5 of the 2016 Comprehensive Plan developed by Halff & Associates.

Submitted and Presented by: James E. Cowey, Director of Development Services  
Presented by: Ylda Capriccioso, Halff & Associates

Mayor Pro-Tempore Kirkland announced for any Citizen Comments regarding Item 3A.

The following citizens spoke on Item 3A: Dax Havrilak, Cheryl Kruckeberg, Heather Greene, Cecilia Serna, Pablo Serna, Matt Walker, and Carlos Liriano.

### 4. ADJOURNMENT

#### 4A. Adjourn – Bastrop City Council

Upon a motion duly made and seconded, Mayor Pro-Tempore Kirkland adjourned the City Council meeting at 8:00 p.m. without objection.

#### 4B. Adjourn – Planning and Zoning Commission

Upon a motion duly made and seconded, Commission Chair Scott adjourned the Bastrop Economic Development Corporation Board meeting at 8:01 p.m. without objection.

#### BASTROP CITY COUNCIL

  
\_\_\_\_\_  
John Kirkland, Mayor Pro-Tempore

#### PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
Jordan Scott, Commission Chair

#### ATTEST:

  
\_\_\_\_\_  
Victoria Psencik, Assistant City Secretary

#### ATTEST:

\_\_\_\_\_  
David Barrow, Commission Vice Chair



# Planning and Zoning STAFF REPORT

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**MEETING DATE:** May 29, 2025

**TITLE:**

Consider and act to approve meeting minutes from May 1, 2025, Special Planning and Zoning Commission Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Development Services Planner I

**ATTACHMENTS:**

- Meeting Minutes from May 1, 2025

**SPECIAL PLANNING & ZONING MEETING  
MINUTES**

Item 3C.

**May 1, 2025, at 6:00 P.M.**

The City of Bastrop Planning and Zoning Commission met Thursday, May 1, 2025, at 6:00 PM in the City of Bastrop Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

**1. CALL TO ORDER**

Chairman Jordan Scott called the meeting to order at 6:00 PM.

Christopher Toth	Present
Jimmy Crouch	Present
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Present
Patrice Parsons	Present
Jordan Scott	Absent
David Barrow	Present

**2. CITIZEN COMMENTS**

There were no citizen comments.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Conduct a public hearing, consider and act on recommendation to the City Council for consenting to the approving creation of a Municipal Utility District (MUD) to be known as Bastrop County Municipal Utility District No. 5, located west of State Highway 304 and North of Lower Red Rock Road, as attached in Exhibit "B". Also commonly known as Ironwood Development.

Presented by Assistant City Manager, Andres Rosales.

The public hearing was opened at 6:18 pm

Ryan Harper spoke on behalf of the developer regarding the MUD and the creation of it.

Bella Smith, resident at 138 Eland Avenue, spoke about her concerns regarding drainage and the flooding issues that are already existing and is not in support.

Ross Davidson, resident at 197 Bobs Trail, spoke about his concerns regarding the traffic that the development will bring and the issues with water and is not in support.

Karen Cathey voiced her concerns about the utilization of the resources and stated the boundaries for the MUD were encroaching on neighboring properties.

Gary Wade, resident at 101 Axis Trail, voiced his concerns regarding the traffic issues and the lack of grocery stores. He also asked if it was possible to have a clear distinction of single-family housing compared to multifamily housing.



SPECIAL PLANNING & ZONING MEETING  
MINUTES

Item 3C.

May 1, 2025, at 6:00 P.M.

Linda Garcia, resident at 102 Axis Trail, voiced her concerns regarding flooding and is not in support.

Patty Moore, resident at 165 Trigg Road, voiced her concerns about water conservation, bird protection and the risks of losing wells that many property owners there use for agricultural use.

Nick D'Alessio, resident at 100 Eland Avenue, stated his concerns about the traffic that is already existent in that area due to commercial development nearby, concerns about the drainage in the area and the water wells that are existent and used for agricultural purposes.

Patricia Jacobs, resident at 510 SH 304, her property is next door, and she wanted to know what the disadvantages/advantages of the MUD are and if what they are building to own or rent and how it will affect the taxes and is not in support.

Ryan Reynolds, resident at 156 Eland Avenue, stated his concerns about having too much missing information and is not in support.

Hayleigh Moore, resident at 165 Trigg Road, stated that there was already a lot of traffic in the area and one of the concerns was overpopulation in Bastrop.

Joe Emmery, resident at 167 Trigg Street, stated his concerns about the erosion there and the effects the erosion is going to have on the city and the people in the area.

Scott Bryant, resident at 103 Fallow Way, stated that he was one of the builders for the Riverside Grove subdivision and he stated that the city will not be able to sustain the development with police and fire.

Garland Stillwell, resident at 246 Bobs Trail, stated his concern about the property line encroaching onto neighboring properties and wants to make sure that it is clarified.

Joan Losiewicz, resident at 119 Eland Avenue, wanted the ability for the developers with the MUD to reach out to interested parties and wanted more information regarding the process if the MUD does not get approved.

The public hearing was closed at 7:35 pm

Discussion began amongst commissioners regarding the concerns of the neighboring properties.

Commissioner Gary Moss made a motion to recommend to the City Council for consenting to the approving creation of a Municipal Utility District (MUD) to be known as Bastrop County Municipal Utility District No. 5, located west of State Highway 304 and North of Lower Red Rock Road, as attached in Exhibit "B". Also commonly known as Ironwood Development with the amendment for them to add metes and bounds

SPECIAL PLANNING & ZONING MEETING  
MINUTES

Item 3C.

May 1, 2025, at 6:00 P.M.

description to make sure there is no encroachment on neighboring properties. Commissioner Jimmy Crouch seconded the motion. The motion passed 6-1.

- 3B. Conduct a public hearing, consider and act to approve an amendment to the Comprehensive Plan's, Chapter 2 and Chapter 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories and the Future Land Use Map.  
Presented by Development Director, James E Cowey.

The public hearing was opened at 8:00 pm.

Heather Greene, resident at 2007 Main Street, spoke on how important the decision of the amendments to the comprehensive plan were and thanked the commission and city council for all the changes happening to help the residents.

The public hearing was closed at 8:07 pm.

Commissioner Gary Moss made a motion to approve an amendment to the Comprehensive Plan's, Chapter 2 and Chapter 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories and the Future Land Use Map. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

**5. ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 8:13 PM. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

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Jordan Scott, Chair

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David Barrow, Vice Chair



# STAFF REPORT

**MEETING DATE:** May 29, 2025

**TITLE:**

Consider and act to approve The Colony MUD 1F Section 4 Final Plat, being 31.564 acres out of the Jose Manuel 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:**

James E. Cowey, Director of Development Services

**ITEM DETAILS:**

Site Address:	North of Sam Houston (Attachment 1)
Total Acreage:	31.564 acres
Legal Description:	31.564 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fifth Amendment to the Colony MUD Consent Agreement, Approved January 14, 2025
Future Land Use:	Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Final Plat for The Colony MUD 1F, Section 4 (Exhibit A). The plat includes 89 residential lots and 2 non-residential lots. The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended. The non-residential lots are drainage and utility easements.

**Traffic Impact and Streets**

The Final Plat proposes to extend Republic Drive, which will connect to The Colony MUD 1F, Section 3. Republic Drive is the arterial in this portion of The Colony. The plat includes five residential streets that serve just this neighborhood. 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 Republic Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Public Improvement Plan has been reviewed and approved by the City Engineer.

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

### Drainage

Stormwater runoff generated in this section flows through a stormwater system that discharges into the detention pond located in section 1F-3. 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 is outside of the area covered in the Comprehensive Plan, but it complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, 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 B<sup>3</sup> 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 31.564-acre tract into 89 residential lots and 2 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.*

### Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

*The final plat complies with the requirements of the adopted B<sup>3</sup> Code and Consent Agreement.*

**B<sup>3</sup> 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 or Section 1.3.003 Final Plat

*The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on March 20, 2025.*

*The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on March 27, 2025.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Final Plat for The Colony MUD 1F, Section 4 for compliance with subdivision and utility standards on April 24, 2025, and deemed the plat administratively complete.*

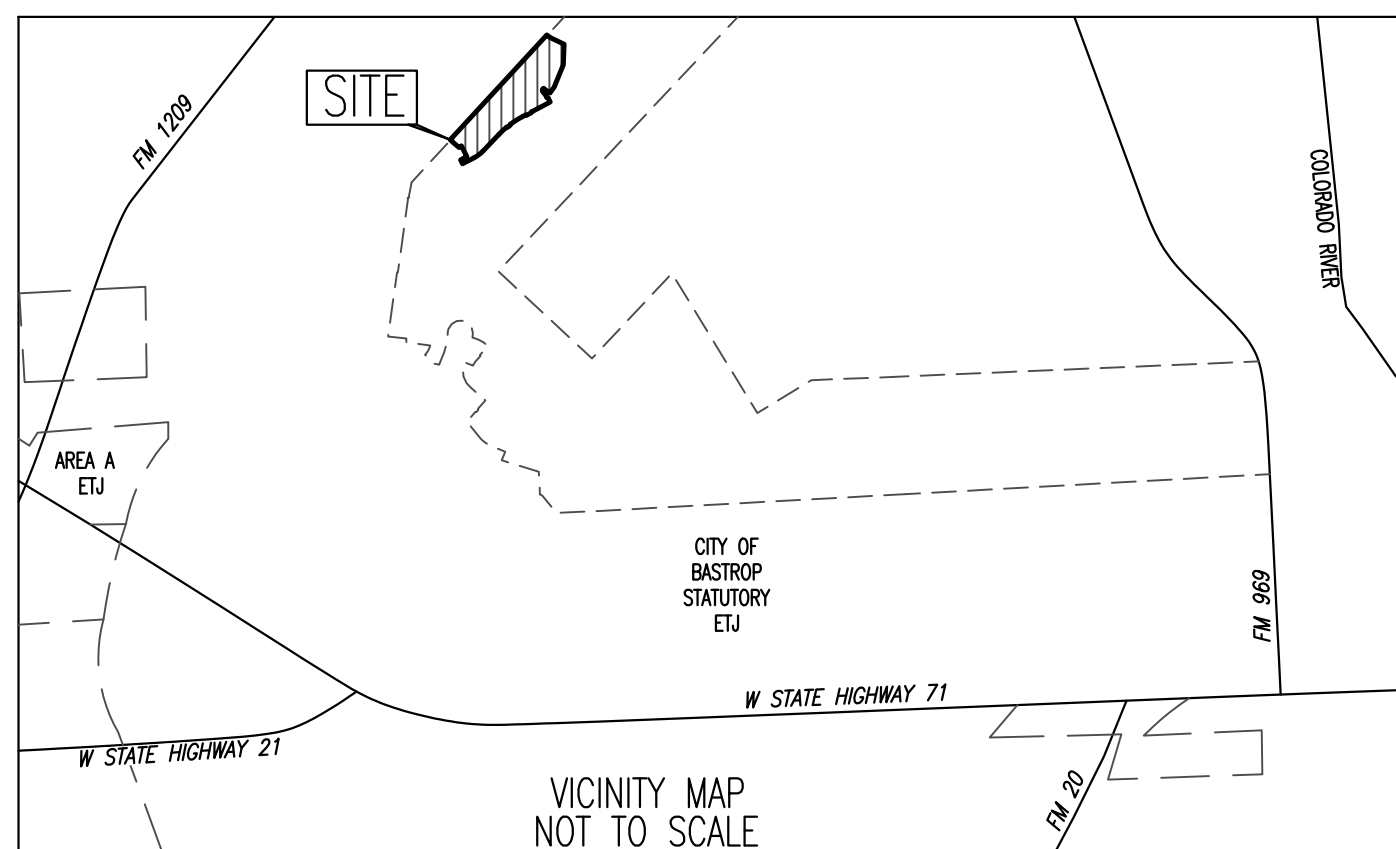
**RECOMMENDATION:**

Consider and act to approve The Colony MUD 1F Section 4 Final Plat, being 31.564 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 1F, Section 4 Final Plat
- Attachment 1: Location Map

# THE FINAL PLAT OF THE COLONY MUD 1F, SECTION 4



DATE: FEBRUARY 18, 2025

OWNER:  
HUNT COMMUNITIES BASTROP, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY  
PO BOX 12220  
EL PASO, TEXAS 79913  
(915) 298-4226

MONTÉ GAMBOI ET AL.  
C/O AMERUST & BROWN, LLP  
100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TX 78701

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5160

TOTAL ACREAGE: 31.564 ACRES  
SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

NO. OF RESIDENTIAL LOTS:	89	15,106 ACRES
NO. OF NON-RESIDENTIAL LOTS:	2	9,784 ACRES
TOTAL:	91	24,414 ACRES

NO. OF BLOCKS:	3	7,150 ACRES
R.O.W.:	TOTAL:	7,150 ACRES

NON - RESIDENTIAL LOTS	LOT	PURPOSE
BLOCK		
A	63	DRAINAGE, LANDSCAPE, AND P.U.E. LOT
C	14	L.S.E./O.S./P.U.E. LOT

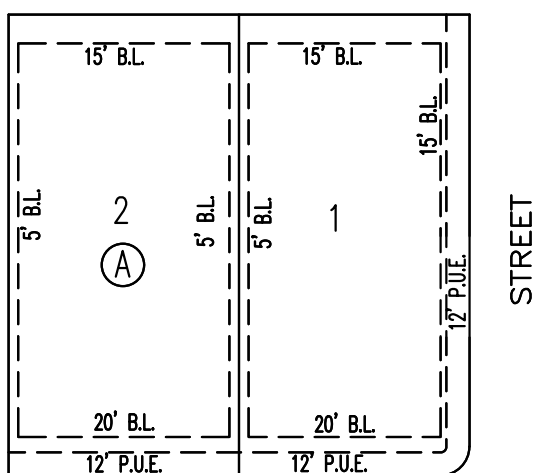
BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (#203)

ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

**BENCHMARK INFORMATION:**

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S48°36'41"W 277.21' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3  
NORTHING: 10025229.97  
EASTING: 3220418.12  
ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2" INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N46°53'24"E 254.82' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3  
NORTHING: 10025587.40  
EASTING: 3220812.12  
ELEVATION: 531.68' (NAVD '88)

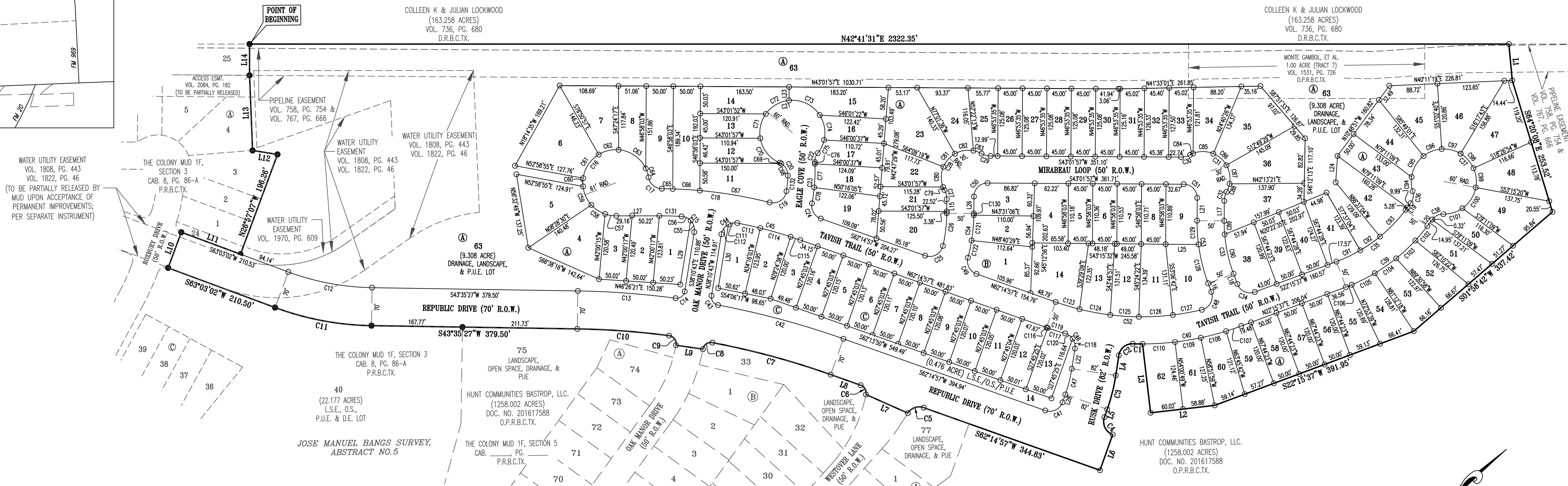


TYPICAL LOT EASEMENTS

SURVEYORS NOTE:  
1) A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS ON ALL LOTS IN THIS SUBDIVISION.

F.E.M.A. MAP NO. 48021C0195F  
BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.  
DATED: MAY 9, 2023

LINEAR FOOTAGE OF RIGHT-OF-WAY			
EAGLE COVE	50' R.O.W.	182'	LOCAL
MIRABEAU LOOP	50' R.O.W.	936'	LOCAL
OAK MANOR DRIVE	50' R.O.W.	214'	LOCAL
REPUBLIC DRIVE	70' R.O.W.	1,775'	COLLECTOR
RUSK DRIVE	82' R.O.W.	216'	LOCAL
TAVISH TRAIL	50' R.O.W.	1,686'	LOCAL
TOTAL		5,009'	



SCALE: 1" = 100'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- D.R.B.C.TX. DEED RECORDS OF BASTROP COUNTY, TEXAS
- P.R.B.C.TX. PLAT RECORDS OF BASTROP COUNTY, TEXAS
- O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

SHEET NO. 1 OF 2

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #E3791 ♦ REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
♦ Fax No. (512) 280-5165

J:\AC3D\5466\Survey\FINAL PLAT - COLONY MUD 1F, SECTION 4

19



THE FINAL PLAT OF  
THE COLONY MUD 1F, SECTION 4

## METES AND BOUNDS

BEING ALL A 31.564 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., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), AND ALL OF A CALLED 1.00 ACRE TRACT OF LAND (TRACT 7) CONVEYED TO MONTE GAMBOL, ET AL BY DEED RECORDED IN VOLUME 1531, PAGE 726, O.P.R.B.C.TX., SAID 31.564 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTHWEST LINE OF SAID 1258.002 ACRE TRACT, BEING ON THE SOUTHEAST LINE OF A CALLED 163.258 ACRE TRACT OF LAND CONVEYED TO COLLEEN K AND JULIAN LOCKWOOD BY DEED RECORDED IN VOLUME 736, PAGE 680, DEED RECORDS OF BASTROP COUNTY, TEXAS (D.R.B.C.TX.), SAME BEING AT THE NORTHEAST CORNER OF LOT 25, BLOCK A, THE COLONY MUD 1F, SECTION 3, A SUBDIVISION RECORDED IN CABINET 8, SLIDE 86-A, PLAT RECORDS, BASTROP COUNTY, TEXAS (P.R.B.C.TX.), FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N42°41'31"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 163.258 ACRE TRACT, A DISTANCE OF 2322.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

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

- 1) S52°37'07"E, A DISTANCE OF 67.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) S64°20'08"E, A DISTANCE OF 253.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) S01°58'42"W, A DISTANCE OF 337.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) S22°15'37"W, A DISTANCE OF 391.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) S35°59'51"W, A DISTANCE OF 119.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) N53°58'36"W, A DISTANCE OF 127.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 18.17 FEET, AND A CHORD THAT BEARS S43°32'00"W, A DISTANCE OF 18.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.26 FEET, AND A CHORD THAT BEARS S02°58'15"W, A DISTANCE OF 33.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 9) S38°34'59"E, A DISTANCE OF 37.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 341.00 FEET, AN ARC LENGTH OF 64.47 FEET, AND A CHORD THAT BEARS S33°10'01"E, A DISTANCE OF 64.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 11) S27°45'03"E, A DISTANCE OF 15.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S72°45'03"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 13) S27°45'03"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 14) S62°14'57"W, A DISTANCE OF 344.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 15) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 22.91 FEET, AND A CHORD THAT BEARS S35°59'58"W, A DISTANCE OF 22.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 16) S62°06'37"W, A DISTANCE OF 89.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 17) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.46 FEET, AND A CHORD THAT BEARS N82°29'28"W, A DISTANCE OF 17.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 18) S62°14'57"W, A DISTANCE OF 58.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 19) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 226.30 FEET, AND A CHORD THAT BEARS S57°49'26"W, A DISTANCE OF 226.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 20) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD THAT BEARS S17°23'59"W, A DISTANCE OF 17.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 21) S51°40'54"W, A DISTANCE OF 51.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 22) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.98 FEET, AND A CHORD THAT BEARS S86°28'58"W, A DISTANCE OF 17.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 23) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 169.92 FEET, AND A CHORD THAT BEARS S46°54'48"W, A DISTANCE OF 169.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 24) S43°35'27"W, PASSING AT A DISTANCE OF 211.73 FEET A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTH CORNER OF LOT 40, BLOCK C, SAID THE COLONY MUD 1F, SECTION 3, AND CONTINUING FOR A TOTAL DISTANCE OF 379.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND WITH THE SOUTH AND EAST LINES OF SAID THE COLONY MUD 1F, SECTION 3, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 181.71 FEET, AND A CHORD THAT BEARS S53°19'14"W, A DISTANCE OF 180.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) S63°03'02"W, A DISTANCE OF 210.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) N26°58'58"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) N63°03'02"E, A DISTANCE OF 116.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) N26°57'07"W, A DISTANCE OF 196.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) S51°48'15"W, A DISTANCE OF 46.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 7) N49°36'35"W, A DISTANCE OF 138.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 8) N47°18'29"W, A DISTANCE OF 57.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.564 ACRES OF LAND.

## GENERAL NOTES:

## 1. THE BENCHMARKS USED ARE:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S48°36'41"W 277.21' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3  
NORTHING: 10025229.97  
EASTING: 3220418.12  
ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N46°53'24"E 254.82' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3  
NORTHING: 10025587.40  
EASTING: 3220812.12  
ELEVATION: 531.68' (NAVD '88)

2. WATER IS PROVIDED BY THE COLONY M.U.D. 1F.
3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1F.
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. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. 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.
9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. 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.
11. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
14. ALL NEW UTILITIES WILL BE UNDERGROUND.
15. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
17. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193, AND IS WITHIN ZONE X.
18. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
19. 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.
20. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
21. 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.
22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
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, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
25. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
26. ALL INFRASTRUCTURE REQUIRED FOR ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, 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 FINAL 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 WARNINGS: 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.
30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
31. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY 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. 421006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT
34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, STREET LIGHTING, PRIVATE PARKS AND ALL OTHER COMMON AREAS.
36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
37. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL 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).
43. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS. ALL STREET RIGHT-OF-WAY SHOWN HEREON WILL ALSO BE CLASSIFIED AS PUBLIC UTILITY EASEMENTS.

## FLOODPLAIN NOTES:

1. 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, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
2. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP AND BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE CITY COUNCIL AND COMMISSIONERS COURT 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, BASTROP COUNTY 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.

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

THAT WE, JOEY NAJERA, HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE 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 31.564 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

## "THE COLONY MUD 1F, SECTION 4"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

JOEY NAJERA, VICE PRESIDENT OPERATIONS  
HUNT COMMUNITIES BASTROP, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
PO BOX 12220  
EL PASO, TEXAS 79913

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEY NAJERA, 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

MONTE GAMBOL, ET AL.  
C/O AMBRUST & BROWN, LLP,  
100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## FLOODPLAIN 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. 48021C0195F FOR BASTROP COUNTY TEXAS, DATED MAY 9, 2023. 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 TRAVIS § 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.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_

MAHER HARMOUCHE, P.E. #143982  
CARLSON, BRIGANCE & DOERING, INC.  
5701 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

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

THAT I, ERIC J. DANNHEIM, 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. 421006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

FINAL, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW ONLY. RELEASE DATE 02/18/2025

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ERIC J. DANNHEIM, R.P.L.S. NO. 6075  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

BLOCK LOT SQ. FT.

A 1 6,763  
A 2 6,108  
A 3 5,965  
A 4 10,088  
A 5 10,593  
A 6 13,418  
A 7 8,983  
A 8 6,487  
A 9 9,172  
A 10 9,522  
A 11 9,795  
A 12 5,731  
A 13 5,074  
A 14 7,467  
A 15 8,623  
A 16 5,133  
A 17 5,337  
A 18 5,881  
A 19 7,904  
A 20 8,727  
A 21 5,518  
A 22 6,558  
A 23 11,777  
A 24 7,586  
A 25 6,097  
A 26 5,629  
A 27 5,629  
A 28 5,629  
A 29 5,629  
A 30 5,629  
A 31 5,659  
A 32 5,759  
A 33 5,710  
A 34 7,608  
A 35 11,448  
A 36 10,400  
A 37 9,256  
A 38 7,773  
A 39 6,090  
A 40 6,173  
A 41 8,928  
A 42 8,130  
A 43 7,560  
A 44 7,811  
A 45 9,946  
A 46 10,087  
A 47 10,660  
A 48 8,877  
A 49 9,811  
A 50 8,380  
A 51 6,957  
A 52 7,107  
A 53 7,125  
A 54 7,000  
A 55 6,447  
A 56 6,000  
A 57 6,017  
A 58 6,101  
A 59 6,264  
A 60 6,615  
A 61 6,709  
A 62 7,530  
A 63 405,464

BLOCK LOT SQ. FT.

B 1 8,206  
B 2 5,747  
B 3 6,501  
B 4 7,032  
B 5 4,962  
B 6 4,970  
B 7 4,978  
B 8 4,986  
B 9 6,304  
B 10 8,433  
B 11 7,180  
B 12 6,785  
B 13 6,725  
B 14 10,569

C 1 6,800  
C 2 6,490  
C 3 6,154  
C 4 6,008  
C 5 6,007  
C 6 6,006  
C 7 6,005  
C 8 6,004  
C 9 6,004  
C 10 6,003  
C 11 6,002  
C 12 6,002  
C 13 6,015  
C 14 20,747

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 )

I, KRISTIA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET \_\_\_\_\_, PAGE \_\_\_\_\_

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

DEPUTY \_\_\_\_\_ COUNTY CLERK, BASTROP COUNTY, TEXAS

## SHEET NO. 2 OF 2



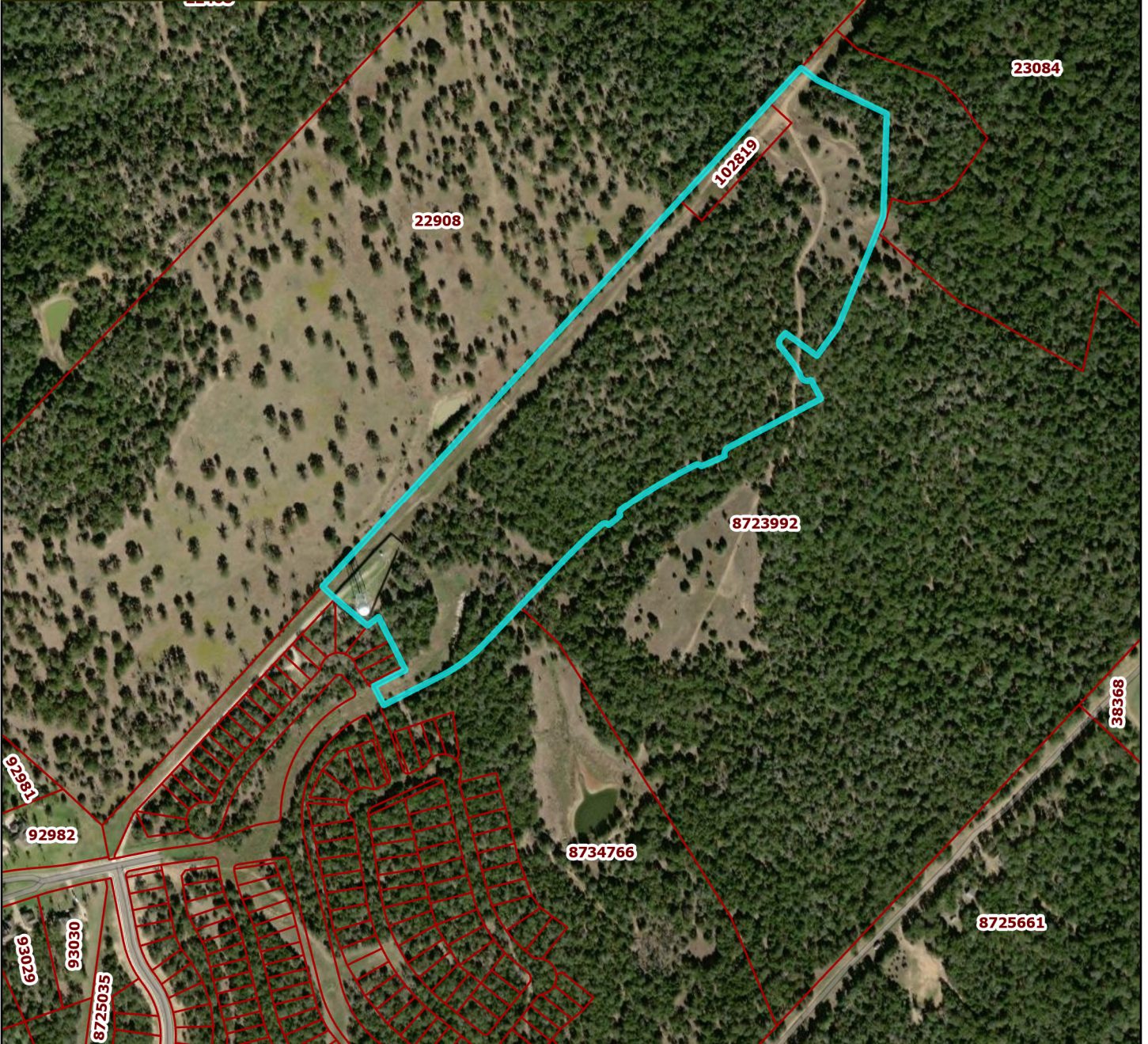
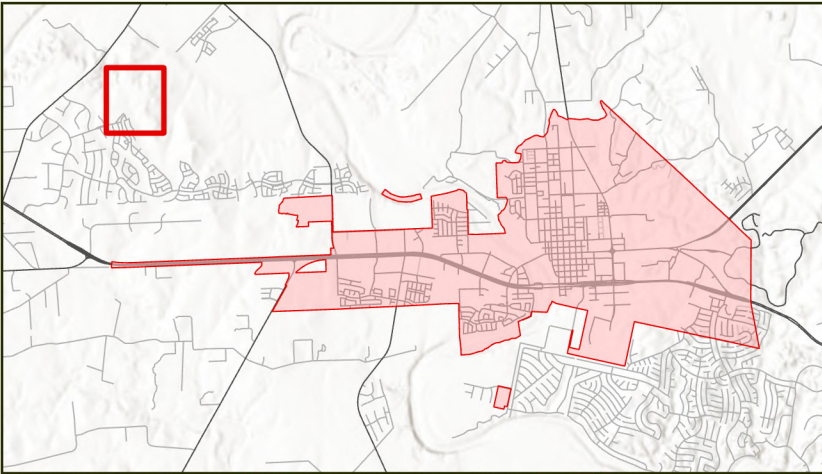
J:\AC3D\5466\Survey\FINAL PLAT - COLONY MUD 1F, SECTION 4



Attachment  
Location Map



The Colony MUD  
1F Section 4



1/27/2025

0 250 500 750 1,000 ft

Scale 1:6,000

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.





# STAFF REPORT

**MEETING DATE:** May 29, 2025

**TITLE:**

Consider and act to approve The Colony MUD 1F Section 5 Final Plat, being 29.413 acres out of the Jose Manuel 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:**

James Cowey, Director of Development Services

**ITEM DETAILS:**

Site Address:	North of Sam Houston (Attachment 1)
Total Acreage:	29.413 acres
Legal Description:	29.413 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fifth 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 1F, Section 5 (Exhibit A). The plat includes 106 residential lots and 4 non-residential lots. The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended. The non-residential lots are drainage and utility easements.

**Traffic Impact and Streets**

The Final Plat proposes to extend Republic Drive and Kingswood Drive, which connect to Colony MUD 1F, Section 3. Republic Drive is the arterial in this portion of The Colony. The plat includes three residential streets that serve just this neighborhood. 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 Republic Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Public Improvement Plan has been reviewed and approved by the City Engineer.

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

### Drainage

Stormwater runoff generated in this section flows through a stormwater system that discharges into the detention pond located in section 1F-3. 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 is outside of the area covered in the Comprehensive Plan, but it complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, 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 B<sup>3</sup> 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 29.413-acre tract into 106 residential lots and 4 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.*

### Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

*The final plat complies with the requirements of the adopted B<sup>3</sup> Code and Consent Agreement.*

B<sup>3</sup> 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 or Section 1.3.003 Final Plat

*The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on March 27, 2025.*

*The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on April 3, 2025.*

- Section 1.3.004 Plat Requirements

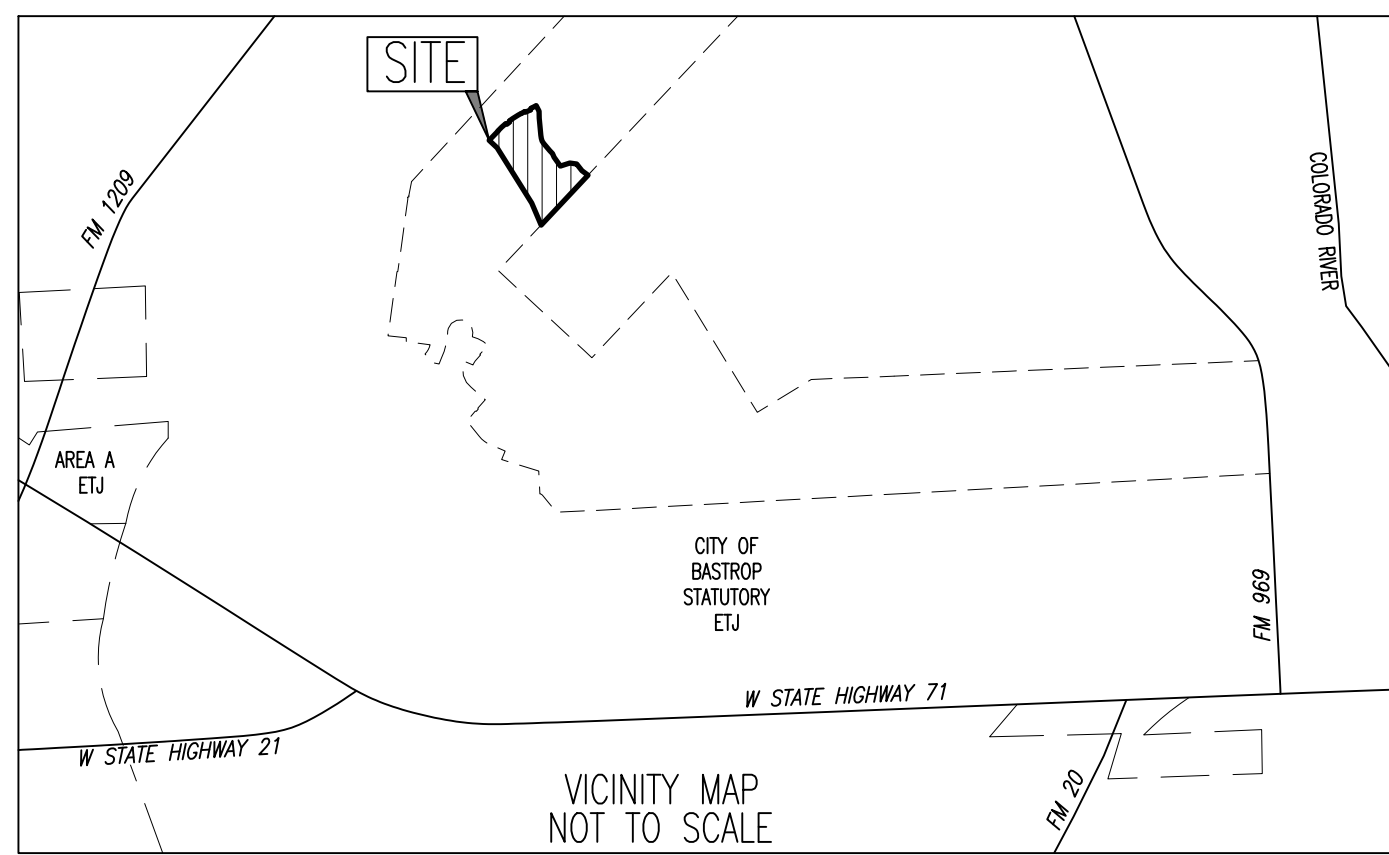
*The Development Review Committee reviewed the Final Plat for The Colony MUD 1F, Section 5 for compliance with subdivision and utility standards on April 24, 2025, and deemed the plat administratively complete.*

**RECOMMENDATION:**

Consider and act to approve The Colony MUD 1F Section 5 Final Plat, being 29.413 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 1F, Section 5 Final Plat
- Attachment 1: Location Map



DATE: FEBRUARY 18, 2025

OWNER:  
HUNT COMMUNITIES BASTROP, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY  
PO BOX 12220  
EL PASO, TEXAS 79913  
(915) 298-4226

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, Inc.  
5501 WEST WILLIAM CANNON  
AUSTIN, TX 78749  
(512) 280-5160

TOTAL ACREAGE: 29.413 ACRES  
SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

NO. OF RESIDENTIAL LOTS:	106	18,190 ACRES
NO. OF NON-RESIDENTIAL LOTS:	4	7.046 ACRES
TOTAL:	110	25.236 ACRES

NO. OF BLOCKS:	2	4.177 ACRES
R.O.W.:	TOTAL:	4.177 ACRES

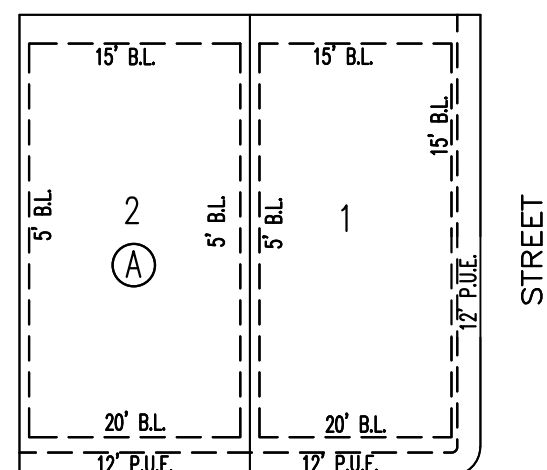
BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

**BENCHMARK INFORMATION:**

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S60°16'24"E 1822.48'  
FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 5  
NORTHING: 10025229.97  
EASTING: 3220418.12  
ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",  
LOCATED +/- S65°19'04"E 1308.16 FROM THE POINT OF BEGINNING OF THE  
COLONY 1F, SECTION 5  
NORTHING: 10025587.40  
EASTING: 3220418.12  
ELEVATION: 531.68' (NAVD '88)



TYPICAL LOT EASEMENTS

SURVEYORS NOTE:

1) A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT  
IS HEREBY DEDICATED ADJACENT TO ALL STREET  
RIGHT-OF-WAYS ON ALL LOTS IN THIS SUBDIVISION

NON - RESIDENTIAL LOTS	PURPOSE
BLOCK LOT	
A 75	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT
A 76	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT
A 77	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT
B 33	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT

F.E.M.A. MAP NO. 48021C0195F  
BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.  
DATED: MAY 9, 2023

LINEAR FOOTAGE OF RIGHT-OF-WAY		
MCCELLELLAN DRIVE	50' R.O.W.	655' LOCAL
OAK MANOR DRIVE	50' R.O.W.	1,399' LOCAL
WESTOVER LANE	50' R.O.W.	1,250' LOCAL
TOTAL		3,304'

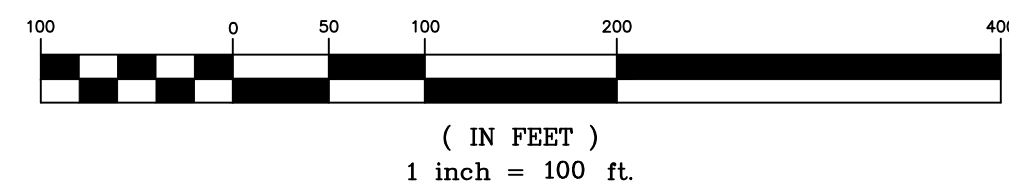
# THE FINAL PLAT OF THE COLONY MUD 1F, SECTION 5

**LEGEND**

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- O.S. OPEN SPACE
- L.S. LANDSCAPE EASEMENT
- O.P.R.B.C.T.X. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
- P.R.B.C.T.X. PLAT RECORDS OF BASTROP COUNTY, TEXAS

SCALE: 1" = 100'

GRAPHIC SCALE



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	169.92	1465.00	N46°54'48"E	169.82	85.05	6°38'44"
C2	24.41	15.00	S83°08'26"E	21.81	15.87	93°14'47"
C3	23.64	15.00	N08°14'41"E	21.27	15.08	90°18'29"
C4	226.30	1465.00	N57°49'26"E	226.07	113.37	85°10'11"
C5	21.37	15.00	S76°56'03"E	19.61	12.96	81°38'01"
C6	33.47	25.00	N23°53'26"E	31.03	19.79	76°43'01"
C7	120.85	275.00	N23°55'41"W	119.88	61.42	25°10'45"
C8	145.05	325.00	N24°07'26"W	143.85	73.75	25°34'15"
C9	158.96	350.00	S24°20'57"E	157.59	80.87	26°01'17"
C10	136.25	300.00	S24°20'57"E	135.08	69.32	26°01'17"
C11	126.82	625.00	S43°10'22"E	126.60	63.63	11°37'33"
C12	116.67	575.00	S43°10'22"E	116.47	58.54	11°37'33"
C13	39.27	25.00	N68°00'51"E	35.36	25.00	90°00'00"
C14	39.27	25.00	S03°59'09"E	35.36	25.00	90°00'00"
C15	396.27	275.00	N00°16'02"W	362.87	241.44	82°33'47"
C16	324.22	225.00	N00°16'02"W	296.89	197.54	82°33'47"
C17	221.38	350.00	S23°25'44"E	217.71	114.53	36°14'24"
C18	189.75	300.00	S23°25'44"E	186.60	98.17	36°14'24"
C19	147.87	275.00	N20°42'47"W	146.09	75.77	30°48'30"
C20	51.95	325.00	N09°53'19"W	51.90	26.03	9°09'32"
C21	38.27	25.00	N87°09'26"E	34.64	24.02	87°42'50"
C22	38.58	25.00	N04°46'53"W	34.86	24.32	88°24'31"
C23	23.55	25.00	N68°24'25"E	22.69	12.73	53°58'05"
C24	23.55	25.00	S12°26'20"W	22.69	12.73	53°58'05"
C25	301.53	60.00	S50°34'38"E	70.59	43.64	28°56'10"
C26	22.25	25.00	S68°48'08"W	21.53	11.93	51°00'14"
C27	24.79	25.00	N14°53'17"E	23.79	13.52	56°49'29"
C28	301.41	60.00	N49°36'36"W	70.68	43.73	28°49'43"
C29	97.62	275.00	N21°30'30"W	97.11	49.33	20°20'23"
C30	23.23	275.00	N34°05'52"W	23.22	11.62	4°50'21"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C01	17.20	60.00	S13°58'39"E	17.14	8.66	16°25'35"
C02	39.27	60.00	S12°59'06"W	38.57	20.37	37°29'55"
C03	44.24	60.00	S52°51'21"W	43.24	23.18	42°14'35"
C04	21.29	60.00	S84°08'27"W	21.17	10.76	20°19'38"
C05	25.21	575.00	S47°02'40"W	25.21	12.61	2°30'43"
C06	13.71	575.00	S47°02'40"W	13.70	6.85	1°21'56"
C07	4.04	25.00	N88°45'33"E	4.04	2.03	9°15'48"
C08	19.51	25.00	N61°46'31"E	19.02	10.28	44°42'17"
C09	29.11	60.00	S00°38'45"E	28.83	14.85	27°47'55"
C10	43.41	60.00	S33°58'57"W	42.47	22.71	41°27'29"
C11	39.27	60.00	S73°27'37"W	38.57	20.37	37°29'51"
C12	39.27	60.00	N69°02'30"W	38.57	20.37	37°29'55"
C13	35.63	60.00	N33°16'53"W	35.11	18.36	34°01'20"
C14	24.21	60.00	N04°42'34"W	24.05	12.27	23°07'18"
C15	41.02	60.00	N26°26'12"E	40.23	21.35	39°10'14"
C16	49.60	60.00	N68°42'23"E	48.20	26.32	47°22'08"
C17	26.47	300.00	S07°50'11"E	26.46	13.24	5°03'16"
C18	79.18	300.00	S17°55'28"E	78.95	39.82	15°07'18"
C19	79.18	300.00	S33°02'46"E	78.95	39.82	15°07'18"
C20	4.93	300.00	S41°04'40"E	4.93	2.47	0°56'31"
C21	9.65	350.00	N40°45'33"W	9.65	4.82	1°34'45"
C22	46.81	350.00	N36°08'17"W	46.78	23.44	7°39'47"
C23	47.33	350.00	N28°25'56"W	47.30	23.70	7°44'55"
C24	47.33	350.00	N20°41'01"W	47.30	23.70	7°44'55"
C25	47.33	350.00	N12°56'06"W	47.30	23.70	7°44'55"
C26	22.92	350.00	N07°11'05"W	22.91	11.46	3°45'06"
C27	38.31	275.00	N09°17'59"W	38.28	19.18	7°58'52"
C28	109.56	275.00	N24°42'14"W	108.84	55.52	22°46'38"
C29	38.91	575.00	S41°21'42"W	38.91	19.46	3°52'39"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C31	29.43	325.00	S34°18'56"E	29.42	14.72	5°11'15"
C32	56.59	325.00	S26°44'00"E	56.52	28.37	9°58'38"
C33	56.59	325.00	S16°45'22"E	56.52	28.37	9°58'38"
C34	2.43	325.00	S11°33'11"E	2.43	1.22	0°25'45"
C35	6.34	300.00	S11°56'38"E	6.34	3.17	1°12'40"
C36	95.13	300.00	S21°38'03"E	94.74	47.97	18°10'10"
C37	34.77	300.00	S34°02'22"E	34.75	17.41	6°38'27"
C38	37.41	350.00	N34°17'52"W	37.39	18.72	6°07'26"
C39	56.62	350.00	N26°36'04"W	56.56	28.37	9°16'09"
C40	56.62	350.00	N17°19'56"W	56.56	28.37	9°16'08"
C41	8.30	350.00	N12°01'05"W	8.30	4.15	1°21'33"
C42	49.45	575.00	S39°49'24"E	49.43	24.74	4°55'39"
C43	67.22	575.00	S45°38'11"E	67.19	33.65	6°41'55"
C44	26.99	625.00	N47°44'55"W	26.99	13.50	2°28'27"
C45	58.09	625.00	N45°00'56"W	58.07	29.07	5°19'31"
C46	41.74	625.00	N39°16'23"W	41.73	20.88	3°49'36"
C47	43.67	275.00	S37°00'00"E	43.62	21.88	9°05'52"
C48	152.76	275.00	S16°32'17"E	150.80	78.40	31°49'35"
C49	46.67	275.00	S04°14'12"W	46.61	23.39	9°43'22"
C50	46.67	275.00	N12°57'34"W	46.61	23.39	9°43'22"
C51	42.23	275.00	S23°13'14"W	42.19	21.16	8°47'58"
C52	64.29	275.00	S34°19'02"W	64.14	32.29	13°23'38"
C53	128.21	225.00	N24°41'24"E	126.48	65.90	32°38'54"
C54	116.59	225.00	N06°28'46"W	115.29	59.64	29°41'25"
C55	79.42	225.00	N31°26'12"W	79.01	40.13	20°13'28"
C56	12.22	60.00	N07°41'23"W	12.20	6.13	11°40'09"
C57	49.75	60.00	N21°53'49"E	48.33	26.40	47°30'14"
C58	38.92	60.00	N64°13'49"E	38.24	20.17	37°09'43"
C59	39.27	60.00	S78°26'20"E	38.57	20.37	37°29'55"
C60	39.27	60.00	S40°56'25"E	38.57	20.37	37°29'55"

Line Table		
Line #	Length	Direction
L1	50.04	N50°56'12"E
L2	58.64	N62°14'57"E
L3	84.54	N66°37'01"E
L4	88.64	N62°14'57"E
L5	102.79	S27°45'03"E
L6	36.59	S07°06'31"W
L7	49.03	S07°45'41"E
L8	46.97	S18°13'42"E
L9	46.96	S32°49'46"E

Line Table		
Line #	Length	Direction
L10	113.39	S81°42'36"E
L11	137.64	S38°17'54"E
L12	123.59	S53°40'12"E
L13	56.67	S22°13'22"E
L14	57.49	S48°59'09"E
L15	31.30	N41°00'51"E
L16	31.30	N41°00'51"E
L17	26.96	N14°28'05"W
L18	36.27	S37°21'35"E

## SHEET NO. 1 OF 2



Carlson, Brigance &amp; Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

J:\AC3D\5478\Survey\FINAL PLAT - COLONY MUD 1F, SECTION 5



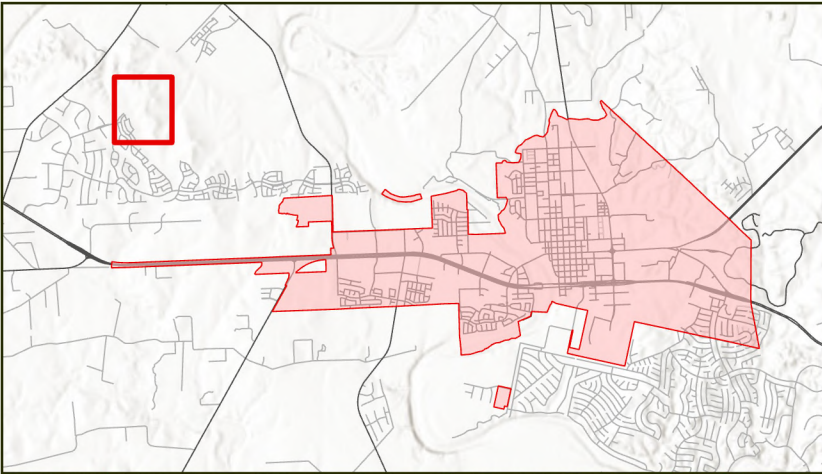




Attachment  
Location Map



The Colony MUD  
1F Section 5



1/27/2025

0 250 500 750 1,000 ft

Scale 1:6,000

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.





# STAFF REPORT

**MEETING DATE:** May 29, 2025

**TITLE:**

Consider and act to approve Valverde Section 1, Phase 3 Final Plat, being 35.820 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Exhibit A.

**AGENDA ITEM SUBMITTED BY:**

James E. Cowey, Director of Development Services

**ITEM DETAILS:**

Site Address: West of FM 969 (Attachment 1)  
 Total Acreage: 35.820 acres  
 Parcel ID #: R30094  
 Legal Description: 35.820 acres of the Nancy Blakey Survey, Abstract Number 98

Property Owner: Continental Homes of Texas, LP  
 Agent Contact: Pablo Martinez/Mahoney Engineering

Existing Use: Vacant/Undeveloped  
 Existing Zoning: P3 Residential per Development Agreement  
 Adopted Plan: Valverde Development Agreement, Approved July 13, 2021  
 Future Land Use: Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Final Plat for Valverde Section 1, Phase 3, Attachment 1. The site is currently vacant and will be developed as a single-family residential use, with a total of 178 units. The development consists of streets, drainage, water, wastewater, and utility infrastructure for the purpose of serving the master planned community. The final plat is associated with the approved Viridian Development Agreement, Public Improvement Plans, and Final Drainage Plans for these phases of the development.

The final plat follows the standards adopted in the Viridian Development Agreement.

Infrastructure	Available (Y/N)	Proposed
Water	N	Line Extensions
Wastewater	N	Line Extensions
Drainage	Y	Storm Sewer to Pond
Transportation	N	Internal Streets
Parks and Open Space	Y	14 lots, 6.755 acres

### Traffic Impact and Streets

The Valverde Section 1, Phase 3 Final Plat will have 1 entrance for access from FM 969, hereby currently identified as Puerto Plata Avenue. After entering the subdivision there will be several interior streets to the various lots with interconnecting paths of travel. A majority of the lots will be alley loaded which follows the intent of the B3 code.

### Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via 24" water line extensions provided by the developer from the existing water tank on the south side of SH 71 on FM20. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

This project is proposing to construct new 8" water mains to provide service to the single-family units. The new system connects into the proposed Phase 1 water improvements which consists of a 12" water main on the main boulevard.

Wastewater collection and treatment will also be provided by the City of Bastrop via a new lift station shown in Block B Lot 1 and wastewater line extensions along FM 969 provided by the developer to the existing line at FM 969 and SH 71. This project is proposing to construct 8" gravity mains. Phase 1 improvements consist of 8" – 15" gravity lines, a lift station, and associated force main.

### Drainage

The drainage patterns generally flow in a south-to-northerly direction. This project is proposing surface and underground drainage infrastructure to convey stormwater to two (2) detention ponds included in the Phase 1 Infrastructure improvements. The existing drainage patterns will be maintained, and the existing peak flow rates will not be increased.

### **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.*

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

*The City of Bastrop has a Development Agreement with the Valverde that allows the city to agree to specific land uses and development standards. This allows the city to ensure the quality of development and future sustainability.*

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

*Through the Development Agreement, the Valverde development includes follows the intent of the B<sup>3</sup> Code forms for residential and commercial lot standards. The development agreement allows for a mix of residential house forms, including ranch house, villa, house, duplex, triplex, fourplex, courtyard house, courtyard apartments, row house and apartments.*

## Local Government Code

### Sec. 212.002. Rules.

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

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits.*

### 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 35.280-acre tract into 178 residential lots and 8 non-residential lots.*

### 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 and Development Agreement, 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 Final Drainage Plan and Public Improvement Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension.*

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

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

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

*The final plat complies with the requirements of the adopted B<sup>3</sup> Code and Viridian Development Agreement.*

**B<sup>3</sup> Code – Chapter 1: Subdivisions**

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.003 Final Plat

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

*The Public Improvement Plan was approved by the City Engineer on August 30, 2022.*

- Section 1.3.004 Plat Requirements

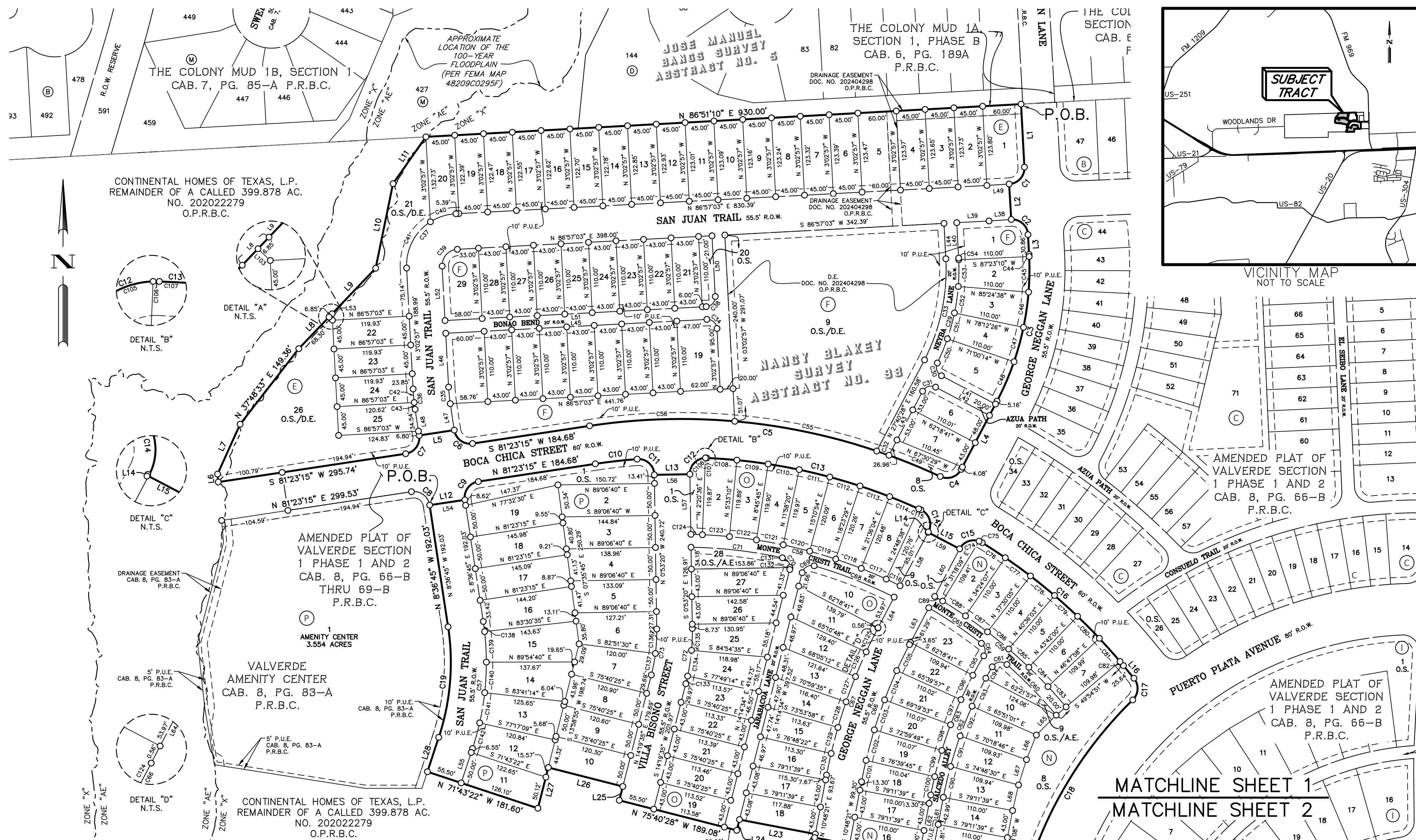
*The Development Review Committee reviewed the Final Plat for Valverde Section 1, Phase 3 for compliance with subdivision and development agreement standards on May 1, 2025, and deemed the plat administratively complete. Staff recommends approval.*

**RECOMMENDATION:**

Consider and act to approve Valverde Section 1, Phase 3 Final Plat, being 35.820 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Valverde Section 1 Phase 3 Final Plat
- Attachment 1: Valverde Section 1 Phase 3 Location Map



# FINAL PLAT VALVERDE SECTION 1 PHASE 3

A SUBDIVISION OF 35.820 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX. 78750  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

ACREAGE: 35.820 ACRES  
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT NO. 98

NUMBER AND ACREAGE  
BY LOT TYPE: (SEE LAND USE TABLE ON SHEET 6)  
PLAT SUBMITTED: \_\_\_\_\_  
PLAT REVISED: \_\_\_\_\_

SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS)  
PHONE: 210-581-3600 FAX: \_\_\_\_\_  
ENGINEER: MAHONEY ENGINEERING (JUAN P. MARTINEZ, PE)  
PHONE: 512-434-0512 FAX: \_\_\_\_\_



## BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL  
ZONE 4203, NAD 83. DISTANCES SHOWN ARE  
IN SURFACE VALUES. COMBINED SCALE FACTOR  
IS 0.99998269.

LEGEND

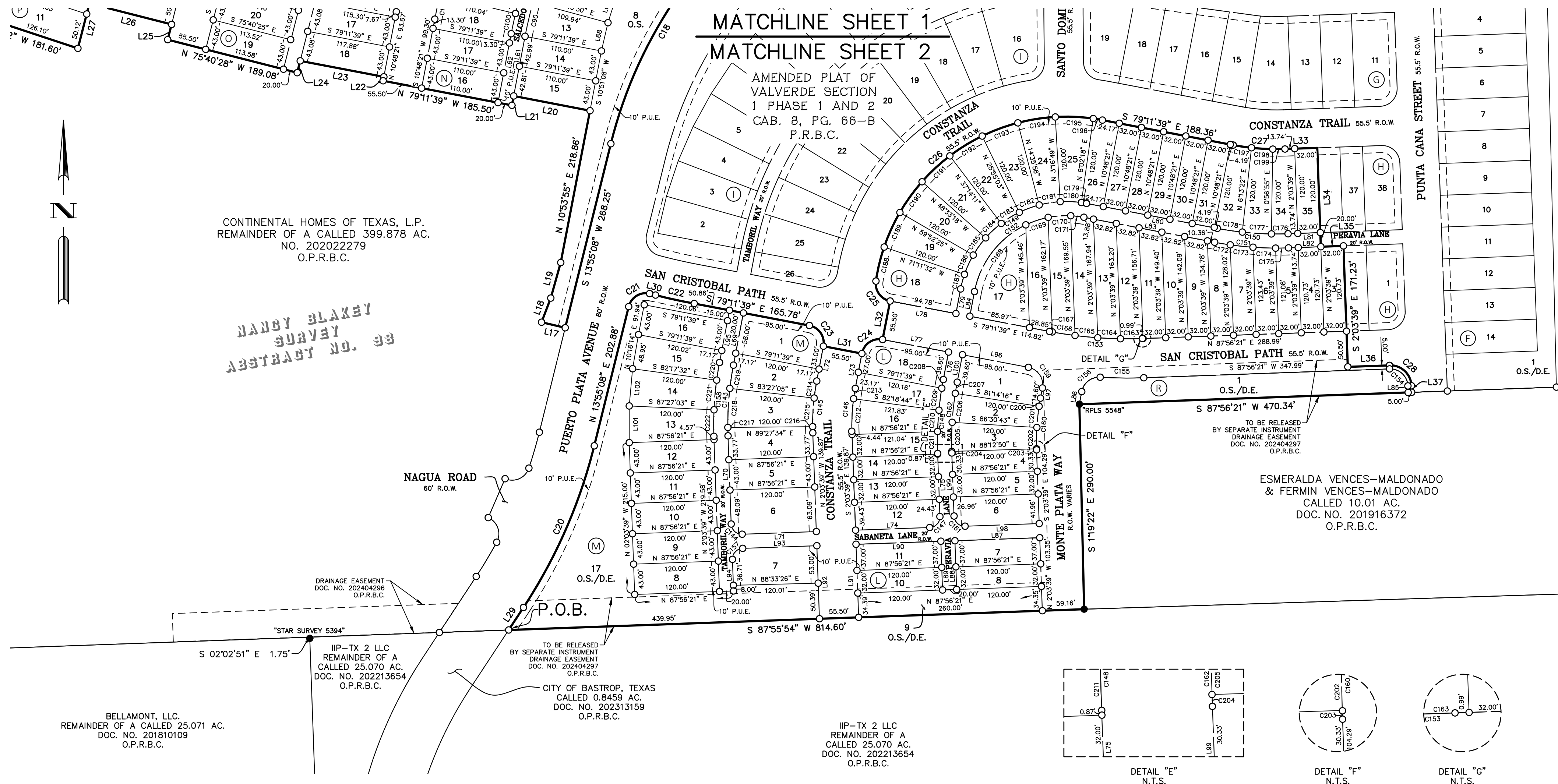
A.E. ACCESS EASEMENT  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
DOC. DOCUMENT  
ESMT. EASEMENT  
NO. NUMBER  
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY  
O.S. OPEN SPACE  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.B.C. PLAT RECORDS OF BASTROP COUNTY  
P.U.E. PUBLIC UTILITY EASEMENT  
R.O.W. RIGHT-OF-WAY

● FOUND 1/2" IRON ROD  
(UNLESS OTHERWISE NOTED)  
○ SET 1/2" IRON ROD W/ "BGE, INC." CAP

○ BLOCK INDICATOR



**BGE, Inc.**  
7330 San Pedro Ave., Suite 301  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106500



# FINAL PLAT VALVERDE SECTION 1 PHASE 3

A SUBDIVISION OF 35.820 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS



BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL  
ZONE 4203, NAD 83. DISTANCES SHOWN ARE  
IN SURFACE VALUES. COMBINED SCALE FACTOR  
IS 0.99998269.

## LEGEND

A.E.	ACCESS EASEMENT
CAB.	CABINET
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
PAGE	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
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●	FOUND 1/2" IRON ROD
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⊙	SET 1/2" IRON ROD W/ "BGE, INC." CAP
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TBPELS Licensed Surveying Firm No. 10106500



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S3°02'57"E	98.44'
L2	S3°30'18"E	55.51'
L3	S3°02'57"E	30.86'
L4	S27°41'19"W	120.23'
L5	S81°23'15"W	55.50'
L6	N4°59'40"W	12.50'
L7	N24°20'55"E	85.38'
L8	N43°42'24"E	75.15'
L9	N43°41'57"E	98.41'
L10	N11°34'46"E	134.65'
L11	N35°04'15"E	89.33'
L12	N81°23'15"E	55.50'
L13	N89°01'30"E	55.50'
L14	S27°41'19"W	0.89'
L15	S62°18'41"E	55.50'
L16	S39°34'07"E	25.64'
L17	N76°44'36"W	34.40'
L18	N20°55'17"E	36.54'
L19	N15°39'08"E	52.19'
L20	N79°05'37"W	109.93'
L21	S10°48'21"W	13.49'
L22	N10°48'21"E	5.63'
L23	N79°11'39"W	120.46'
L24	S14°14'34"W	17.28'
L25	N14°19'35"E	22.28'
L26	N75°40'25"W	120.00'
L27	S14°19'35"W	65.69'
L28	N18°16'38"E	56.55'
L29	N33°20'50"E	38.04'
L30	S75°33'18"E	8.19'
L31	S79°11'39"E	55.50'
L32	N11°02'10"E	55.50'
L33	N87°56'21"E	45.74'
L34	S2°03'39"E	140.00'

LINE DATA		
NUMBER	BEARING	DISTANCE
L35	N87°56'21"E	32.00'
L36	N87°56'21"E	59.00'
L37	S2°03'39"E	9.25'
L38	S86°11'23"W	34.85'
L39	S86°57'03"W	50.37'
L40	S3°02'57"E	55.40'
L41	S62°18'41"E	95.14'
L42	N62°18'41"W	95.02'
L43	S27°40'28"W	112.96'
L44	N3°02'57"W	55.40'
L45	S86°57'03"W	408.00'
L46	S3°02'57"E	84.03'
L47	S8°36'44"E	41.76'
L48	N8°36'45"W	41.34'
L49	N86°10'41"E	34.78'
L50	S3°02'57"E	95.00'
L51	S86°57'03"W	408.00'
L52	N3°02'57"W	85.00'
L53	N46°17'36"W	7.28'
L54	N81°23'15"E	55.50'
L55	S18°16'38"W	56.55'
L56	N89°01'30"E	55.50'
L57	S0°53'20"E	93.88'
L58	N27°41'19"E	94.12'
L59	S62°18'41"E	55.50'
L60	S27°41'19"W	83.69'
L61	S10°48'21"W	85.80'
L62	N10°48'21"E	99.30'
L63	S27°41'19"W	64.94'
L64	N27°41'19"E	54.54'
L65	S44°58'14"W	43.84'
L66	S21°55'07"W	41.44'
L67	S17°27'22"W	41.44'
L68	S13°00'56"W	41.04'

LINE DATA		
NUMBER	BEARING	DISTANCE
L69	S10°48'21"W	75.17'
L70	S2°03'39"E	124.87'
L71	N87°56'21"E	105.00'
L72	N10°48'21"E	50.17'
L73	S10°48'21"W	50.17'
L74	N87°56'21"E	105.00'
L75	N2°03'39"W	89.29'
L76	N10°48'21"E	39.60'
L77	N79°11'39"W	95.00'
L78	S79°11'39"E	94.78'
L79	N10°48'21"E	35.50'
L80	S79°11'39"E	188.36'
L81	S87°56'21"W	45.74'
L82	N87°56'21"E	45.74'
L83	N79°11'39"W	188.36'
L84	S10°48'21"W	35.50'
L85	N2°03'39"W	9.25'
L86	S10°34'49"W	18.23'
L87	S87°56'21"W	120.00'
L88	S2°03'39"E	69.00'
L89	N2°03'39"W	69.00'
L90	S87°56'21"W	120.00'
L91	S2°03'39"E	103.39'
L92	N2°03'39"W	103.39'
L93	S87°56'21"W	105.00'
L94	S2°03'39"E	44.70'
L95	N10°48'21"E	75.21'
L96	S79°11'39"E	95.00'
L97	S10°48'21"W	14.60'
L98	S87°56'21"W	105.00'
L99	N2°03'39"W	89.29'
L100	N10°48'21"E	39.60'
L101	N0°02'27"E	51.85'
L102	N5°07'43"E	52.90'

CURVE DATA						
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	
C1	25.00'	90°30'22"	39.49'	S 42°12'14" W	35.51'	
C2	25.00'	89°29'38"	39.05'	S 47°47'46" E	35.20'	
C3	442.25'	30°44'16"	237.26'	S 12°19'11" W	234.42'	
C4	25.00'	87°20'44"	38.11'	S 71°21'40" W	34.53'	
C5	955.00'	33°38'48"	560.82'	N 81°47'22" W	552.79'	
C6	25.00'	90°00'00"	39.27'	N 53°36'45" W	35.36'	
C7	25.00'	90°00'00"	39.27'	S 36°23'15" W	35.36'	
C8	25.00'	90°00'00"	39.27'	S 53°36'45" E	35.36'	
C9	25.00'	90°00'00"	39.27'	N 36°23'15" E	35.36'	
C10	895.00'	4°12'08"	65.64'	N 83°29'19" E	65.63'	
C11	25.00'	93°31'17"	40.81'	S 47°38'59" E	36.42'	
C12	25.00'	93°25'51"	40.77'	N 45°49'35" E	36.40'	
C13	895.00'	22°09'22"	346.10'	S 76°22'48" E	343.94'	
C14	25.00'	92°59'26"	40.57'	S 18°48'24" E	36.27'	
C15	25.00'	93°57'43"	41.00'	N 74°40'10" E	36.56'	
C16	895.00'	18°46'51"	293.37'	S 48°57'33" E	292.06'	
C17	25.00'	85°15'21"	37.20'	S 3°03'33" W	33.86'	
C18	640.00'	31°46'06"	354.85'	S 29°48'11" W	350.33'	
C19	372.25'	26°53'23"	174.70'	N 4°49'56" E	173.10'	
C20	740.00'	19°25'41"	250.92'	N 23°37'59" E	249.72'	
C21	25.00'	88°25'01"	38.58'	N 57°59'35" E	34.86'	
C22	810.00'	3°59'46"	56.49'	S 77°37'47" E	56.48'	
C23	25.00'	90°00'00"	39.27'	S 34°11'39" E	35.36'	
C24	25.00'	90°00'00"	39.27'	N 55°48'21" E	35.36'	
C25	25.00'	87°33'58"	38.21'	N 35°24'40" W	34.60'	
C26	272.25'	92°26'02"	439.21'	N 54°35'20" E	393.11'	
C27	327.75'	12°52'01"	73.60'	S 85°37'39" E	73.45'	
C28	30.00'	90°00'00"	47.12'	S 47°03'39" E	42.43'	
C29	332.25'	29°06'51"	168.83'	S 11°30'28" W	167.02'	
C30	15.00'	88°22'35"	23.14'	S 18°07'24" E	20.91'	
C31	15.00'	90°00'52"	23.57'	S 72°40'53" W	21.22'	
C32	955.18'	1°12'46"	20.22'	N 70°45'55" W	20.22'	
C33	312.25'	29°54'54"	163.03'	N 11°54'30" E	161.18'	
C34	15.00'	90°00'00"	23.56'	S 48°02'57" E	21.21'	
C35	272.25'	5°28'29"	26.01'	S 5°47'12" E	26.00'	
C36	327.75'	5°33'48"	31.82'	N 5°49'51" W	31.81'	
C37	80.50'	90°01'40"	126.49'	N 41°56'13" E	113.87'	
C38	15.00'	90°00'00"	23.56'	S 41°57'03" W	21.21'	
C39	25.00'	90°00'00"	39.27'	N 41°57'03" E	35.36'	
C40	80.50'	29°28'18"	41.41'	S 72°12'54" W	40.95'	
C41	80.50'	60°33'22"	85.08'	S 27°12'04" W	81.18'	
C42	327.75'	3°42'01"	21.17'	S 4°53'57" E	21.16'	
C43	327.75'	1°51'48"	10.66'	S 7°40'52" E	10.66'	
C44	442.25'	0°26'07"	3.36'	S 2°49'54" E	3.36'	
C45	442.25'	7°12'12"	55.60'	S 0°59'16" W	55.56'	
C46	442.25'	7°12'12"	55.60'	S 8°11'28" W	55.56'	
C47	442.25'	7°12'12"	55.60'	S 15°23'40" W	55.56'	
C48	442.25'	8°41'33"	67.09'	S 23°20'32" W	67.03'	
C49	955.00'	5°11'32"	86.54'	N 67°33'40" W	86.51'	
C50	332.25'	7°04'08"	40.99'	N 22°31'50" E	40.97'	
C51	332.25'	7°12'12"	41.77'	N 15°23'40" E	41.74'	
C52	332.25'	7°12'12"	41.77'	N 8°11'28" E	41.74'	
C53	332.25'	7°12'12"	41.77'	N 0°59'16" E	41.74'	
C54	332.25'	0°26'07"	2.52'	N 2°49'54" W	2.52'	
C55	955.00'	13°36'40"	226.87'	N 78°10'37" W	226.34'	
C56	955.00'	13°37'49"	227.19'	S 88°12'08" W	226.65'	

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C57	427.75'	26°53'23"	200.75'	S 4°49'56" W	198.91'
C58	757.70'	25°38'02"	338.99'	S 76°11'39" E	336.17'
C59	786.17'	19°36'56"	269.15'	S 49°55'38" E	267.84'
C60	766.17'	8°15'36"	110.45'	N 44°15'01" W	110.36'
C61	15.00'	101°30'07"	26.57'	S 80°52'08" W	23.23'
C62	652.03'	19°12'16"	218.55'	S 20°30'56" W	217.53'
C63	672.03'	19°54'33"	233.52'	N 20°51'56" E	232.35'
C64	15.00'	83°03'53"	21.75'	N 10°42'44" W	19.89'
C65	766.17'	7°25'23"	99.26'	N 55°57'22" W	99.19'
C66	772.25'	16°52'57"	227.55'	S 19°14'50" W	226.73'
C67	827.75'	16°52'57"	243.90'	N 19°14'50" E	243.02'
C68	737.70'	10°25'31"	134.23'	N 68°37'07" W	134.04'
C69	15.00'	91°55'34"	24.07'	S 60°12'20" W	21.57'
C70	15.00'	92°02'20"	24.10'	N 31°46'36" W	21.59'
C71	737.70'	11°09'51"	143.74'	N 83°22'41" W	143.51'
C72	327.75'	15°12'56"	87.04'	S 6°43'08" W	86.78'
C73	272.25'	15°12'56"	72.30'	N 6°43'08" E	72.09'
C74	25.00'	81°24'44"	35.52'	N 68°23'41" E	32.61'
C75	25.00'	12°32'59"	5.48'	S 64°37'28" E	5.46'
C76	895.00'	2°45'05"	42.98'	S 56°58'26" E	42.97'
C77	895.00'	3°05'58"	48.41'	S 54°02'54" E	48.41'
C78	895.00'	3°05'58"	48.41'	S 50°56'56" E	48.41'
C79	895.00'	3°05'58"	48.41'	S 47°50'59" E	48.41'
C80	895.00'	3°05'58"	48.41'	S 44°45'01" E	48.41'
C81	895.00'	3°05'58"	48.41'	S 41°39'03" E	48.41'
C82	895.00'	0°31'57"	8.32'	S 39°50'06" E	8.32'
C83	786.17'	3°05'34"	42.44'	N 41°39'57" W	42.43'
C84	786.17'	3°05'41"	42.46'	N 44°45'34" W	42.46'
C85	786.17'	3°05'41"	42.46'	N 47°51'15" W	42.46'
C86	786.17'	3°05'41"	42.46'	N 50°56'56" W	42.46'
C87	786.17'	3°05'41"	42.46'	N 54°02'38" W	42.46'
C88	786.17'	3°05'41"	42.46'	N 57°08'19" W	42.46'
C89	786.17'	1°02'56"	14.39'	N 59°12'38" W	14.39'
C90	652.03'	4°21'09"	49.53'	N 13°05'26" E	49.52'
C91	652.03'	4°23'42"	50.01'	N 17°27'51" E	50.00'
C92	652.03'	4°23'42"	50.02'	N 21°51'33" E	50.00'
C93	652.03'	4°16'01"	48.56'	N 26°11'25" E	48.55'
C94	652.03'	1°47'39"	20.42'	N 29°13'15" E	20.42'
C95	672.03'	2°57'44"	34.74'	S 29°20'21" W	34.74'
C96	672.03'	3°37'01"	42.42'	S 26°02'59" W	42.42'
C97	672.03'	3°36'43"	42.36'	S 22°26'07" W	42.36'
C98	672.03'	3°36'42"	42.36'	S 18°49'24" W	42.36'
C99	672.03'	3°36'43"	42.36'	S 15°12'42" W	42.36'
C100	672.03'	2°29'41"	29.26'	S 12°09'30" W	29.26'
C101	772.25'	2°31'54"	34.12'	N 12°04'18" E	34.12'
C102	772.25'	3°39'56"	49.40'	N 15°10'13" E	49.40'
C103	772.25'	3°39'56"	49.40'	N 18°50'09" E	49.40'
C104	772.25'	3°39'56"	49.40'	N 22°30'05" E	49.40'
C105	772.25'	3°21'16"	45.21'	N 26°00'41" E	45.20'
C106	25.00'	89°11'58"	38.92'	S 43°42'39" W	35.11'
C107	25.00'	4°13'53"	1.85'	S 89°34'26" E	1.85'
C108	895.00'	3°01'45"	47.32'	S 85°56'37" E	47.31'
C109	895.00'	3°08'50"	49.16'	S 82°51'19" E	49.16'
C110	895.00'	3°08'50"	49.16'	S 79°42'29" E	49.16'
C111	895.00'	3°08'52"	49.17'	S 76°33'38" E	49.16'
C112	895.00'	3°08'54"	49.18'	S 73°24'45" E	49.17'

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FINAL PLAT  
VALVERDE  
SECTION 1  
PHASE 3

A SUBDIVISION OF 35.820 ACRES OF LAND  
LOCATED IN THE  
NANCY BLAKEY SURVEY ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C113	895.00'	3°08'56"	49.19'	S 70°15'51" E	49.18'
C114	895.00'	3°08'59"	49.20'	S 67°06'53" E	49.20'
C115	895.00'	0°14'19"	3.73'	S 65°25'13" E	3.73'
C116	757.70'	1°48'44"	23.97'	N 64°17'00" W	23.96'
C117	757.70'	3°12'35"	42.45'	N 66°47'39" W	42.44'
C118	757.70'	3°12'35"	42.45'	N 70°00'14" W	42.44'
C119	757.70'	3°12'35"	42.45'	N 73°12'48" W	42.44'
C120	757.70'	3°12'35"	42.45'	N 76°25'23" W	42.44'
C121	757.70'	3°12'35"	42.45'	N 79°37'58" W	42.44'
C122	757.70'	3°12'35"	42.45'	N 82°50'32" W	42.44'
C123	757.70'	3°12'35"	42.45'	N 86°03'07" W	42.44'
C124	757.70'	1°21'16"	17.91'	N 88°20'02" W	17.91'
C125	827.75'	2°52'07"	41.44'	S 26°15'15" W	41.44'
C126	827.75'	2°54'23"	41.99'	S 23°22'00" W	41.99'
C127	827.75'	2°54'23"	41.99'	S 20°27'37" W	41.99'
C128	827.75'	2°54'23"	41.99'	S 17°33'13" W	41.99'
C129	827.75'	2°54'23"	41.99'	S 14°38'50" W	41.99'
C130	827.75'	2°23'17"	34.50'	S 12°00'00" W	34.50'
C131	15.00'	79°59'52"	20.94'	S 37°47'50" E	19.28'
C132	15.00'	12°02'28"	3.15'	S 8°13'20" W	3.15'
C133	327.75'	2°08'49"	12.28'	N 13°15'11" E	12.28'
C134	327.75'	7°05'21"	40.55'	N 8°38'06" E	40.53'
C135	327.75'	5°58'45"	34.20'	N 2°06'02" E	34.19'
C136	272.25'	8°01'50"	38.16'	S 3°07'35" W	38.13'
C137	272.25'	7°11'05"	34.14'	S 10°44'03" W	34.12'
C138	427.75'	2°07'20"	15.84'	S 7°33'05" E	15.84'
C139	427.75'	6°24'05"	47.79'	S 3°17'22" E	47.77'
C140	427.75'	6°24'05"	47.79'	S 3°06'43" W	47.77'
C141	427.75'	6°24'05"	47.79'	S 9°30'49" W	47.77'
C142	427.75'	5°33'46"	41.53'	S 15°29'44" W	41.51'
C143	447.75'	12°52'01"	100.55'	S 4°22'21" W	100.34'
C144	15.00'	90°00'00"	23.56'	S 47°03'39" E	21.21'
C145	327.75'	12°52'01"	73.60'	N 4°22'21" E	73.45'
C146	272.25'	12°52'01"	61.14'	S 4°22'21" W	61.01'
C147	15.00'	90°00'00"	23.56'	S 42°56'21" W	21.21'
C148	467.75'	12°52'01"	105.04'	N 4°22'21" E	104.82'
C149	152.25'	90°00'00"	239.15'	N 55°48'21" E	215.31'
C150	447.75'	12°52'01"	100.55'	S 85°37'39" E	100.34'
C151	467.75'	12°52'01"	105.04'	N 85°37'39" W	104.82'
C152	132.25'	90°00'00"	207.74'	S 55°48'21" W	187.03'
C153	587.75'	12°52'01"	131.99'	S 85°37'39" E	131.71'
C155	643.25'	5°29'35"	61.67'	N 89°18'52" W	61.65'
C156	25.00'	82°51'07"	36.15'	S 52°00'22" W	33.08'
C157	15.00'	90°00'00"	23.56'	S 42°56'21" W	21.21'
C158	467.75'	12°52'01"	105.04'	N 4°22'21" E	104.82'
C159	25.00'	90°00'00"	39.27'	S 34°11'36" E	35.35'
C160	327.75'	12°52'01"	73.60'	S 4°22'21" W	73.45'
C161	15.00'	90°00'00"	23.56'	N 47°03'39" W	21.21'
C162	447.75'	12°52'01"	100.55'	N 4°22'21" E	100.34'
C163	587.75'	3°01'27"	31.02'	S 89°27'04" W	31.02'
C164	587.75'	3°07'48"	32.11'	N 87°28'18" W	32.10'
C165	587.75'	3°08'54"	32.30'	N 84°19'57" W	32.29'
C166	587.75'	3°10'38"	32.59'	N 81°10'11" W	32.59'
C167	587.75'	0°23'14"	3.97'	N 79°23'15" W	3.97'
C168	132.25'	53°29'53"	123.48'	N 37°33'18" E	119.05'
C169	132.25'	14°29'22"	33.44'	N 71°32'56" E	33.36'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C170	132.25'	13°54'28"	32.10'	N 85°44'51" E	32.02'
C171	132.25'	8°06'16"	18.71'	S 83°14'47" E	18.69'
C172	467.75'	2°44'16"	22.35'	S 80°33'47" E	22.35'
C173	467.75'	3°57'38"	32.33'	S 83°54'44" E	32.33'
C174	467.75'	3°55'52"	32.09'	S 87°51'29" E	32.09'
C175	467.75'	2°14'15"	18.27'	N 89°03'28" E	18.26'
C176	447.75'	3°00'34"	23.52'	S 89°26'38" W	23.52'
C177	447.75'	5°16'27"	41.22'	N 86°24'51" W	41.20'
C178	447.75'	4°34'59"	35.82'	N 81°29'08" W	35.81'
C179	152.25'	2°46'04"	7.35'	N 80°34'40" W	7.35'
C180	152.25'	11°19'07"	30.08'	N 87°37'16" W	30.03'
C181	152.25'	11°19'07"	30.08'	S 81°03'37" W	30.03'
C182	152.25'	11°19'07"	30.08'	S 69°44'30" W	30.03'
C183	152.25'	11°19'07"	30.08'	S 58°25'23" W	30.03'
C184	152.25'	11°19'07"	30.08'	S 47°06'16" W	30.03'
C185	152.25'	11°19'07"	30.08'	S 35°47'09" W	30.03'
C186	152.25'	11°19'07"	30.08'	S 24°28'02" W	30.03'
C187	152.25'	8°00'07"	21.26'	S 14°48'25" W	21.25'
C188	272.25'	10°26'09"	49.59'	N 13°35'24" E	49.52'
C189	272.25'	11°19'07"	53.78'	N 24°28'02" E	53.69'
C190	272.25'	11°19'07"	53.78'	N 35°47'09" E	53.69'
C191	272.25'	11°19'07"	53.78'	N 47°06'16" E	53.69'
C192	272.25'	11°19'07"	53.78'	N 58°25'23" E	53.69'
C193	272.25'	11°19'07"	53.78'	N 69°44'30" E	53.69'
C194	272.25'	11°19'07"	53.78'	N 81°03'37" E	53.69'
C195	272.25'	11°19'07"	53.78'	S 87°37'16" E	53.69'
C196	272.25'	2°46'04"	13.15'	S 80°34'40" E	13.15'
C197	327.75'	4°34'59"	26.22'	S 81°29'08" E	26.21'
C198	327.75'	5°16'27"	30.17'	S 86°24'51" E	30.16'
C199	327.75'	3°00'34"	17.22'	N 89°26'38" E	17.21'
C200	327.75'	2°02'37"	11.69'	S 9°47'03" W	11.69'
C201	327.75'	5°16'27"	30.17'	S 6°07'31" W	30.16'
C202	327.75'	5°16'27"	30.17'	S 0°51'04" W	30.16'
C203	327.75'	0°16'29"	1.57'	S 1°55'25" E	1.57'
C204	447.75'	0°16'29"	2.15'	N 1°55'25" W	2.15'
C205	447.75'	5°16'27"	41.22'	N 0°51'04" E	41.20'
C206	447.75'	5°16'27"	41.22'	N 6°07'31" E	41.20'
C207	447.75'	2°02'37"	15.97'	N 9°47'03" E	15.97'
C208	467.75'	1°31'09"	12.40'	S 10°02'47" W	12.40'
C209	467.75'	3°50'55"	31.42'	S 7°21'45" W	31.41'
C210	467.75'	3°40'57"	30.06'	S 3°35'49" W	30.06'
C211	467.75'	3°49'00"	31.16'	S 0°09'09" E	31.15'
C212	272.25'	9°44'56"	46.32'	N 2°48'49" E	46.27'
C213	272.25'	3°07'05"	14.82'	N 9°14'49" E	14.81'
C214	327.75'	4°15'26"	24.35'	S 8°40'38" W	24.35'
C215	327.75'	7°05'21"	40.55'	S 3°00'14" W	40.53'
C216	327.75'	1°31'13"	8.70'	S 1°18'03" E	8.70'
C217	447.75'	1°31'13"	11.88'	N 1°18'03" W	11.88'
C218	447.75'	7°05'21"	55.40'	N 3°00'14" E	55.37'
C219	447.75'	4°15'26"	33.27'	N 8°40'38" E	33.26'
C220	467.75'	3°05'53"	25.29'	S 9°15'25" W	25.29'
C221	467.75'	5°09'31"	42.11'	S 5°07'43" W	42.10'
C222	467.75'	4°36'36"	37.64'	S 0°14'39" W	37.63'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	178	21.762 AC.
RIGHT-OF-WAY	—	7.153 AC.
OPEN SPACE	8	1.741 AC.
OPEN SPACE/DRAINAGE ESMT.	6	5.014 AC.
OPEN SPACE/ACCESS ESMT.	2	0.150 AC.
TOTAL	194	35.820 AC.

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
SAN JUAN TRAIL	55.5 FT.	1,977 FT.	LOCAL
VILLA BISONO STREET	55.5 FT.	522 FT.	LOCAL
GEORGE NEGGAN LANE	55.5 FT.	725 FT.	LOCAL
SAN CRISTOBAL PATH	55.5 FT.	657 FT.	LOCAL
CONSTANZA TRAIL	55.5 FT.	381 FT.	LOCAL
MONTE PLATA WAY	55.5 FT.	363 FT.	LOCAL
NEYBA LANE	20.0 FT.	411 FT.	LOCAL
BONAO BEND	20.0 FT.	727 FT.	LOCAL
MONTE CRISTI TRAIL	20.0 FT.	683 FT.	LOCAL
SALCEDO ALLEY	20.0 FT.	351 FT.	LOCAL
JARABACOA LANE	20.0 FT.	440 FT.	LOCAL
SABANETA LANE	20.0 FT.	473 FT.	LOCAL
TAMBORIL ALLEY	20.0 FT.	398 FT.	LOCAL
PERAVIA ALLEY	20.0 FT.	987 FT.	LOCAL
TOTAL LINEAR FEET		9,095 FT.	



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TBPELS Licensed Surveying Firm No. 10106500



FIELD NOTES FOR A 35.820 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 399.878 ACRE TRACT OF LAND AS CONVEYED UNTO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 35.820 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS THREE TRACTS BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING, at a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the common line of the above described remainder of the 399.878 acre tract and The Colony MUD 1A, Section 1, Phase ‘B’ as recorded in Cabinet 6, Page 189A of the Plat Records of Bastrop County, Texas, at the northwest corner of George Neggan Lane (55.5’ R.O.W.) as shown on the Amended Plat of Valverde Section 1 Phase 1 and 2 as recorded in Cabinet 8, Pages 66–B through 69–B of the Plat Records of Bastrop County, Texas, for the northeast corner and the POINT OF BEGINNING of the herein described tract;

THENCE, departing said common line, coincident with the common line of the remainder of the 399.878 acre tract, and east right–of–way line of said George Neggan Lane the following seven (7) courses:

- 1) S 03°02’57” E, a distance of 98.44 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 25.00 feet, an arc length of 39.49 feet, a central angle of 90°30’22”, a chord bearing of S 42°12’14” W, and a chord distance of 35.51 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for the end of this curve of the herein described tract;
- 3) S 03°30’18” E, a distance of 55.51 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- 4) Curving to the right, with a radius of 25.00 feet, an arc length of 39.05 feet, a central angle of 89°29’38”, a chord bearing of S 47°47’46” E, and a chord distance of 35.20 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for a corner of the herein described tract;
- 5) S 03°02’57” E, a distance of 30.86 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve for a corner of the herein described tract;
- 6) Curving to the right, with a radius of 442.25 feet, an arc length of 237.26 feet, a central angle of 30°44’16”, a chord bearing of S 12°19’11” W, and a chord distance of 234.42 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for a corner of the herein described tract;
- 7) S 27°41’19” W, a distance of 120.23 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the northerly right–of–way line of Boca Chica Street (60’ R.O.W.) of said Amended Plat of Valverde Section 1 Phase 1 and 2, for a point of curvature of the herein described tract;

THENCE, coincident with the common line of the remainder of the 399.878 acre tract, and the northerly right–of–way line of said Boca Chica Street the following seven (7) courses:

- 1) Curving to the right, with a radius of 25.00 feet, an arc length of 38.11 feet, a central angle of 87°20’44”, a chord bearing of S 71°21’40” W, and a chord distance of 34.53 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve and the beginning of a non–tangent curve of the herein described tract;
- 2) Curving to the left, with a radius of 955.00 feet, an arc length of 560.82 feet, a central angle of 33°38’48”, a chord bearing of N 81°47’22” W, and a chord distance of 552.79 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for of the herein described tract;
- 3) S 81°23’15” W, a distance of 184.68 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- 4) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00’00”, a chord bearing of N 53°36’45” W, and a chord distance of 35.36 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for a corner of the herein described tract;
- 5) S 81°23’15” W, a distance of 55.50 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve for a corner of the herein described tract;
- 6) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00’00”, a chord bearing of S 36°23’15” W, and a chord distance of 35.36 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for a corner of the herein described tract;
- 7) S 81°23’15” W, pass a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the northwest corner of said Boca Chica Street at a distance of 194.94 feet, and continuing over and across the remainder of the 399.878 acre tract, for a total distance of 295.74 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for the southwest corner of the herein described tract;

THENCE, continuing over and across the remainder of the 399.878 acre tract the following seven (7) courses:

- 1) N 04°59’40” W, a distance of 12.50 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an angle point of the herein described tract;
- 2) N 24°20’55” E, a distance of 85.38 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an angle point of the herein described tract;

FINAL PLAT

VALVERDE

SECTION 1

PHASE 3

A SUBDIVISION OF 35.820 ACRES OF LAND

LOCATED IN THE

NANCY BLAKEY SURVEY ABSTRACT NO. 98

BASTROP COUNTY, TEXAS

- 3) N 37°48’33” E, a distance of 149.36 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an angle point of the herein described tract;
- 4) N 43°42’24” E, a distance of 75.15 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an angle point of the herein described tract;
- 5) N 43°41’57” E, a distance of 98.41 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a corner of the herein described tract;
- 6) N 11°34’46” E, a distance of 134.65 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an angle point of the herein described tract;
- 7) N 35°04’15” E, a distance of 89.33 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the common line of the remainder of the 399.878 acre tract and The Colony MUD 1B, Section 1 as recorded in Cabinet 7, Page 85A of the Plat Records of Bastrop County, Texas, for the northwest corner of the herein described tract;

THENCE, N 86°51’10” E, coincident with the common line of the remainder of the 399.878 acre tract, said The Colony MUD 1B, Section 1 and the aforementioned The Colony MUD 1A, Section 1, Phase ‘B’, a distance of 930.00 feet to the POINT OF BEGINNING and containing 12.172 acres of land, more or less.

TRACT 2

BEGINNING, at a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at a corner of the southerly right–of–way line of Boca Chica Street (60’ R.O.W.) as shown on the Amended Plat of Valverde Section 1 Phase 1 and 2, as recorded in Cabinet 8, Page 66B of the Plat Records of Bastrop County, Texas, at a point of curvature in the at the northeast corner of Lot 1, Block P, as shown on the Plat of Valverde Amenity Center as recorded in Cabinet 8, Page 83–A of the Public Records of Bastrop County, Texas, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, coincident with the common line of the remainder of the 399.878 acre tract, and the southerly right–of–way line of said Boca Chica Street the following fourteen (14) courses:

- 1) N 81°23’15” E, a distance of 55.50 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve for a corner of the herein described tract;
- 2) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00’00”, a chord bearing of N 36°23’15” E, and a chord distance of 35.36 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of tangency of the herein described tract;
- 3) N 81°23’15” E, a distance of 184.68 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- 4) Curving to the right, with a radius of 895.00 feet, an arc length of 65.64 feet, a central angle of 41°2’08”, a chord bearing of N 83°29’19” E, and a chord distance of 65.63 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of compound curvature of the herein described tract;
- 5) Curving to the right, with a radius of 25.00 feet, an arc length of 40.81 feet, a central angle of 93°31’17”, a chord bearing of S 47°38’59” E, and a chord distance of 36.42 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for a corner of the herein described tract;
- 6) N 89°01’30” E, a distance of 55.50 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve for a corner of the herein described tract;
- 7) Curving to the right, with a radius of 25.00 feet, an arc length of 40.77 feet, a central angle of 93°25’51”, a chord bearing of N 45°49’35” E, and a chord distance of 36.40 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of compound curvature of the herein described tract;
- 8) Curving to the right, with a radius of 895.00 feet, an arc length of 346.10 feet, a central angle of 22°09’22”, a chord bearing of S 76°22’48” E, and a chord distance of 343.94 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of compound curvature of the herein described tract;
- 9) Curving to the right, with a radius of 25.00 feet, an arc length of 40.57 feet, a central angle of 92°59’26”, a chord bearing of S 18°48’24” E, and a chord distance of 36.27 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the point of tangency of the herein described tract;
- 10) S 27°41’19” W, a distance of 0.89 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;
- 11) S 62°18’41” E, a distance of 55.50 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve for a corner of the herein described tract;
- 12) Curving to the right, with a radius of 25.00 feet, an arc length of 41.00 feet, a central angle of 93°57’43”, a chord bearing of N 74°40’10” E, and a chord distance of 36.56 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of compound curvature of the herein described tract;
- 13) Curving to the right, with a radius of 895.00 feet, an arc length of 293.37 feet, a central angle of 18°46’51”, a chord bearing of S 48°57’33” E, and a chord distance of 292.06 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for the point of tangency of the herein described tract;
- 14) S 39°34’07” E, a distance of 25.64 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the northwesterly right–of–way line of Puerto Plata Avenue (80’ R.O.W.) of said Amended Plat of Valverde Section 1 Phase 1 and 2, at a point of curvature, for the northeast corner of the herein described tract;

THENCE, continuing coincident with the common line of the remainder of the 399.878 acre tract, and the northwesterly right–of–way line of said Puerto Plata Avenue the following three (3) courses:

- 1) Curving to the right, with a radius of 25.00 feet, an arc length of 37.20 feet, a central angle of 85°15’21”, a chord bearing of S 03°03’33” W, and a chord distance of 33.86 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of reverse curvature of the herein described tract;
- 2) Curving to the left, with a radius of 640.00 feet, an arc length of 354.85 feet, a central angle of 31°46’06”, a chord bearing of S 29°48’11” W, and a chord distance of 350.33 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of tangency of the herein described tract;
- 3) S 13°55’08” W, a distance of 268.25 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for the southeast corner of the herein described tract;

THENCE, leaving the northwesterly right–of–way line of said Puerto Plata Avenue, over and across the remainder of the 399.878 acre tract the following fifteen (15) courses:

- 1) N 76°44’36” W, a distance of 34.40 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;
- 2) N 20°55’17” E, a distance of 36.54 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an angle point of the herein described tract;
- 3) N 15°39’08” E, a distance of 52.19 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an angle point of the herein described tract;
- 4) N 10°53’55” E, a distance of 218.86 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;
- 5) N 79°05’37” W, a distance of 109.93 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;
- 6) S 10°48’21” W, a distance of 13.49 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;
- 7) N 79°11’39” W, a distance of 185.50 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;
- 8) N 10°48’21” E, a distance of 5.63 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a corner of the herein described tract;
- 9) N 79°11’39” W, a distance of 120.46 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;
- 10) S 14°14’34” W, a distance of 17.28 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;
- 11) N 75°40’28” W, a distance of 189.08 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;
- 12) N 14°19’35” E, a distance of 22.28 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;
- 13) N 75°40’25” W, a distance of 120.00 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;
- 14) S 14°19’35” W, a distance of 65.69 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a corner of the herein described tract;
- 15) N 71°43’22” W, a distance of 181.60 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the common line of the aforementioned Lot 1, Block P, Valverde Amenity Center, and the remainder of the 399.878 acre tract, for the southwest corner of the herein described tract;

THENCE, coincident with the common line of said Lot 1, Block P, and the remainder of the 399.878 acre tract, the following three (3) courses:

- 1) N 18°16’38” E, a distance of 56.55 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- 2) Curving to the left, with a radius of 372.25 feet, an arc length of 174.70 feet, a central angle of 26°53’23”, a chord bearing of N 04°49’56” E, and a chord distance of 173.10 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for a corner of the herein described tract;
- 3) N 08°36’45” W, a distance of 192.03 feet to the POINT OF BEGINNING and containing 12.061 acres of land, more or less.

TRACT 3

BEGINNING, at a 1/2–inch iron rod found with a cap stamped ‘BGE INC’ set at the common line of the above described remainder of the 399.878 acre tract, at the most southerly southeast corner of Puerto Plata Avenue (80’ R.O.W.) of said Amended Plat of Valverde Section 1 Phase 1 and 2, as recorded in Cabinet 8, Pages 66–B through 69–B of the Plat Records of Bastrop County, Texas, the northeast corner of a called 0.8459 of one acre tract of land as conveyed unto the City of Bastrop, Texas, in Document Number 202313159 and a northwest corner of a remainder of a called 25.070 of one acre tract of land as conveyed unto IIP–TX 2, LLC in Document Number 202213654 both recorded in the Official Public Records of Bastrop County, Texas, for the southwest corner and the POINT OF BEGINNING of the herein described tract;

THENCE, coincident with the common line of said Puerto Plata Avenue, and the remainder of the 399.878 acre tract the following four (4) courses:

- 1) N 33°20’50” E, a distance of 38.04 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- 2) Curving to the left, with a radius of 740.00 feet, an arc length of 250.92 feet, a central angle of 19°25’41”, a chord bearing of N 23°37’59” E, and a chord distance of 249.72 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at a point of tangency of the herein described tract;
- 3) N 13°55’08” E, a distance of 202.88 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for the beginning of a non–tangent curve of the herein described tract;
- 4) Curving to the right, with a radius of 25.00 feet, an arc length of 38.58 feet, a central angle of 88°25’01”, a chord bearing of N 57°59’35” E, and a chord distance of 34.86 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at a point in the south right–of–way line of San Cristobal Path (55.5’ R.O.W.) of said Amended Plat of Valverde Section 1 Phase 1 and 2, for the end of this curve of the herein described tract;
- THENCE, coincident with the common line of said right–of–way and the remainder of the 399.878 acre tract the following eight (8) courses:
  - 1) S 75°53’23” E, a distance of 7.36 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for the beginning of a non–tangent curve of the herein described tract;
  - 2) Curving to the right, with a radius of 810.00 feet, an arc length of 56.49 feet, a central angle of 3°59’46”, a chord bearing of S 77°37’47” E, and a chord distance of 56.48 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve of the herein described tract;
  - 3) S 79°11’39” E, a distance of 165.78 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
  - 4) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00’00”, a chord bearing of S 34°11’39” E, and a chord distance of 35.36 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for a corner of the herein described tract;
  - 5) S 79°11’39” E, a distance of 55.50 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve for a corner of the herein described tract;

6) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00’00”, a chord bearing of N 55°48’21” E, and a chord distance of 35.36 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the end of this curve for a corner of the herein described tract;

7) N 11°02’10” E, a distance of 55.50 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve for a corner of the herein described tract;

8) Curving to the right, with a radius of 25.00 feet, an arc length of 38.21 feet, a central angle of 87°33’58”, a chord bearing of N 35°24’40” W, and a chord distance of 34.60 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the southerly right–of–way line of Constanza Trail (55.5’ R.O.W.) of said Amended Plat of Valverde Section 1 Phase 1 and 2, for a point of compound curvature of the herein described tract;

THENCE, coincident with the common line of said right–of–way and the remainder of the 399.878 acre tract the following four (4) courses:

1) Curving to the right, with a radius of 272.25 feet, an arc length of 439.21 feet, a central angle of 92°26’02”, a chord bearing of N 54°35’20” E, and a chord distance of 393.11 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of tangency of the herein described tract;

2) S 79°11’39” E, a distance of 188.36 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;

3) Curving to the left, with a radius of 327.75 feet, an arc length of 73.60 feet, a central angle of 12°52’01”, a chord bearing of S 85°37’39” E, and a chord distance of 73.45 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of tangency of the herein described tract;

4) N 87°56’21” E, a distance of 45.74 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the northwest corner of Lot 36, Block H of said Amended Plat of Valverde Section 1 Phase 1 and 2, for the northeast corner of the herein described tract;

THENCE, S 02°03’39” E, coincident with the common line of the remainder of the 399.878 acre tract, the west line of said Lot 36, Block H, and the west right–of–way line of Peravia Lane (20’ R.O.W.) of said Amended Plat of Valverde Section 1 Phase 1 and 2, a distance of 140.00 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the southwest corner of said Peravia Lane, for an interior corner of the herein described tract;

THENCE, N 87°56’21” E, coincident with the common line of the remainder of the 399.878 acre tract, and the south right–of–way line of said Peravia Lane, a distance of 32.00 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the northeast corner of Lot 2, Block H of said Amended Plat of Valverde Section 1 Phase 1 and 2, for an exterior corner of the herein described tract;

THENCE, S 02°03’39” E, coincident with the common line of the remainder of the 399.878 acre tract, the west line of said Lot 2, Block H, and the east right–of–way line of the aforementioned San Cristobal Path, a distance of 171.23 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at the southwest corner of the right–of–way line of said San Cristobal Path, for an interior corner of the herein described tract;

THENCE, N 87°56’21” E, coincident with the common line of the remainder of the 399.878 acre tract and the south right–of–way line of said San Cristobal Path, a distance of 59.00 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the west right–of–way line of Punta Cana Street (55.5’ R.O.W.) of said Amended Plat of Valverde Section 1 Phase 1 and 2, for a point of curvature of the herein described tract;

THENCE, curving to the right, coincident with the common line of the remainder of the 399.878 acre tract and the west right–of–way line of said Punta Cana Street with a radius of 30.00 feet, an arc length of 47.12 feet, a central angle of 90°00’00”, a chord bearing of S 47°03’39” E, and a chord distance of 42.43 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set a point of tangency of the herein described tract;

THENCE, S 02°03’39” E, coincident with the common line of the remainder of the 399.878 acre tract and the west right–of–way line of said Punta Cana Street, a distance of 9.25 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the common line of the remainder of the 399.878 acre tract and the north line of a called 10.01 acre tract of land as conveyed unto Esmeralda Vences–Maldonado and Fermin Vences–Maldonado in Document Number 201916372 of the Official Public Records of Bastrop County, Texas, for the most northern southeast corner of the herein described tract;

THENCE, S 87°56’21” W, coincident with the common line of the remainder of the 399.878 acre tract and the north line of the aforementioned 10.01 acre tract, a distance of 470.34 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at an interior corner of the remainder of the 399.878 acre tract, at the northwest corner of said 10.01 acre tract, for an interior corner of the herein described tract;

THENCE, S 01°19’22” E, coincident with the common line of the remainder of the 399.878 acre tract and the west line of the said 10.01 acre tract, a distance of 290.00 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set at an exterior corner of the remainder of the 399.878 acre tract, at the southwest corner of said 10.01 acre tract, on the north line of a called aforementioned 25.070 acre tract, for the most southern southeast corner of the herein described tract;

THENCE, S 87°55’54” W, coincident with the common line of the remainder of the 399.878 acre tract and the remainder of said 25.070 acre tract, a distance of 814.60 feet to the POINT OF BEGINNING and containing 11.587 acres of land, more or less.

Combined area with Tracts 1, 2 and 3 is 35.820 Acres of land, more or less.



**BGE, Inc.**  
7330 San Pedro Ave., Suite 301  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106500

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STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF THE REMAINDER OF A 399.878 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, AS CONVEYED TO IT BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 35.820 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

VALVERDE SECTION 1 PHASE 3

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

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

JOHN SPARROW, ASSISTANT SECRETARY  
CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN SPARROW, ASSISTANT SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, JUAN P. MARTINEZ P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS.

JUAN P. MARTINEZ, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER NO. 106158  
MAHONEY ENGINEERING  
TBPELS REGISTRATION NO F-21222  
9501 MENCHACA ROAD, SUITE B200  
AUSTIN, TEXAS 78748

STATE OF TEXAS §  
COUNTY OF BEXAR §

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY EMPLOYEES OF BGE, INC. FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS, UPON COMPLETION OF CONSTRUCTION.

DION P. ALBERTSON, R.P.L.S. DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TEXAS 78216

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN ARE IN SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99998269.
2. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
3. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
4. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON MAY 26, 2022.
6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT 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).
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 RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48021C0335F & #48021C0355F STATE NUMBER FOR BASTROP COUNTY, EFFECTIVE MAY 9, 2023, COMMUNITY NUMBER 481193, AND IS ON ZONE AE.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
18. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE. REQUIRED WIDTH ADJACENT TO ROW IN BASTROP POWER AND LIGHT (BP&L) SERVICE AREA SUBJECT TO BP&L FINAL APPROVAL.)
19. PROPERTY OWNER 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 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. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
26. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
27. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
28. THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE "AE" (DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48021C0355F, REVISED MAY 9, 2023. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
29. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BASTROP'S FULL PURPOSE JURISDICTION.
30. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
31. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
32. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
33. SOME LOTS WILL HAVE AS SMALL AS 3 FT. SIDE SETBACKS IN ACCORDANCE TO THE DEVELOPMENT AGREEMENT BEING RESOLUTION NUMBER R-2021-65.

APPROVED THIS \_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF BASTROP §

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



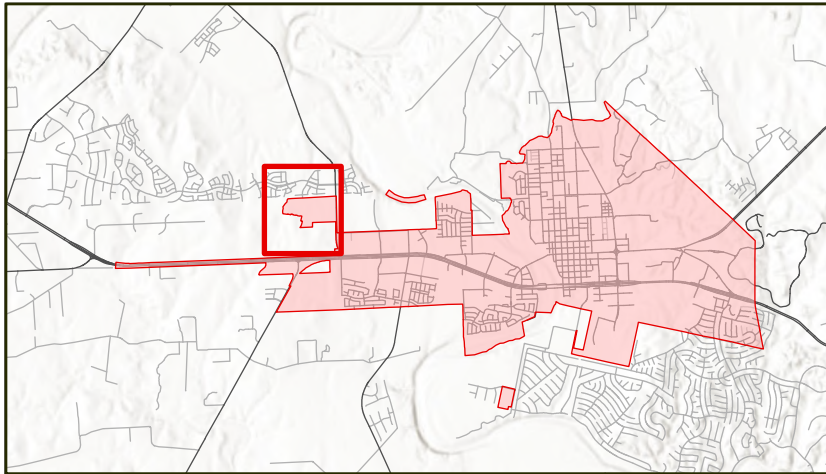
BGE, Inc.  
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San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106500

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Valverde  
Section 1 Phase 3



3/11/2025

0 250 500 750 1,000 ft

Scale 1:8,000

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.