Bastrop Planning and Zoning Commission Agenda

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

November 19, 2026

Agenda - Planning and Zoning Commission at 6:00 PM

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

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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 the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider and act to approve meeting minutes from October 29, 2026, Regular Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

3B. Consider and act on the replat of Lot 2, Block A, Bastrop West Commercial, Section 1, into Lots 2A, 2B, and 2C, as shown in Exhibit A.

Submitted by: Brittany Dullard, Planning Manager

3C. Consider and act on The Colony Commercial replat, being 6.541 +/- acres out of the Manual J Bangs, ABS A5 west of FM 969 and South of Sam Houston Drive, located within the One-Mile Extraterritorial Jurisdiction of Bastrop, Texas.

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

4. **UPDATES**

4A. Future Development Related Items

4B. Development Services Department Monthly Project Volume Report

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

5. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Thursday, November 12, 2026 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Nicole Peterson
Nicole Peterson, Development Coordinator

Planning and Zoning STAFF REPORT

MEETING DATE: November 19, 2026

TITLE:
Consider and act to approve meeting minutes from October 29, 2026, Regular Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from October 29, 2026, Regular Planning and Zoning Commission Meeting.

REGULAR PLANNING & ZONING MEETING
MINUTES

October 29, 2026, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met on Thursday, October 29, 2026, at 6:00 PM in the City Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Director of Development Services, James E. Cowey called the meeting to order at 6:00 PM.

Christopher Toth	Present
Heather Greene	Present
Keith Ahlborn	Present
Gary Moss	Present
Patrice Parsons	Present
Kristi Koch	Present
Jeff Partida	Present

2. CITIZEN COMMENTS

Reid Sharp, resident at 278 SH 304 spoke regarding the Bastrop West development. He stated that good fences make good neighbors and requested a good fence to be requested from the development.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from June 25, 2026, Regular Planning and Zoning Commission Meeting.

Commissioner Patrice Parsons made a motion to approve meeting minutes from June 25, 2026, Regular Planning and Zoning Commission Meeting. Commissioner Heather Greene seconded the motion. The motion passed with a vote of 6-0. Commissioner Kristi Koch abstained from the vote as she was not present in the previous meeting.

3B. Consider and act to elect the Planning and Zoning Commission Chair for FY 2027.

Commissioner Patrice Parsons made a motion to nominate Commissioner Gary Moss to the Planning and Zoning Commission Chair for FY 2027. The motion failed due to not having a second motion.

Commissioner Christopher Toth made a motion to nominate Commissioner Keith Ahlborn to the Planning and Zoning Commission Chair for FY 2027. Commissioner Kristi Koch seconded the motion. The motion passed with a vote of 4-3.

3C. Consider and act to elect the Planning and Zoning Commission Vice Chair for FY 2027.

Commissioner Kristi Koch made a motion to nominate Commissioner Christopher Toth to the Planning and Zoning Commission Vice Chair for FY 2027. The motion failed due to not having a second motion.

Commissioner Patrice Parsons made a motion to nominate Commissioner Gary Moss to the Planning and Zoning Commission Vice Chair for FY 2027. Commissioner Heather Greene seconded the motion. The motion passed with a vote of 4-3.

3D. Consider and act on the appointment of a Planning and Zoning Commission member to serve City of Bastrop's Transportation Master Plan Update Steering Committee.

Brittany Epling, Planning Manager, presented the item and further discussed the committee and proposed agenda with the commission.

Commissioner Patrice Parsons made a motion to nominate Commissioner Heather Greene to the City of Bastrop's Transportation Master Plan Update Steering Committee. Chairman Keith Ahlborn seconded the motion. The motion passed unanimously with a vote of 7-0.

3E. Conduct a public hearing, consider and act on a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SF-1), within the city limits of Bastrop.

James E. Cowey, Director of Development Services, presented the item to the commission.

Mark Fittz, applicant and homeowner of the property, spoke and explained to the commission the purpose and the goal for the accessory dwelling unit he is requesting the conditional use permit for being for family use when visiting.

The public hearing was opened at 6:20 pm.

The public hearing was closed at 6:21 pm.

Commissioner Gary Moss made a motion to recommend approval on a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SF-1), within the city limits of Bastrop. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously with a vote of 7-0.

3F. Conduct a public hearing, consider and act on a recommendation to City Council to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential, Residential Mixed Density and Corridor Commercial to Mixed-Use Corridor Commercial for the area being described as 169.971 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas. This development is more commonly known as Bastrop West.

James E. Cowey, Director of Development Services, presented the item to the commission.

The public hearing was opened at 6:32 pm.

Alex Tradd, owner of Bastrop RV Park property located next door to the Bastrop West development, did not wish to speak and stated they were just there to listen, neither in favor nor in opposition.

Bobby New, owner of Bastrop RV Park property located next door to the Bastrop West development, did not wish to speak and stated they were just there to listen, neither in favor nor in opposition.

The public hearing was closed at 6:34 pm.

Commissioner Heather Greene made a motion to recommend approval to the City Council to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential, Residential Mixed Density and Corridor Commercial to Mixed-Use Corridor Commercial for the area being described as 169.971 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602. Commissioner Kristi Koch seconded the motion. The motion passed unanimously with a vote of 7-0.

3G. Conduct a public hearing, consider and act on a recommendation to the City Council on a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 169.73 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and PID 25125, Bastrop, TX 78602.This development is more commonly known as Bastrop West.

Brittany Epling, Planning Manager, presented the item to the commission.

Commissioner Patrice Parsons had questions pertaining to the impervious coverage and the effect that it would have on neighboring properties, the road widths that are being proposed, and where the development was in comparison to the citizen that spoke at the time of citizen comments.

Commissioner Heather Greene had a question pertaining impervious cover and parkland dedication and wanted to confirm that she understood

Sylvia Carrillo, City Manager, presented some of the renderings on behalf of the applicant to the commission.

The public hearing was opened at 6:57 pm.

Bruce Sears, resident at 342 Outfitter Drive, spoke about his concern with the drainage issues that Hunters Crossing is already having and how this development may impact existing issues.

Sylvia Carrillo, City Manager, stated that the city is currently working on trying to improve the drainage in Hunters Crossing as the issue pertained to lack of maintenance from the HOA and the city.

Alex Tradd, owner of Bastrop RV Park property located next door to the Bastrop West development, did not wish to speak and stated they were just there to listen, neither in favor nor in opposition.

Bobby New, owner of Bastrop RV Park property located next door to the Bastrop West development, did not wish to speak and stated they were just there to listen, neither in favor nor in opposition.

The public hearing was closed at 7:00 pm.

Commissioner Heather Greene made a motion to recommend approval to the City Council on a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 169.73 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and PID 25125, Bastrop, TX 78602. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously with a vote of 7-0.

3H. Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers.

Brittany Epling, Planning Manager, presented the item to the commission.

Commissioner Patrice Parsons asked the question about the noise pollution and how that would impact the neighboring properties and how many residential areas will be impacted by the noise pollution.

The public hearing was opened at 7:11 pm.

The public hearing was closed at 7:12 pm.

Commissioner Heather Greene made a motion to recommend approval to the City Council amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers. Commissioner Kristi Koch seconded the motion. The motion passed with a vote of 6-1.

3I. Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Section 14.03.003, Downtown Historic District, to establish Active and Passive Use requirements for ground-floor storefronts and regulations for certain Alcohol-Focused Uses.

Brittany Epling, Planning Manager, presented the item to the commission.

Michaela Joyce, Director of Discover Bastrop, spoke about the incentives and assistance that the city is proposing on passing and the joint efforts from Discover Bastrop and Bastrop Economic Development Corporation.

Chairman Keith Ahlborn had questions regarding the vacancies in downtown

Michaela Joyce stated the vacancies downtown to be about 11% of the building space.

Commissioner Christopher Toth asked how grandfathering would work, including when that status could be lost. He also asked how long it might take for downtown to begin showing changes and raised concerns about unintended consequences, particularly the proposed six-month waiting period for property owners. He questioned whether the ordinance language was premature, given the remaining hurdles that property owners and the City must address before passive uses can be introduced.

Michaela noted that visible changes may take approximately two to three years, as building renovations begin during that period. She said several small businesses had previously declined to lease space downtown because the available spaces were larger than they needed and rents were higher. In her view, the proposed changes could make downtown more attractive to businesses as renovations occur. She also cautioned that delaying the amendments could lead to more existing active-use buildings shifting to passive uses.

Brittany Epling explained the grandfathering of the uses, what happens when the grandfathering is lost, what the process for a Conditional Use permit will look like for the applicant, and the administrative exception process will look like and the multiple options to further assist property owners when leasing their buildings.

Commissioner Heather Greene asked for the total number of vacancies and non-conforming buildings that are currently existing and wanted to ensure that existing buildings and business owners were not going to be negatively affected by these changes.

Michaela Joyce was not able to provide a total number of vacancies but did provide an example with 1025 Main Street and stated that she was aware that the building would require a remodel and some changes in order for that building to be able to in the future accomplish what the amendments would implement.

The public hearing was opened at 7:46 pm.

Tom Dikey, business owner at 601 Chestnut, spoke in opposition of the amendments as written and recommended the commission to ask what problem was intended to be resolved. He stated the changes in the amendments felt like overreaching on property owners.

Carol Spencer, resident in Cedar Creek, spoke in favor of the amendments being proposed by staff and suggested more needs to happen as well. She stated that the changes to require passive use are

needed now for the changes in the vacancies to be seen. There are many other policies that implemented to also help ensure passive use is being protected downtown.

Laura Munos, property manager of 702 Chestnut Street, spoke in opposition to the amendments and had questions about vacancies and how or at what time the grandfathering would get lost if there are multiple spaces for lease.

Susan Nogues, business/property owner located at 115 Loop 150, spoke in opposition to the amendments and stated that the market should fill the buildings. She stated that as a realtor she has seen businesses come and go and has not been due to the lack of trying to keep the businesses.

Nick Shayu, business owner downtown, spoke on the timing of the amendments. He stated that the amendments are great and the intent is great but stated that the timing might be too early and asked for the incentives to be given at the same time or before the regulations are put in place as currently there are already vacancies that can't be filled downtown.

The public hearing was closed at 8:11 pm.

Commissioner Christopher Toth made a motion to send the amendments back to staff for reevaluation and reconsideration and have staff come back at a future date with changes based on the concerns that were heard from the public and the commission. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously with a vote of 7-0.

3J. Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties.

Brittany Epling, Planning Manager, presented the item to the commission.

The public hearing was opened at 8:21 pm.

The public hearing was closed at 8:21 pm.

Commissioner Kristi Koch made a motion to recommend approval to the City Council on amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties with recommendation that staff comes back with an amendment to take a look at fences overall at a later date. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously with a vote of 7-0.

4. UPDATES

4A. Future Development Related Items.

James E. Cowey, Development Services Director, asked the commission to help with filling the vacancies within the Planning and Zoning Commission

4B. Development Services Department Monthly Project Volume Report.

James E Cowey, Development Services Director, presented the Building and Planning Development Services Department Monthly Project Volume Report for the month of June, July, August, and September.

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

There were no individual requests from Planning & Zoning Commissioners that particular item listed on future agendas.

5. ADJOURNMENT

Commissioner Heather Greene made a motion to adjourn the meeting at 8:32 PM. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

_____ _____

Chair Vice-Chair

STAFF REPORT

MEETING DATE: November 19, 2026

TITLE:

Consider and act on the replat of Lot 2, Block A, Bastrop West Commercial, Section 1, into Lots 2A, 2B, and 2C, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Brittany Dullard, Planning Manager

ITEM DETAILS:

Site Address:	441 West SH 71 (at N. Hasler Boulevard)
Total Acreage:	5.8467 acres (approximately 5.85)
Legal Description:	Bastrop West Commercial, Section 1, Block A, Lot 2
Property Owner:	North Pines, LLC
Agent Contact:	Brynda Fowler, Steubing LLC
Existing Use:	Tractor Supply, Dollar Tree, and Harbor Freight
Existing Zoning:	GC, General Commercial
Future Land Use:	Corridor Commercial

BACKGROUND:

Bastrop West Commercial is an established shopping center along West SH 71. The former Walmart building now houses multiple tenants. North Pines, LLC acquired the site in 2018 and proposes to divide existing Lot 2 into three commercial lots.

Lot 2A will retain the existing commercial building and parking. Lots 2B and 2C are intended for future commercial development. Existing reciprocal access, parking, and utility easements will remain in place.

INFRASTRUCTURE:

Infrastructure	Available	Existing / Proposed
Water	Yes	12-inch City water main along SH 71; new connections subject to City approval
Wastewater	Yes	8-inch City wastewater main along SH 71; new connections subject to City approval
Drainage	Yes	Existing facilities; future improvements reviewed with site development
Transportation	Yes	Existing SH 71 frontage and shared access easements
Parks and Open Space	N/A	No public parkland proposed or required

Utilities

The September 15, 2026 Utility Availability Letter identifies existing 12-inch water and 8-inch wastewater mains along SH 71. Service availability does not guarantee capacity; connections and any required improvements are subject to City review and applicable TCEQ standards. Bluebonnet Electric Cooperative confirmed the property is within its service area.

Drainage

The replat creates no new public streets or immediate site improvements. FEMA Flood Insurance Rate Map 48021C0355F (effective May 9, 2023) identifies no portion of the property within the 100-year floodplain. Future development must meet applicable drainage and stormwater requirements during Site Development Plan review.

Impervious Cover

The GC zoning district allows a maximum 65% impervious cover. The proposed lots have the following coverage:

Proposed Lot	Acreage	Impervious Cover
Lot 2A	4.563	88.6%
Lot 2B	0.643	64.3%
Lot 2C	0.643	61.8%

On August 20, 2026, the Zoning Board of Adjustment approved a variance (4-1) allowing Lot 2A to exceed the 65% limit. Lots 2B and 2C comply. Future redevelopment of Lot 2A remains subject to applicable nonconforming standards and the approved variance.

Traffic Impact and Streets

Existing SH 71 frontage and reciprocal access and parking easements provide circulation within the shopping center. No public streets or rights-of-way are proposed. Any changes to SH 71 access will require TxDOT review and approval, as applicable.

POLICY EXPLANATION:

The Planning & Zoning Commission is the plat-approval authority.

Compliance with the Texas Local Government Code

Sec. 212.002 (Rules): Municipal subdivision regulations apply to the proposed replat, including the City’s Chapter 10 requirements.

Sec. 212.010 (Standards for Approval): The proposed replat addresses the applicable approval standards as follows:

Standard	Staff Finding
General plan and public facilities	Commercial infill in an existing shopping center; no new public streets or parkland.
Transportation and utilities	Existing SH 71 access, shared easements, and City water/wastewater infrastructure; utility availability documented.
Fiscal guarantee, if required	No public improvements identified at platting; any later required improvements are subject to City requirements.
Adopted subdivision regulations	Subject to Chapter 10 and completion of technical review and recordation.

Sec. 212.014 (Replatting): North Pines, LLC owns the property and has authorized Steubing LLC as its agent. The replat retains existing plat restrictions and notes, and is subject to approval and recording.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan, Corridor Commercial: The replat supports commercial infill along SH 71 and continued use of existing transportation and utility infrastructure.

Objective 2.1.1: Supports efficient use of existing City infrastructure by creating commercial lots within an established development.

Objective 2.4.1: Supports contiguous infill within the existing wastewater service area, with any needed improvements reviewed during site development.

Map verification: Confirm the Corridor Commercial designation against the adopted Future Land Use Map before agenda publication.

Compliance with Chapter 10 Subdivision Regulations:

The replat identifies three commercial lots, lot dimensions and acreages, existing easements, access provisions, and applicable plat notes. Existing restrictions remain effective. The approved impervious cover variance applies to Lot 2A. Final approval is subject to remaining technical and recordation requirements.

RECOMMENDATION:

Consider and act on the proposed replat of Lot 2, Block A, Bastrop West Commercial, Section 1, as shown in Exhibit A, subject to applicable technical review and recordation requirements. The August 20, 2026 impervious cover variance applies to Lot 2A.

ATTACHMENTS:

Exhibit A: Proposed Replat of Lot 2, Bastrop West Commercial, Section 1

REPLAT OF LOT 2, of the "REPLAT OF LOT 1-6 BLOCK A BASTROP WEST COMMERCIAL SEC.1"

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

KNOW ALL MEN BY THESE PRESENTS
THAT WE, NORTH PINES, LLC., BEING THE OWNERS OF LOT 2, OF THE "REPLAT OF LOT 1 – 6, BLOCK A, BASTROP WEST COMMERCIAL SEC.1 ", ACCORDING THE MAP OR PLAT THEREOF AS RECORDED IN PLAT CABINET 2, PAGE 306 B PLAT RECORDS BASTROP COUNTY, TEXAS, THE SAME BEING ALL THAT CONVEYED TO US IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT # 201814310 , OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

REPLAT OF LOT 2, of the "REPLAT OF LOT 1-6 BLOCK A BASTROP WEST COMMERCIAL SEC.1"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND ON THIS THE_____DAY OF_____, 2026, A.D.

_____
JAMES JONES, MANAGER
NORTH PINES, LLC.
441 West State Highway 71
BASTROP , TEXAS 78602

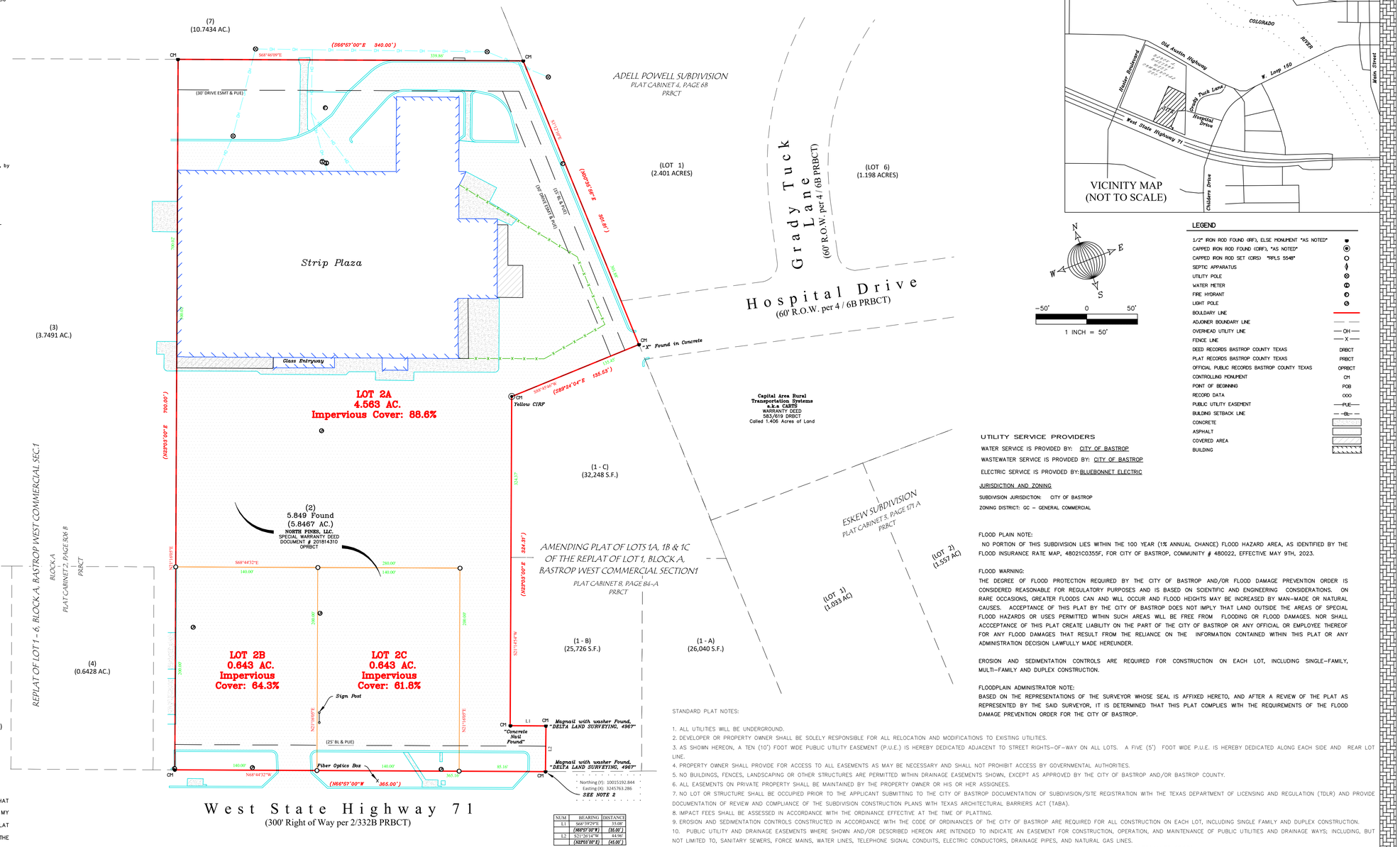
STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES JONES, A REPRESENTATIVE OF NORTH PINES, LLC., by _____ 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2026, A.D.

_____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ PRINTED NAME OF NOTARY / EXPIRES



NUM	BEARING	DISTANCE
L1	S68°57'00"E	15.08'
	(N68°57'00"W)	(35.00')
L2	S21°26'14"W	44.96'
	(N20°53'00"E)	(44.00')

LEGEND

1/2" IRON ROD FOUND (IRF), ELSE MONUMENT "AS NOTED"	●
CAPPED IRON ROD FOUND (CIRF), "AS NOTED"	◉
CAPPED IRON ROD SET (CIRS) "RPLS 5548"	○
SEPTIC APPARATUS	
UTILITY POLE	
WATER METER	
FIRE HYDRANT	
LIGHT POLE	
BOULDARY LINE	
ADJOINER BOUNDARY LINE	
OVERHEAD UTILITY LINE	— OH —
FENCE LINE	— X —
DEED RECORDS BASTROP COUNTY TEXAS	DRBCT
PLAT RECORDS BASTROP COUNTY TEXAS	PRBCT
OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS	OPRBCT
CONTROLLING MONUMENT	CM
POINT OF BEGINNING	POB
RECORD DATA	ooo
PUBLIC UTILITY EASEMENT	— PUE —
BUILDING SETBACK LINE	— BL —
CONCRETE	
ASPHALT	
COVERED AREA	
BUILDING	

UTILITY SERVICE PROVIDERS

WATER SERVICE IS PROVIDED BY: CITY OF BASTROP

WASTEWATER SERVICE IS PROVIDED BY: CITY OF BASTROP

ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC

JURISDICTION AND ZONING

SUBDIVISION JURISDICTION: CITY OF BASTROP

ZONING DISTRICT: GC – GENERAL COMMERCIAL

FLOOD PLAIN NOTE:
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR (1% ANNUAL CHANCE) FLOOD HAZARD AREA, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, 48021C0355F, FOR CITY OF BASTROP, COMMUNITY # 480022, EFFECTIVE MAY 9TH, 2023.

FLOOD WARNING:
THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF BASTROP AND/OR FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY OF BASTROP DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM THE RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE–FAMILY, MULTI–FAMILY AND DUPLEX CONSTRUCTION.

FLOODPLAIN ADMINISTRATOR NOTE:
BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR THE CITY OF BASTROP.

STANDARD PLAT NOTES:

1. ALL UTILITIES WILL BE UNDERGROUND.
2. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
3. AS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS–OF–WAY ON ALL LOTS. A FIVE (5') FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
7. 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 REGULATION (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
8. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
9. 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.
10. 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.
11. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
12. 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.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
15. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF–SITE IMPROVEMENTS.
16. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
17. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
18. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
19. ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
20. LINE EXTENSION FEES ARE REQUIRED TO BE ASSESSED AT THE TIME OF PLATTING. PROVIDE ELECTRIC LOAD CALCULATIONS, NUMBER OF SERVICES OR PLANS FOR REVIEW.
21. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, REPLAT OF LOT 1 – 6, BLOCK A, BASTROP WEST COMMERCIAL SEC.1 RECORDED IN CABINET 2, PAGE 306 B, PLAT RECORDS BASTROP COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.
22. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE ROW. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH THE CITY OF BASTROP SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM THE CITY OF BASTROP PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
23. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9–1–1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, AND HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
24. VARIANCE FROM SECTION 6.5.003 OF THE BASTROP BUILDING CODE WAS APPROVED BY THE CITY OF BASTROP ON AUGUST 20TH, 2026.

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP⁞⁞

APPROVED THIS _____ DAY OF _____, 2026, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BASTROP

APPROVED: ATTEST:

_____ PLANNING AND ZONING COMMISION CHAIRPERSON

_____ CITY SECRETARY

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

I, KRISTA BARTSCH, COUNTY CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 2026, A.D. AT _____ O'CLOCK ___M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____. FILED FOR RECORD ON THE _____ DAY OF _____ 2026, A.D.

_____ DEPUTY

_____ KRISTA BARTSCH COUNTY CLERK BASTROP COUNTY, TEXAS

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

KNOWN ALL MEN BY THESE PRESENTS
I, ROBERT STEUBING, R.P.L.S., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

STATE OF TEXAS · REGISTERED · ROBERT C. STEUBING · 5548 · PROFESSIONAL LAND SURVEYOR

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ROBERT C. STEUBING
525 TAHITIAN DRIVE
BASTROP, TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548
Professional Engineers and Land Surveyor Firm No. 10194596

REVISION DATE: _____
REVISION DATE: _____

PROPERTY ADDRESS:
441 West State Highway 71
BASTROP , TEXAS 78602

FB BY: K.O. 07/14/23
DRAWN BY: C.R.

WA 3737–2023 NORTH PINES LLC.dwg/ REPLAT OF LOT 2

SURVEYOR NOTES:

1. NO RESEARCH WAS PERFORMED BY THE UNDERSIGNED REGARDING EASEMENTS, BUILDING LINES OR CONDITIONS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT
2. BEARING BASIS: LAMBERT CONFORMAL PROJECTION, GRID NORTH, COORDINATE BASIS: GRID COORDINATES, U.S. SURVEY FEET, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

STAFF REPORT

MEETING DATE: November 19, 2026

TITLE:
Consider and act on The Colony Commercial replat, being 6.541 +/- acres out of the Manual J Bangs, ABS A5 west of FM 969 and South of Sam Houston Drive, located within the One-Mile Extraterritorial Jurisdiction of Bastrop, Texas.

STAFF REPRESENTATIVE:
James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	South of Sam Houston and West of FM 969
Total Acreage:	7.052 acres
Legal Description:	7.052 +/- acres out of the Colony Commercial Final Plat
Property Owner:	Sanford P Aron, Market at the Colony LLC Scott McManus, National Bank & Trust
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Not Applicable. Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fifth Amendment to the Colony MUD Consent Agreement, Approved January 14, 2025
Future Land Use:	Mixed-Use Corridor Commercial

BACKGROUND:
The applicant has submitted for a Replat for The Colony Commercial (Exhibit A). The plat includes three non-residential lot. The proposed lot is for commercial use as a retail space.

Traffic Impact and Streets
The Final Plat proposed to dedicate additional ROW width for FM 969 as one of the road frontages previously. Sam Houston Drive is the main arterial in this subdivision with a ROW of 100 ft in width. 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 existing water infrastructure located on FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by The Colony MUD. Wastewater for this lot will also be provided from infrastructure located on FM 969. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Electric service provided by Bluebonnet Electric.

POLICY EXPLANATION:
Commercial Replats are reviewed and approved by the Planning & Zoning Commission.

Compliance with the Texas 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 Chapter 10 Subdivision Regulations outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Sec. 212.010. Standards for Approval

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

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

The replat conforms to the Future Land Use Plan, which is designated Corridor Commercial and Residential Mixed Density 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 submitted and are currently being constructed for the site.

(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.

Sec. 212.014. Replatting without vacating preceding plat.
A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) is signed and acknowledged by only the owners of the property being replatted;

(2) is approved by the municipal authority responsible for approving plats; and

(3) does not attempt to amend or remove any covenants or restrictions.

The applicant is not amending or removing any of the existing covenants or restrictions. The plat is signed and acknowledged by all property owners.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Mixed Use Corridor Commercial Category supports a pedestrian-friendly, well-planned development that blends retail, office, and residential uses in a vibrant corridor environment. These areas are envisioned as dynamic, complete neighborhoods that foster a strong sense of place. Development is intended to be flexible, focused on pedestrian activity, building-street relationships, and public life. These areas serve as community hubs that provide goods, services, and employment opportunities for surrounding neighborhoods.

This plat complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, which shows Mixed-Use Corridor Commercial in this area. The plat proposes commercial use.

- 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.

Compliance with Chapter 10 Subdivision Regulations:

Chapter 10: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

The plat complies with the requirements of the Chapter 10 Subdivision Regulations.

- Section 10.3.001 Standard Procedure - Platting

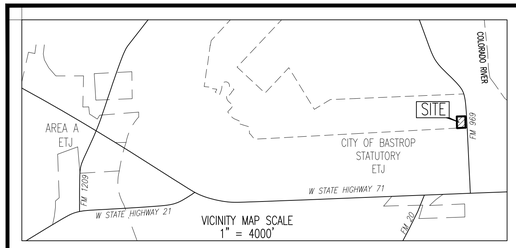
  Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

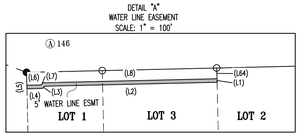
- Section 10.3.004 Plat Requirements
  The Development Review Committee reviewed the Final Plat for The Colony Commercial for compliance with subdivision and utility standards on October 1, 2026, and deemed the plat administratively complete.

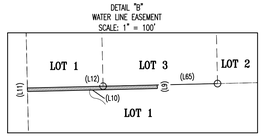
RECOMMENDATION:
Consider and act on The Colony Commercial replat, being 6.541 +/- acres out of the Manual J Bangs, ABS A5 west of FM 969 and South of Sam Houston Drive, located within the One-Mile Extraterritorial Jurisdiction of Bastrop, Texas.

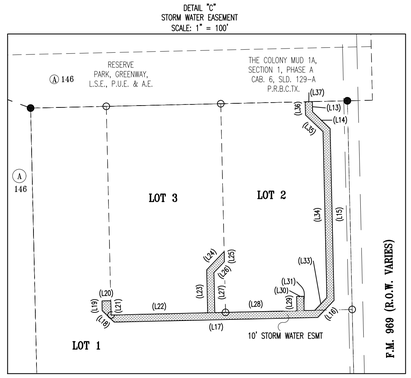
ATTACHMENTS:
- Exhibit A: The Colony Commercial Replat
- Attachment 1: The Colony Commercial Location Map

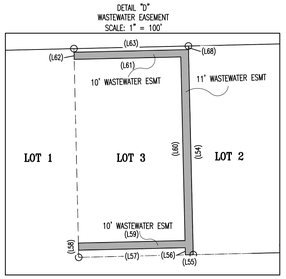
REPLAT OF
THE COLONY COMMERCIAL

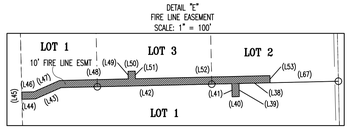


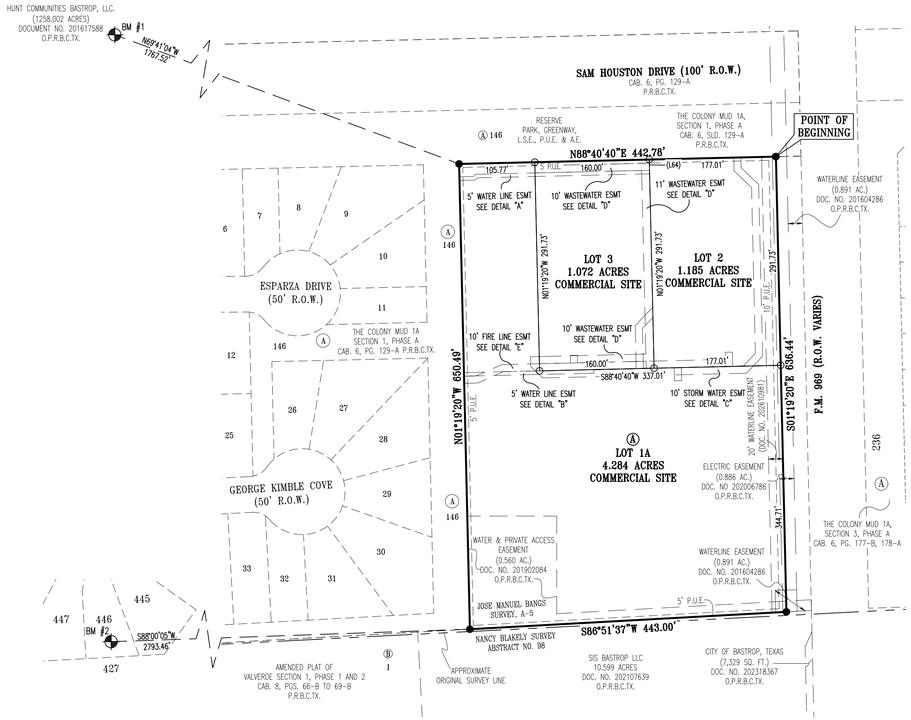


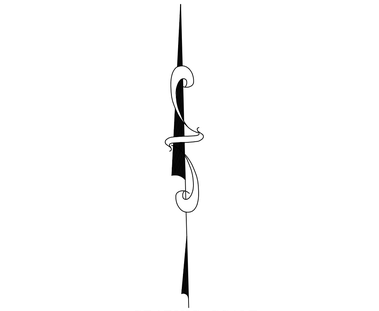












LEGEND

◆	BENCHMARK
●	1/2" CAPPED IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
○	CAPPED 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
1	LOT NUMBER
Ⓐ	BLOCK LETTER
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.B.C.TX.	PLAT RECORDS OF BASTROP COUNTY, TEXAS
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
	WATER LINE EASEMENT
	STORM WATER EASEMENT
	FIRE LINE EASEMENT
	WASTEWATER EASEMENT

Easement Line Table		
Line #	Length	Direction
(L1)	5.00	N01°19'20"W
(L2)	240.97	N88°40'40"E
(L3)	4.24	N43°40'40"E
(L4)	21.80	N88°40'40"E
(L5)	5.00	S01°19'20"E
(L6)	19.73	S88°40'40"W
(L7)	4.24	S43°40'40"W
(L8)	243.04	S88°40'40"W
(L9)	5.00	N01°19'20"W
(L10)	181.52	N88°40'40"E
(L11)	5.00	S01°19'23"E
(L12)	181.52	S88°40'40"W
(L13)	14.37	S01°19'20"E
(L14)	33.83	S46°19'20"E
(L15)	240.12	S01°19'20"E
(L16)	32.98	S43°40'40"W
(L17)	284.61	S88°40'40"W
(L18)	23.16	N46°19'20"W
(L19)	13.62	N01°19'20"W
(L20)	12.30	N88°40'40"E

Easement Line Table		
Line #	Length	Direction
(L21)	20.00	S01°19'21"E
(L22)	135.00	N88°40'40"E
(L23)	60.12	N01°19'20"W
(L24)	35.36	N43°40'40"E
(L25)	14.14	S01°19'20"E
(L26)	21.21	S43°40'40"W
(L27)	55.97	S01°19'20"E
(L28)	114.80	N88°40'40"E
(L29)	20.00	N01°19'20"W
(L30)	10.00	N88°40'40"E
(L31)	20.00	S01°19'20"E
(L32)	14.74	N88°40'40"E
(L33)	24.70	N43°40'40"E
(L34)	231.83	N01°19'20"W
(L35)	33.83	N46°19'20"W
(L36)	18.51	N01°19'20"W
(L37)	10.00	N88°40'40"E
(L38)	43.48	N88°40'40"E
(L39)	18.33	N01°19'20"W
(L40)	10.00	N88°40'40"E

Easement Line Table		
Line #	Length	Direction
(L41)	18.33	S01°19'20"E
(L42)	238.65	N88°40'40"E
(L43)	39.20	N66°10'40"E
(L44)	18.89	N88°40'40"E
(L45)	10.00	S01°19'20"E
(L46)	16.90	S88°40'40"W
(L47)	39.20	S66°10'40"W
(L48)	96.05	S88°40'40"W
(L49)	10.67	S01°19'20"E
(L50)	10.00	S88°40'40"W
(L51)	10.67	N01°19'20"W
(L52)	188.07	S88°40'40"W
(L53)	10.00	N01°19'20"W
(L54)	286.73	N01°19'20"W
(L55)	11.00	N88°40'43"E
(L56)	10.00	S01°19'20"E
(L57)	149.00	N88°40'40"E
(L58)	10.00	S01°18'49"E
(L59)	149.00	S88°40'40"W
(L60)	256.73	S01°19'20"E

Easement Line Table		
Line #	Length	Direction
(L61)	149.00	N88°40'40"E
(L62)	10.00	S01°19'20"E
(L63)	160.00	S88°40'40"W
(L64)	15.00	N01°19'43"W
(L65)	84.24	N88°40'40"E
(L66)	48.92	S88°40'40"W
(L67)	95.54	N88°40'40"E
(L68)	5.00	S01°19'20"E

METES AND BOUNDS

A DESCRIPTION OF 6.541 ACRES IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, THE COLONY COMMERCIAL, A SUBDIVISION RECORDED IN CABINET 10, PAGE 24-A. PLAT RECORDS, BASTROP COUNTY, TEXAS (P.R.B.C.TX.), AND ALL OF A 1.072 ACRE TRACT CONVEYED TO NATIONAL BANK & TRUST, BY DEED RECORDED IN DOCUMENT NUMBER 202607047 (O.P.R.B.C.TX.), SAID 6.541 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" AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, BEING ON THE WEST RIGHT-OF-WAY LINE OF FM 969 (R.O.W. VARIES), SAME BEING ON THE SOUTH LINE OF LOT 146, BLOCK A, THE COLONY MUD 1A, SECTION 1, PHASE A, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 129-A, (P.R.B.C.TX.), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S01°19'20"E, WITH THE COMMON LINE OF SAID FM 969 AND SAID LOT 1, BLOCK A, A DISTANCE OF 636.44 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, BEING ON THE NORTH LINE OF A CALLED 10.599 ACRE TRACT CONVEYED TO SIS BASTROP, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202107639, O.P.R.B.C.TX., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S86°51'37"W, WITH THE COMMON LINE OF SAID 10.599 ACRE TRACT AND SAID LOT 1, BLOCK A, A DISTANCE OF 443.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, BEING AT THE SOUTHEAST CORNER OF SAID LOT 146, BLOCK A, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINE OF SAID LOT 146, BLOCK A, SAID LOT 1, BLOCK A, AND SAID 1.072 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

1) N01°19'20"W, A DISTANCE OF 650.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
2) N88°40'40"E, A DISTANCE OF 442.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.541 ACRES OF LAND.

DATE: AUGUST 5, 2026

OWNER:
MARKET AT THE COLONY, LLC
3773 RICHMOND AVE. STE. 800
HOUSTON, TX 77046

AND

OWNER:
NATIONAL BANK & TRUST
3773 RICHMOND AVE. STE. 800
HOUSTON, TX 77046

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

TOTAL ACREAGE: 6.541 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

NO. OF COMMERCIAL LOTS:	3	6.541 ACRES
NO. OF BLOCKS:	1	

F.E.M.A. MAP NO. 48021C0355F
BASTROP COUNTY, TEXAS AND INCORPORATED AREAS
DATED: MAY 9, 2023

BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

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

SHEET NO. 1 OF 2

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

J:\AC3D\5677\Survey\AMENDED PLAT – THE COLONY COMMERCIAL

REPLAT OF
THE COLONY COMMERCIAL

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:
   BM #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N69°41'04"W 1,767.52' FROM THE NORTHWEST CORNER OF THE COLONY COMMERCIAL
   NORTHING=10021864.12 EASTING=3232770.44 ELEVATION: 424.31' (NAVD '88)
   BM #2: T-POST WITH PUNCH SET, LOCATED +/- S88°00'05"W 2,793.46' FROM THE SOUTHWEST CORNER OF THE COLONY COMMERCIAL
   NORTHING=10020502.71 EASTING=3231651.27 ELEVATION: 430.56' (NAVD '88)
2. WATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1A.
3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1A.
4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
5. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
6. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. BY APPROVING THIS 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.
9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES
11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
12. ALL NEW UTILITIES WILL BE UNDERGROUND.
13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
14. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
15. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 4821C0355F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193.
16. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
17. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
18. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
19. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
21. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
22. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
23. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
24. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
25. 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.
26. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
27. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
28. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
29. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
30. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE JANUARY 11, 2026, CONDUCTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2026010057-AW, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
31. 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.
32. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
33. 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.
34. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
35. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
36. 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.
37. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY C-1 (COMMERCIAL LOT).
38. THE PURPOSE OF THIS AMENDED PLAT IS TO SPLIT LOT 1, BLOCK A INTO 3 SEPARATE LOTS.
39. THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
    a. A 20' WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, RECORDED IN DOCUMENT NUMBER 202610981, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.
    (20' BLANKET TYPE. CENTERED AS INSTALLED.)
    b. ACCESS AND DRAINAGE EASEMENTS DECLARED BY MARKET AT THE COLONY, LLC, AND RECORDED IN DOCUMENT NUMBER 202607046, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
    (BLANKET TYPE)
40. THIS TRACT IS SUBJECT TO THE DECLARATION OF RESTRICTIONS RECORDED IN DOCUMENT NUMBER 202607048, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.
41. THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS CONTAINED IN DECLARATION OF USE RESTRICTIONS AND DEVELOPMENT CONDITIONS RECORDED IN DOCUMENT NUMBER 202517798, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.

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

THAT WE, SANFORD P. ARON, MANAGER, MARKET AT THE COLONY, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF LOTS 1 & 2, THE COLONY COMMERCIAL, A SUBDIVISION RECORDED IN CABINET 10, PAGE 24-A, SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS AND SCOTT MCMANUS, PRESIDENT/CEO, NATIONAL BANK & TRUST, BEING THE OWNER OF LOT 3, SAID THE COLONY COMMERCIAL, DO HEREBY SUBDIVIDE 6.541 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"REPLAT OF THE COLONY COMMERCIAL"

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

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

_____
SANFORD P. ARON, MANAGER
MARKET AT THE COLONY, LLC, A TEXAS LIMITED LIABILITY COMPANY
3773 RICHMOND AVE. STE. 800
HOUSTON, TEXAS 77046

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

_____
SCOTT MCMANUS
PRESIDENT/CEO
NATIONAL BANK & TRUST
3773 RICHMOND AVE. STE. 800
HOUSTON, TEXAS 77046

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANFORD P. ARON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY 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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT MCMANUS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY 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, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0355F 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 §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP §

I, BRETT R. PASQUARELLA, 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 _____
BRETT R. PASQUARELLA, P.E. #84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS - BRETT R. PASQUARELLA - 84769 - LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

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

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2026010057-AW, EFFECTIVE DATE JANUARY 11, 2026, ISSUED DATE JANUARY 20, 2026, HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

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

STATE OF TEXAS - REGISTERED - AARON V. THOMASON - 6214 - PROFESSIONAL LAND SURVEYOR

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, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____. 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

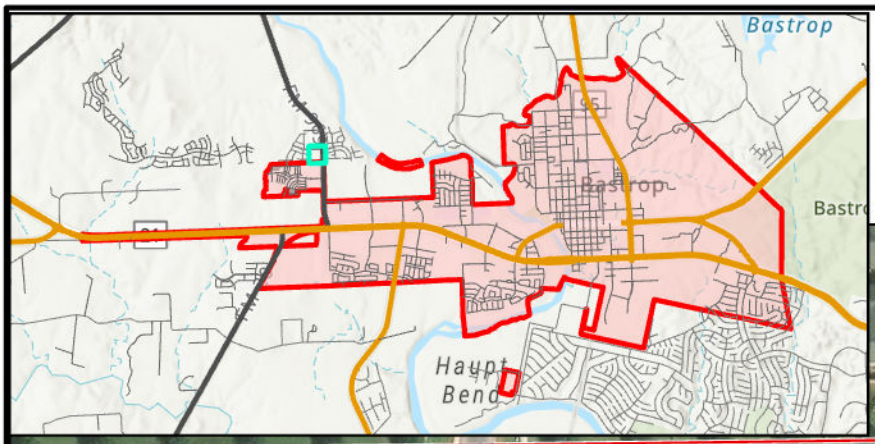
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5677\Survey\AMENDED PLAT - THE COLONY COMMERCIAL

EXHIBIT A

BASTROPTX

Attachment 1
Notification Map
The Colony - Amended Plat



Sam Houston Dr
Sam Houston Dr
Sam Houston Dr
Sam Houston Dr
FM 969
FM 969
FM 969

8715254
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Scale: 1:1,493

10/1/2026

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 boundaries between private and public This map is general in nature and is no for navigational purposes.