



November 20, 2025

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.

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 September 25, 2025, Planning and Zoning Commission Meeting.

Alondra Macias, Development Services Planner I

- [3B.](#) Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 70% lot coverage on the Blakey Site (Alta Trails Apartments) zoned P4 Mix on the north side of the Sendero master planned development, in deviation from the 60% maximum lot coverage currently required by the B3 Code.

Submitted by: Brittany Epling, Senior Planner

- [3C.](#) Consider and act to approve The Colony MUD 1F, Section 6 Final Plat, consisting of 25.893 acres out of the Jose Manuel Bangs Survey, Abstract 5, located north of Sam

Houston Drive and accessed via the extension of Republic Drive, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

Submitted by: Brittany Epling, Senior Planner

- 3D. Consider and act to approve The Colony MUD 1G, Section 4 Preliminary Plat, being approximately 88.014 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, accessed by the extension of Republic Drive, within the Statutory ETJ of the City of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Brittany Epling, Senior Planner

- 3E. Consider and act to approve The Colony MUD 1G, Section 5 Preliminary Plat, being approximately 58.161 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, accessed by the extension of Republic Drive, within the Statutory ETJ of the City of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Brittany Epling, Senior Planner

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: Wednesday, November 12, 2025 at 5:00 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 20, 2025

TITLE:

Consider and act to approve meeting minutes from September 25, 2025, Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from September 25, 2025

**REGULAR PLANNING & ZONING
MEETING MINUTES**

September 25, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, September 25, 2025, at 6:00 PM in the City Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Jordan Scott called the meeting to order at 6:02 PM.

Christopher Toth	Present
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Present
Patrice Parsons	Present
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 August 28, 2025, Planning and Zoning Commission Meeting.

Commissioner Patrice Parsons made a motion to approve meeting minutes from the August 28, 2025, Regular Planning and Zoning Commission Meeting. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3B. Conduct a public hearing, consider and act on a recommendation granting an extension of the master plan expiration for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas, and move to include on the October 21, 2025, City Council Agenda for the first reading.

Presented by James E Cowey, Director of Development Services

Public hearing was opened at 6:07 pm.

Public hearing was closed at 6:08 pm.

Commissioner Gary Moss made a motion to recommend approval granting an extension of the master plan expiration for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas, and move to include on the October 21, 2025, City Council Agenda for the first reading. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 3C. Consider and act to approve the Auto Body Shop Final Plat, being 1.19 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.

Commissioner Patrice Parsons made a motion to approve the Auto Body Shop Final Plat, being 1.19 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. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3F. Conduct a Public Hearing and consider and act on a recommendation to City Council for a request for an amendment to the Comprehensive Plan to change the Future Land Use designation from Neighborhood Residential to Residential Mixed Density for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

Presented by James E Cowey, Director of Development Services

A presentation was given by representative of Rubi Crown LLC, Chris Kirby

Public hearing was opened at 6:59 pm.

Michael and Linda Moorcock did not wish to speak but wanted to record their opposition to this item.

Larry Albers, resident at 1307 Pecan Street, did not wish to speak but wanted to record their opposition to item 3F, 3G, and 3H.

Katty Albers, resident at 1307 Pecan Street, did not wish to speak but wanted to record their opposition to item 3F, 3G, and 3H.

Jim Kuhn, resident at 1304 Pecan Street, did not wish to speak but wanted to record their opposition to item 3F, 3G, and 3H.

Vanessa Knoblauch, resident at 166 William Hersee Dr, did not wish to speak but wanted to record their opposition to item 3F, 3G, and 3H.

William Holford, resident at 1308 Pecan Street, did not wish to speak but wanted to record their opposition to item 3F and 3G.

Sam & Marilyn Calliham, residents at 1009 Pecan Street, wanted to record their opposition to the rezone of 1005 Pecan Street.

Main Street Dental Services, located at 812 Chestnut Street, wanted to record their opposition to the zoning change of 1005 Pecan Street.

John Kafel, resident 1010 Jefferson Street, wanted to record their opposition to the zoning change of 1005 Pecan Street.

Lisa Dougherty, resident at 1101 Pecan Street, wanted to record their opposition to the zoning change of 1005 Pecan Street.

Shawn Pletsch, owner of 1010 Pecan St, voiced her concerns about the removal of the trees of the property, the demolition of the historic home that was there, the traffic it will cause, and the possible leakage from the gas tanks from the gas station next door.

Sam Calliham, resident at 1009 Pecan St, voiced his concerns about the trees that were removed and what the development would do to his property and privacy as they live next to the property at hand.

Seth Jones, resident at 904 Spring St, voiced his concerns about the traffic in the area.

Jimmy Crouch, resident at 605 Buttonwood St, spoke in favor of the development and stated that it would be a good zoning change based on the 4-block area around the property.

Deborah Jones, resident at 1606 Pecan St, voiced her concerns about the traffic the development will cause and the privacy of the homes next door to this property and the lighting of the gas station next door to this property.

Shawn Pletsch, owner of 1010 Pecan St, voiced her concerns regarding the historic feel that is within the neighborhood.

Deborah Jones, resident at 1606 Pecan St, voiced her concerns about the feasibility of this development and the approach taken from the developers.

Public hearing was closed at 7:23 pm.

Representative for Rubi Crown LLC, Chris Kirby spoke on behalf of the developer regarding privacy fences around the development to protect the neighbor's privacy and addressed other concerns the residents had regarding the project.

The commission asked the developer for the different layout between the quadplex and duplex designs, if there will be landscaping plans, and if there will be any parking control that can be done to help alleviate the parking concern.

Representative for Rubi Crown LLC, Shawn Kirkpatrick spoke on behalf of the developer and stated that the difference in layout pertained to the allowance and space they had to work with for parking and impervious cover limits.

Commissioner Gary Moss made a motion to recommend approval to City Council for a request for an amendment to the Comprehensive Plan to change the Future Land Use designation from Neighborhood Residential to Residential Mixed Density for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place. The motion was seconded by Commissioner Keith Ahlborn. The motion did not pass with a vote of 2-5.

Vice chairman David Barrow made a motion to recommend denial to City Council for a request for an amendment to the Comprehensive Plan to change the Future Land Use designation from Neighborhood Residential to Residential Mixed Density for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place. The motion was seconded by Commissioner Christopher Toth. The motion passed with a vote of 5-2.

- 3G. Conduct a public hearing, consider and act on a recommendation to City Council pertaining to a request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P4 Mix, for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

Presented by James E Cowey, Director of Development Services

Discussion amongst commissioners began pertaining to item 3F and how the vote on that item affects this item.

Public hearing was opened at 8:36 pm.

Christopher Lloyd, resident at 1205 Pecan Street, spoke in favor of the zoning change and stated that the duplexes might cause more of a spill out onto Pecan Street.

Lauren Stelck, resident at 1205 Pecan Street, spoke in favor of the zoning change and stated that the quadplexes would look more like the surrounding environment.

Shawn Pletsch, owner of 1010 Pecan St, requested clarification regarding what could be built in a P4 Place Type zoning.

Jimmy Crouch, resident at 605 Buttonwood St, requested clarification on the commercial uses that are allowed in the P4 Place Type zoning.

Public hearing was closed at 8:44 pm.

The commission requested further clarification regarding the item and how the vote on item 3F affects this matter.

Commissioner Jeffrey Estes made a motion to recommend denial to City Council pertaining to a request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P4 Mix, for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place. The motion was seconded by Vice chairman David Barrow. The motion passed with a vote of 5-2.

- 3H. Consider and act on a recommendation to the City Council regarding a Warrant request to allow a modified parking space dimension of 9 feet x 18 feet on 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas. This development is more commonly known as Pecan Place.

Presented by James E Cowey, Director of Development Services

Discussion amongst commissioners began.

Public hearing was opened at 8:51 pm.

Shawn Pletsch, owner of 1010 Pecan St, spoke her concerns regarding the traffic that it will cause on Pecan Street.

Public hearing was closed at 8:53 pm.

Vice chairman David Barrow made a motion to recommend denial to the City Council regarding a Warrant request to allow a modified parking space dimension of 9 feet x 18 feet on 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas. This development is more commonly known as Pecan Place. The motion was seconded by Commissioner Christopher Toth. The motion passed with a vote of 6-1.

- 3D. Conduct a public hearing, consider and act on making a recommendation to the City Council to amend the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code by changing the P1 Nature Place Type to P1 Parks and Open Space, and adopting new and revised code provisions in relation to the P1 Parks and Open Space Place Type and Civic Space; and move to include on the October 21, 2025 City Council meeting agenda for a first reading.

Presented by Vivianne Nicole Andres, Assistant to the City Manager

Commissioner Keith Ahlborn had a question regarding local or state requirements for how much parkland is required, and received the response that it affects grant funding and at that time is when there are requirements that need to be met.

Public hearing was opened at 9:03 pm.

Public hearing was closed at 9:03 pm.

Commissioner Gary Moss made a motion to recommend approval to the City Council to amend the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code by changing the P1 Nature Place Type to P1 Parks and Open Space, and adopting new and revised code provisions in relation to the P1 Parks and Open Space Place Type and Civic Space; and move to include on the October 21, 2025 City Council meeting agenda for a first reading. The motion was seconded by vice chairman David Barrow. The motion passed with a unanimous vote.

- 3E. Consider and act on a recommendation to the City Council on a proposed amendment to Chapter 10 of the Code of Ordinances to revise the minimum number of residential lots or lot size that trigger parkland dedication requirements and to establish minimum park improvement standards as an alternative to park enrichment fee contributions and move to include on the October 21, 2025 City Council Agenda for a first reading.

Presented by Brittany Epling, Senior Planner

Commissioner Patrice Parsons made a motion to recommend approval to the City Council on a proposed amendment to Chapter 10 of the Code of Ordinances to revise the minimum number of residential lots or lot size that trigger parkland dedication requirements and to establish minimum park improvement standards as an alternative to park enrichment fee contributions and move to include on the October 21, 2025 City Council Agenda for a first reading. The motion was seconded by vice chairman David Barrow. The motion passed with a unanimous vote.

4. UPDATES

- 5A. Updates to the commission regarding:

Community Gardens in public parks

Vivianna Andres provided information regarding community gardens and the allowance for them within any one of our parks.

Library Expansion as addressed in the Comprehensive Plan

Vivianna Andres stated that there is currently nothing in the work, but the Library Director will reach out to the commission to further discuss the item.

- 5B. Future Development Related Items

James E. Cowey, Development Services Director let the commission know that the Crossings at SH 95 item that was brought to them last meeting was taken to City Council and had a townhall meeting scheduled for October 1, 2025.

- 5C. Development Services Department Monthly Project Volume Report.

James E Cowey, Development Services Director, presented the monthly project volume report for the month of August to the commission.

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

There were no individual requests from the Planning and Zoning Commissioners.

5. **ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 9:12 PM. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

Jordan Scott, Chair

David Barrow, Vice-Chair



STAFF REPORT

MEETING DATE: November 20, 2025

TITLE: Lot Coverage Warrant for Blakey Site (Alta Trails Apartments Phase 2)

Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 70% lot coverage on the Blakey Site (Alta Trails Apartments) zoned P4 Mix on the north side of the Sendero master planned development, in deviation from the 60% maximum lot coverage currently required by the B3 Code.

AGENDA ITEM SUBMITTED BY:

Brittany Epling, Senior Planner

BACKGROUND/HISTORY:

Project & Location. The Blakey Site (also known as Alta Trails Apartments) is located on the north side of the Sendero master planned development (generally northeast of FM 969 and W SH 71) within the P4 Mix Place Type. The subject property (PID 8733843) encompasses 14.02 acres.

Prior Approvals. The City Council approved the Zoning Concept Scheme for Sendero (MyGov #22-000190) on September 13, 2022. The Public Improvement Plans (PIP) for Sendero and the Final Drainage Plan (MyGov #23-000013, approved August 2, 2023) were designed and sized assuming 70% lot coverage for the P4 Mix area serving this site. The regional detention pond serving the north side has already been constructed consistent with that engineered assumption.

Ordinance Change. On January 28, 2025, the City adopted Ordinance No. 2025-02, which reduced maximum lot coverage citywide in several Place Types, including P4 Mix from 70% to 60%. City practice—confirmed with legal counsel—treats lot coverage as a non-vested standard, requiring compliance with the current code unless a Warrant is granted.

Why a Warrant Now. This Blakey/Alta Trails tract is the remaining Sendero lot on the north side that needs a Warrant to proceed with its previously engineered design. Granting the Warrant would allow the project to utilize the already-approved and constructed drainage infrastructure sized for 70% coverage, avoiding re-engineering that offers no incremental public benefit given the existing pond capacity.

FOCUS AREAS:

Managing Growth. Leverages approved infrastructure and a built detention facility to support timely, responsible infill.

Uniquely Bastrop. Applies the B3 Code's context-sensitive flexibility (Warrants) where the project intent and public interest remain protected.

Resilience & Stewardship. Maintains the engineered stormwater performance already accounted for in the regional system while ensuring no net reduction in drainage safety.

JUSTIFICATION & ALIGNMENT WITH B3 CODE INTENT:

The B3 Code's Warrant process allows targeted adjustments when strict compliance would be counterproductive to the Intents of the Code and where the public interest is preserved.

1. **Fiscal Sustainability.** Redesigning a functioning, approved drainage system would impose unnecessary cost and delay without improving health, safety, or welfare. Using the already-constructed pond is the most efficient public/private outcome.
2. **Geographically Sensitive Development.** Although the 2025 ordinance reduced citywide lot coverage to improve long-term resilience, this site's regional detention was engineered, permitted, and built to manage 70% coverage in P4 Mix. The Warrant recognizes a site-specific mitigation already in place.
3. **Predictability & Market Feasibility.** The project proceeds consistent with the approved concept and engineered assumptions, supporting housing delivery while upholding drainage performance.

Limited Scope/No Adverse Precedent. The request is narrowly tailored to the Blakey/Alta Trails tract and does not alter standards citywide. Any future requests must independently demonstrate equal or better protection of the public interest.

RECOMMENDATION:

Take action recommending approval to the City Council for a Warrant to allow up to 70% lot coverage on the Blakey site (PID 8733843), a 14.02-acre P4-Mix lot within the Sendero development, based on prior drainage approvals and in alignment with the Intent of the B3 Code regarding fiscally sustainable and geographically sensitive development.

ATTACHMENTS:

1. Warrant Request Application – Blakey
2. Location Map
3. Approved Drainage Plan – MyGov #23-000013
4. B3 Code Section on Lot Coverage Limits (2023 vs. 2025)
5. Zoning Concept Scheme Approval – September 13, 2022
6. Excerpt: B3 Code Intents
7. Ordinance No. 2025-02 – Adopted January 28, 2025

September 19, 2025

James "Doc" Cowey
Director of Development Services
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Blakey II Warrant Request – Warrant application(s) for the 14.024-acre tract of land situated in the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas; and being a portion of a tract called "Reserve" on the plat of Lone Star Storage Subdivision, recorded in Cabinet 4, Page 163-A of the Plat Records of Bastrop County, also being a portion of that certain 74.974-acre tract described in instrument to PRC 01 Bastrop, LLC, recorded in Document No. 202200112 of the Official Public Records of Bastrop County, Texas (the "Property")

Dear Mr. Cowey:

On behalf of our client Wood Partners (the "Developer"), we ask for your consideration for the Warrant request to Section 6.5.003 of the Bastrop Building Block B3 code ("B3 Code") to allow up to 70% lot coverage on the Property, Zoned P4, in deviation from the 60% maximum lot coverage currently allowed with the most recent City adopted Ordinance No. 2025-02.

The Bastrop City Council approved the Zoning Concept Scheme (#22-000190) for Pearl River's Project 75, on September 13, 2022, which included the proposed zoning and preliminary development layout for the Property. The Preliminary Plat Final Drainage Plan (#23-000013) was subsequently approved on August 2, 2023, and was explicitly designed for 80% impervious cover on the P4 Zoned tracts, although the lot coverage was limited to 70% by the B3 Code at that time.

It is our understanding the Pearl River Preliminary Plat (#22-000293) was the original application for the first permit in the series, and the B3 Code in place at that time should govern the Property. However, at the request of the City of Bastrop, and in order to simplify the permitting process going forward, the Developer respectfully requests this Warrant be considered to establish the allowable lot coverage of 70% for the Property in the P4 Zoning district to develop the multifamily project as originally contemplated in the Preliminary Plat.

Thank you so much for your time and attention to this matter. Please feel free to call me at (512) 497-7701 if you have any questions.

Sincerely,

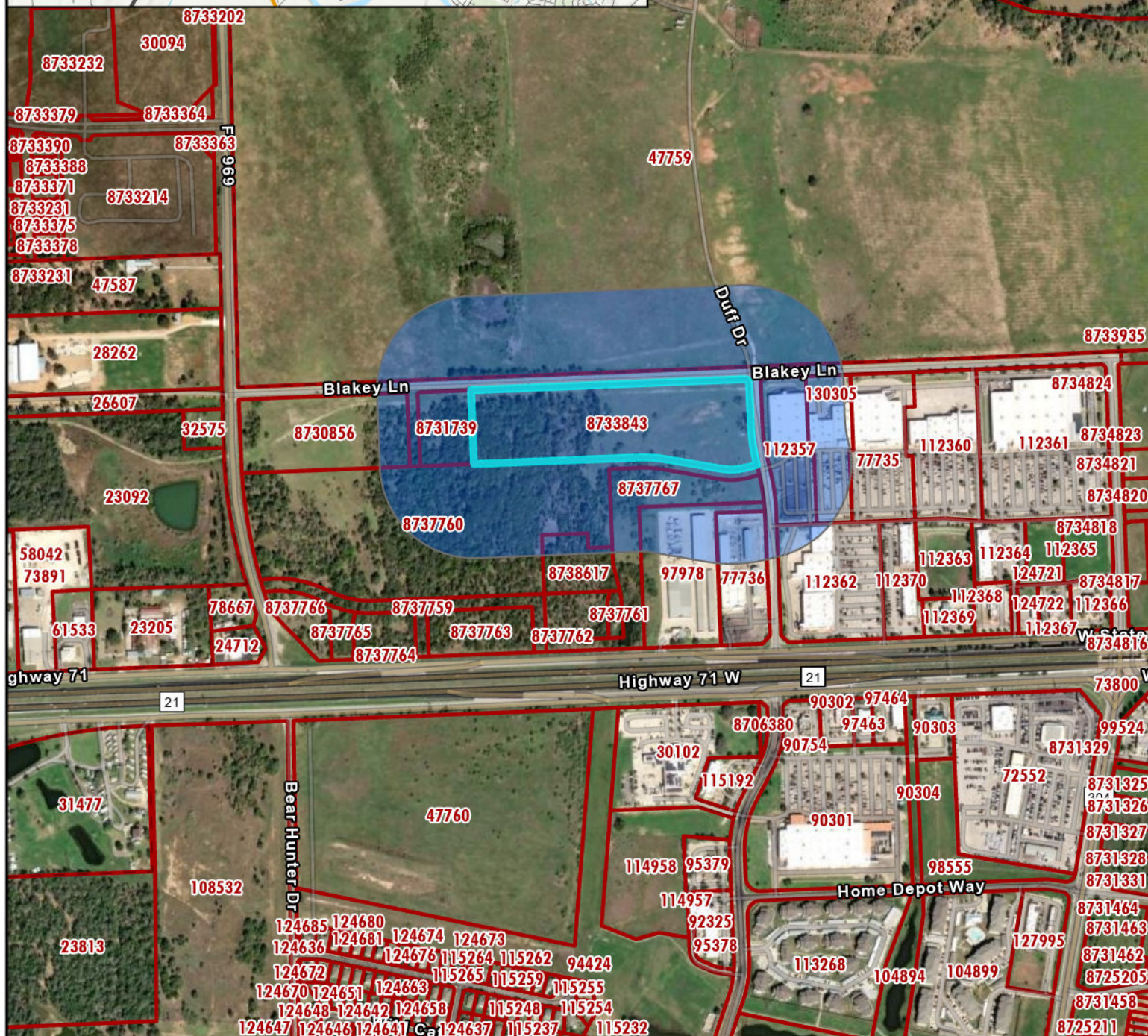
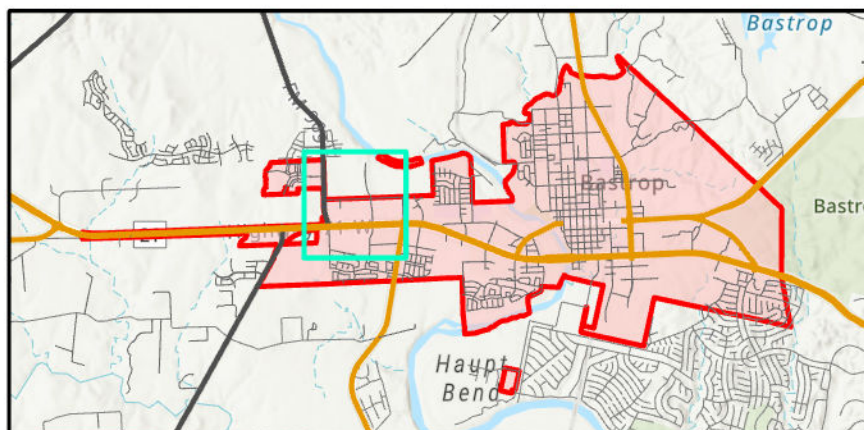
Martha Mangum

Martha Mangum

CC: Bart Barrett – Wood Partners, Managing Director
Greta Goldsby- Drenner Group, P.C.
Brittany Epling – City of Bastrop, Senior Planner



#25-000187 - Blakey II - Warrant



10/2/2025

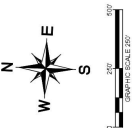
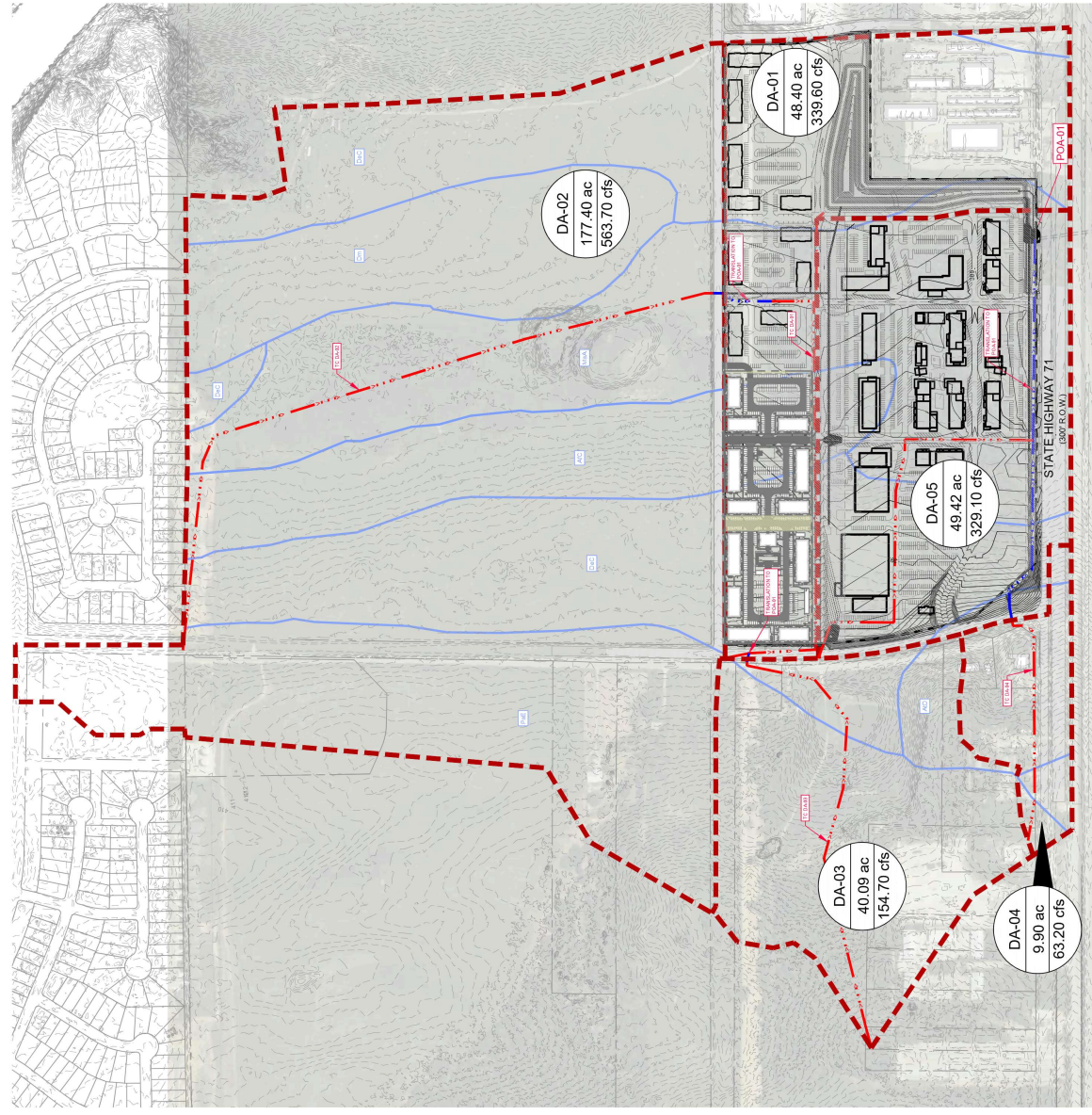
0 320 640 960 1,280 1,600 US Feet

Scale: 1:9,128

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 land. This map is general in nature and is not for navigational purposes.

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PROPOSED CONDITIONS

RAINAGE AREA (AC)	IMPERVIOUS COVER (%)	BASE CN	TC (MIN)	Q ₁ (CFS)	Q ₂ (CFS)	Q ₃ (CFS)	Q ₄ (CFS)
DA-01	48.40	80%	78	130.10	233.40	279.70	339.60
DA-02	177.40	4%	78	34.2	395.50	509.70	563.70
DA-03	40.09	33%	78	26.5	11.00	395.60	154.70
DA-04	9.90	80%	78	12.3	133.50	279.60	63.20
DA-05	49.42	80%	78	12.3	133.50	279.60	329.10

EXISTING VS. PROPOSED SUMMARY

POINT OF ANALYSIS	Q ₁ (CFS)	Q ₂ (CFS)	Q ₃ (CFS)	Q ₄ (CFS)
POA-1 (EXISTING)	296.10	683.80	884.10	951.30
POA-1 (PROPOSED)	296.10	683.80	884.10	951.30
POA-1 DIFFERENCE (CFS)	0.00	0.00	0.00	0.00

PROPOSED TIME OF CONCENTRATION CALCULATIONS

Basin	Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
DA-01	0.0000	0.0000	0.0000	0.0000
DA-02	0.0000	0.0000	0.0000	0.0000
DA-03	0.0000	0.0000	0.0000	0.0000
DA-04	0.0000	0.0000	0.0000	0.0000
DA-05	0.0000	0.0000	0.0000	0.0000

RAINAGE AREA (AC)	IMPERVIOUS COVER (%)	BASE CN	TC (MIN)	Q ₁ (CFS)	Q ₂ (CFS)	Q ₃ (CFS)	Q ₄ (CFS)
DA-01	48.40	80%	78	130.10	233.40	279.70	339.60
DA-02	177.40	4%	78	34.2	395.50	509.70	563.70
DA-03	40.09	33%	78	26.5	11.00	395.60	154.70
DA-04	9.90	80%	78	12.3	133.50	279.60	63.20
DA-05	49.42	80%	78	12.3	133.50	279.60	329.10

POINT OF ANALYSIS	Q ₁ (CFS)	Q ₂ (CFS)	Q ₃ (CFS)	Q ₄ (CFS)
POA-1 (EXISTING)	296.10	683.80	884.10	951.30
POA-1 (PROPOSED)	296.10	683.80	884.10	951.30
POA-1 DIFFERENCE (CFS)	0.00	0.00	0.00	0.00

Basin	Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
DA-01	0.0000	0.0000	0.0000	0.0000
DA-02	0.0000	0.0000	0.0000	0.0000
DA-03	0.0000	0.0000	0.0000	0.0000
DA-04	0.0000	0.0000	0.0000	0.0000
DA-05	0.0000	0.0000	0.0000	0.0000

Basin	Sheet Flow	Shallow Concentrated Flow	Channel Flow	Channel Flow
DA-01	0.0000	0.0000	0.0000	0.0000
DA-02	0.0000	0.0000	0.0000	0.0000
DA-03	0.0000	0.0000	0.0000	0.0000
DA-04	0.0000	0.0000	0.0000	0.0000
DA-05	0.0000	0.0000	0.0000	0.0000

BENCHMARKS

THE BENCHMARK IS LOCATED AT THE INTERSECTION OF BLAKEY LANE AND STATE HIGHWAY 71. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF BLAKEY LANE AND STATE HIGHWAY 71. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF BLAKEY LANE AND STATE HIGHWAY 71.



APPROVED COPY

PROPOSED DRAINAGE AREA MAP

ALTA BLAKEY - PUBLIC PHS 1

Item 3B.

B3 Code, 2023 Lot Coverage Requirements

Item 3B.

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	60% max	70% max	80% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		10 ft - no max	10 ft - 25 ft*	5 ft - 15 ft	2 ft - 15 ft	

* Lots exceeding 1/2 acre may extend Build-to-Line up to 60 ft from the Frontage Line.

BUILDING HEIGHT IN STORIES - SEC. 6.5.003

PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown	5 max
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	

FIRST LAYER ENCROACHMENTS - SEC. 6.5.002

** SEE PLACE TYPE OVERLAYS BLANK= BY WARRANT P = PERMITTED NP = NOT PERMITTED

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	50% max	60% max	65% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		25 ft*	25 ft*	5 ft - 15 ft	2 ft - 15 ft	
MINIMUM LOT SIZE		1 acres***	0.33 acres***			
FIRST LAYER SETBACK		Built Environment**	Built Environment**			

* Only applicable to underdeveloped lots in P2 & P3, an undeveloped lot shall mean a lot that is raw land and not a part of any preexisting neighborhood; all other lots shall adhere to the First Layer Setback.

** The First Layer Setback shall be the average of the front yard setback of two (2) lots to the right and two lots to the left, +/- 5 feet.

*** For lots not compatible with the minimum lot size, please see Section 2.4.001.

BUILDING HEIGHT IN STORIES - SEC. 6.5.003					
PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max
FIRST LAYER ENCROACHMENTS - SEC. 6.5.002					

** SEE PLACE TYPE OVERLAYS BLANK= BY WARRANT P = PERMITTED NP = NOT PERMITTED

ORDINANCE 2022-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PEARL RIVER ZONING CONCEPT SCHEME, CHANGING THE ZONING FOR 26.902 ACRES FROM P2 RURAL TO P4 MIX AND 29.718 ACRES TO P5 CORE OUT OF THE NANCY BLAKEY SURVEY, AND ESTABLISHING A CONCEPT PLAN ON 74.974 ACRES, WITH 10% CIVIC SPACE REQUIRED DURING DEVELOPMENT, LOCATED EAST OF FM 969 AND NORTH OF SH 71, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBITS A & B, PROVIDING FOR FINDINGS OF FACT, ADOPTION, REPEALER, SEVERABILITY AND ENFORCEMENT, PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (City) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on or about June 13, 2022, the applicant, PRC 01 Bastrop, LLC submitted a request for zoning modifications; and,

WHEREAS, City Council has reviewed the request for zoning modifications, and finds the request to be reasonable and proper under the circumstances; and,

WHEREAS, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property is Industry, which allows for a wide range of commercial and retail uses; and

WHEREAS, the 74.974 acres of the Nancy Blakey Survey, Abstract 98 were annexed into the city limits of Bastrop on September 13, 2022, with the default zoning of P2 Rural, as established in the Bastrop Building Block (B³) Code, Section 2.3.003 "Zoning Upon Annexation"; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on July 28, 2022, which made a unanimous recommendation by a vote of 6-0 for approval of the rezoning request; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City Council regarding the requested zoning modification; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for good

government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, after consideration of public input received at the hearing on August 23, 2022, the information provided by the Applicants, and all other information presented, City Council finds that it necessary and proper to enact this Ordinance.

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

Section 1: The Property, 26.902 acres out of land out of the Nancy Blakey Survey is rezoned from P2 Rural to P4 Mix and 29.718 acres out of land out of the Nancy Blakey Survey is rezoned from P2 Rural to P5 Core and a Concept Plan is established, requiring the provision of the 10% Civic Space requirement at final plat, either through the dedication of parkland/open space, or through rezoning, located east of FM 969 and north of SH 71, within the City Limits of Bastrop, Texas as more particularly shown on Exhibits A & B.

Section 2: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 3: All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 5: The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance. Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

Section 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Section 7: This Ordinance shall be effective immediately upon passage and publication.

READ & ACKNOWLEDGE on First Reading on this the 23rd day of August 2022.

READ & ADOPTED on Second Reading on this the 13th day of September 2022.

APPROVED:


Connie B. Schroeder, Mayor

ATTEST:


Ann Franklin, City Secretary

APPROVED AS TO FORM:


Alan Bojorquez, City Attorney
Rezzin Pullum, Assistant City Attorney

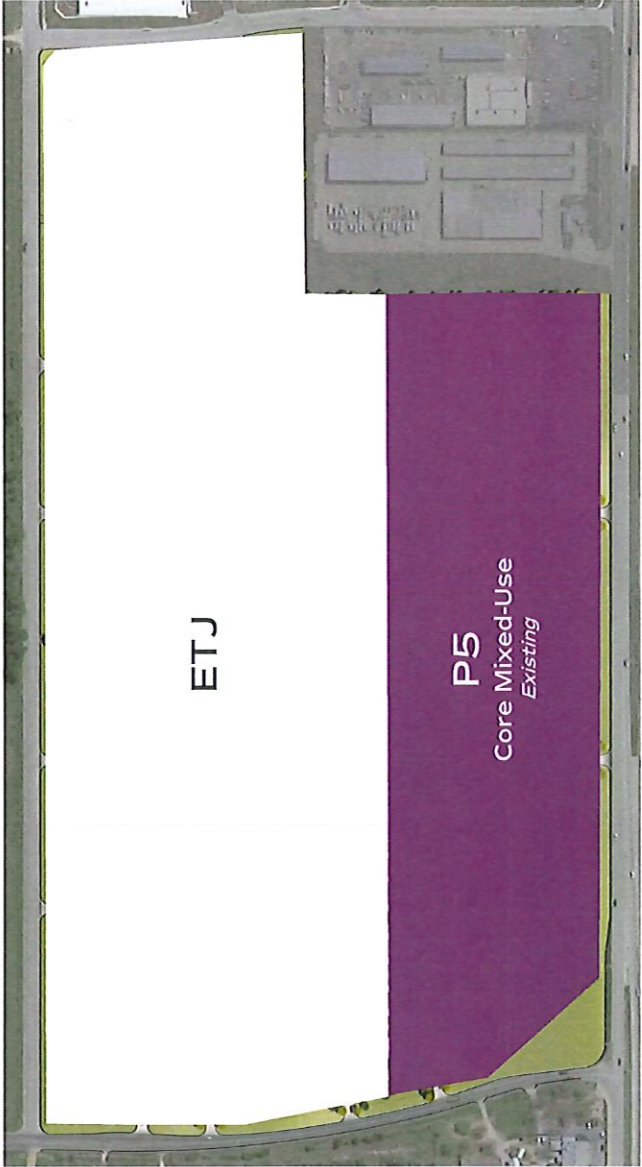
PEARL RIVER

Entitlements

ANNEXATION & P5 CORE MIXED-USE ZONING

+/- 10%
Civic Space

PER B3 CODE TO BE IDENTIFIED WHEN
THE PROPERTY IS PLATTED



Existing Zoning



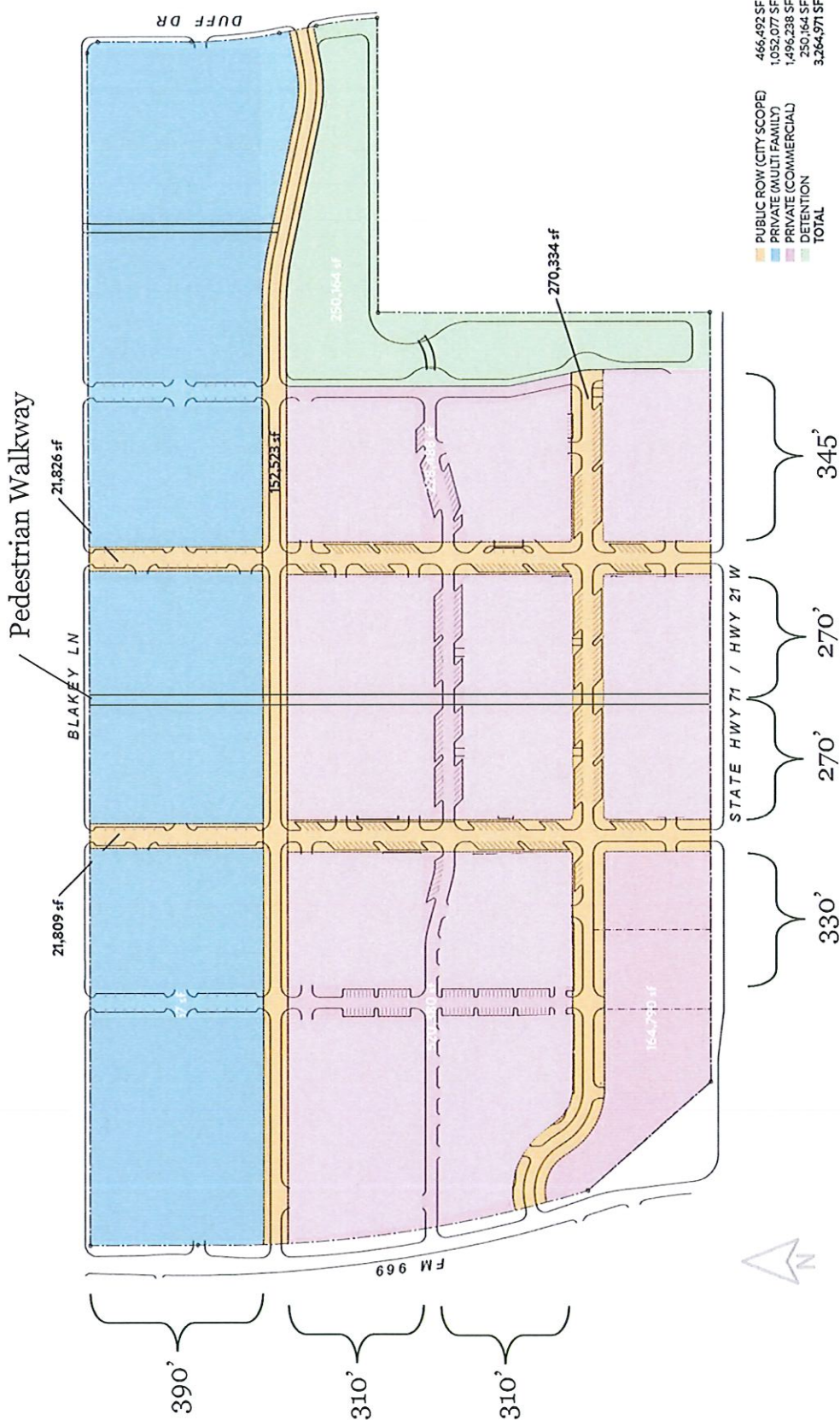
Requested Zoning

PEA

Item 3B.

PEARL RIVER

Block Dimensions



PEA

Item 3B.

**A METES AND BOUNDS
DESCRIPTION OF A
56.620 ACRE TRACT OF LAND**

BEING a 56.620 acre (2,466,385 square feet) tract of land situated in the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas; and being a portion of a tract called "Reserve" on the plat of Lone Star Storage Subdivision, recorded in Cabinet 4, Page 163-A of the Official Public Records of Bastrop County, also being a portion of that certain 74.974 acre tract described in instrument to PRC 01 Bastrop, LLC, recorded in Document No. 202200112 of the Official Public Records of Bastrop County; and being more particularly described by metes and bounds as follows:

COMMENCING, at a "TXDOT" Concrete Monument found marking the southwest corner end of a cutback at the intersection northerly right-of-way line of State Highway 71 (300' right-of-way wide) and the easterly right-of-way line of Farm to Market Road 969 (80' right-of-way wide), and marking the southern-most southwest corner of the herein described tract;

THENCE, in a northwesterly direction along a said Farm to Market Road 969, the following four (4) courses and distances.

1. North 43°37'41" West, 370.98 feet to a "TXDOT" Concrete Monument found for corner;
2. in a northerly direction along a non-tangent curve to the right, having a radius of 2824.79 feet, a chord North 17°41'54" West, 146.68 feet, a central angle of 2°58'32", and an arc length of 146.69 feet to a POINT OF BEGINNING and southwest corner of the herein described tract;
3. in a northerly direction continuing along a tangent curve to the right, having a radius of 2824.79 feet, a chord North 08°36'51" West, 746.83 feet, a central angle of 15°11'33", and an arc length of 749.02 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 02°26'48" West, 243.14 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE, North 87°41'49" East, 2687.44 feet departing the westerly right-of-way line of said Farm to Market Road 969 and along the southerly line of Blakey Lane "North Road Segment II" recorded in Volume 1799, Page 356 of the Official Public Records of Bastrop County, to a 1/2-inch iron rod with plastic cap stamped "KHA" set marking the northwest end of a right-of-way cutback curve at the intersection with the westerly line of Duff Drive (60' wide right-of-way) recorded in Cabinet 5, Page 145A of the Amended Plat of Lots 1, 2, and 3, Block A, Burleson Crossing;

THENCE, along westerly line of said Duff Drive, the following five (5) courses and distances;

1. in a southeasterly direction along a non-tangent curve to the right, having a radius of 25.00 feet, a chord South 47°18'11" East, 35.36 feet, a central angle of 90°00'54", and an arc length of 39.28 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for a point of curvature;
2. South 02°18'11" East, 211.62 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
3. in a southerly direction along a tangent curve to the left, having a radius of 1030.00 feet, a chord of South 07°52'45" East, 200.16 feet, a central angle of 11°09'07", and an arc length of 200.48 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
4. South 13°27'19" East, 85.21 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for a point of curvature;
5. in a southerly direction along a tangent curve to the right, having a radius of 970.00 feet, a chord of South 09°19'29" East, 139.73 feet, a central angle of 08°15'40", and an arc length of 139.86 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner marking the northwest corner of Lot 1 of a said Lonestar Storage Subdivision;

THENCE, along the northwest boundary line of said Lot 1, the following two (2) courses and distances;

1. South 87°45'06" West, 663.82 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 02°14'54" East, 330.32 feet to a point for corner;

THENCE, South 87°45'51" West, 2018.62 feet to the POINT OF BEGINNING, and containing 56.620 acres of land in Bastrop County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 1.0000139976. This description was generated on 8/8/2022 at 5:40 PM, based on geometry in the drawing file K:\SNA_Survey\069300300-PEARL RVR-BASTROP 75AC\DWG\Exhibits\56.620 AC - Pearl River Bastrop Core.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.



**EXHIBIT OF A
56.620 ACRE
NANCY BLAKEY SURVEY,
ABSTRACT NO. 98
BASTROP COUNTY, TEXAS**

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
8-9-22

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	8/9/2022	069300300	1 OF 2



LEGEND:

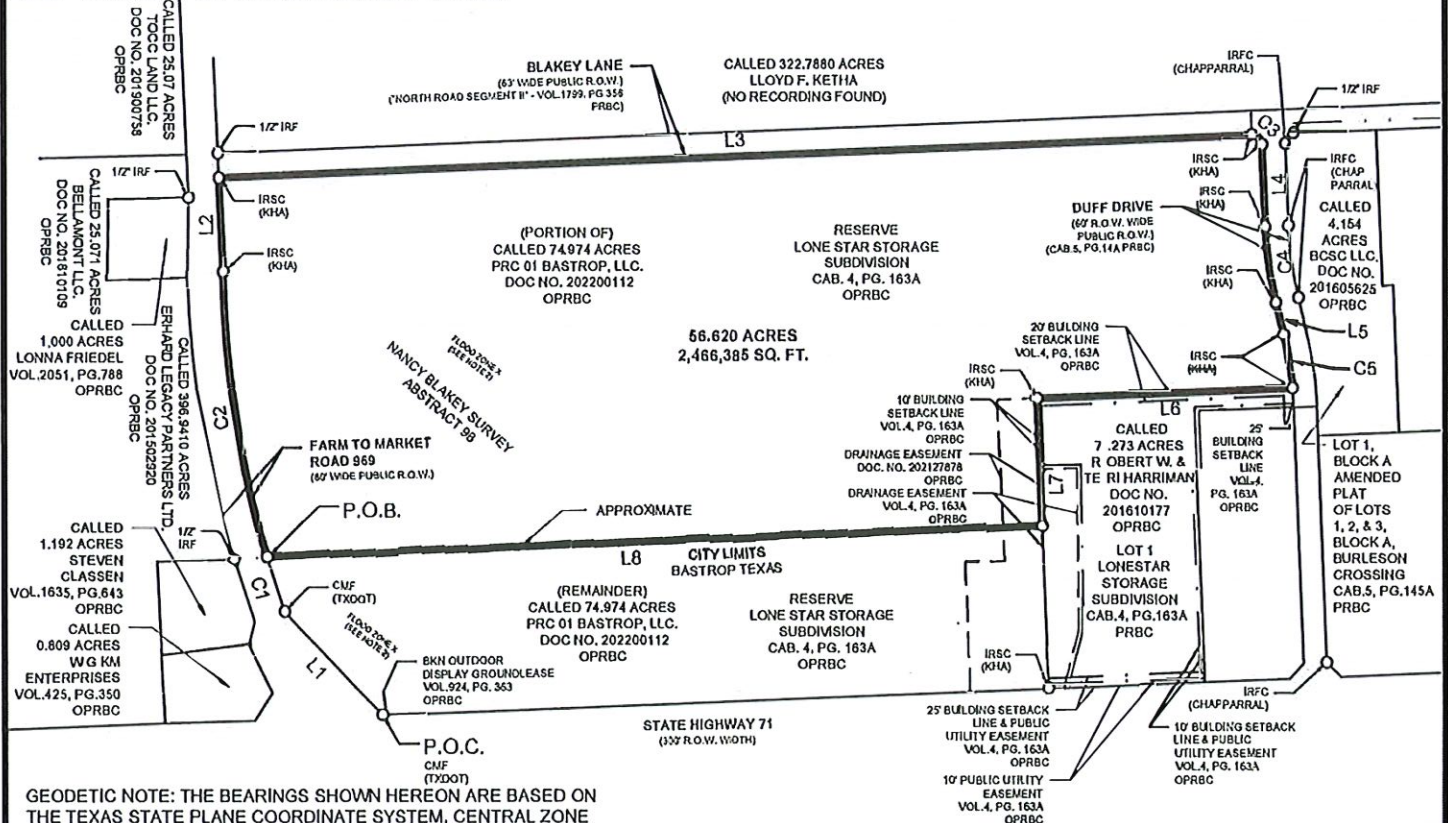
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
1/2" IRF = IRON ROD FOUND
1/2" IRFC = IRON ROD FOUND (W/CAP STAMPED "____")
CMF = CONCRETE MONUMENT FOUND
CAB. = CABINET NUMBER
DOC. = CABINET NUMBER
PG. = PAGE
OPRBC = OFFICIAL PUBLIC RECORDS BASTROP COUNTY
PRBC = DEED AND PLAT RECORDS BASTROP COUNTY

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°58'32"	2824.79'	146.69'	N17°41'54"W	146.68'
C2	15°11'33"	2824.79'	749.02'	N08°36'51"W	746.83'
C3	90°00'54"	25.00'	39.28'	S47°18'11"E	35.36'
C4	11°09'07"	1030.00'	200.48'	S07°52'45"E	200.16'
C5	8°15'40"	970.00'	139.86'	S09°19'29"E	139.73'

LINE TABLE

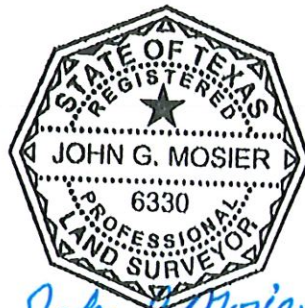
NO.	BEARING	LENGTH
L1	N43°37'41"W	370.98'
L2	N02°26'48"W	243.14'
L3	N87°41'49"E	2687.44'
L4	S02°18'11"E	211.62'
L5	S13°27'19"E	85.21'
L6	S87°45'06"W	663.82'
L7	S02°14'54"E	330.32'
L8	S87°45'51"W	2018.62'



GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.0000139976. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 069300300 FOR ADDITIONAL INFORMATION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com



John G. Mosier
8-9-22

EXHIBIT OF A
56.620 ACRE
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	DJG	JGM	8/9/2022	069300300	2 OF 2

B³ CODE INTENT

The intent of the Code is to establish the Standards that enable, encourage, and ensure the community achieves:

- ✓ Fiscal Sustainability
- ✓ Geographically Sensitive Developments
- ✓ Perpetuation of Authentic Bastrop

The intent section is organized into three categories, from largest scale to smallest:

1. The City
2. The Neighborhoods
3. The Building Blocks & Buildings

THE CITY

THE CITY OF BASTROP WILL:

- ▶ Adopt Standards and processes that result in fiscally sustainable development and promote Incremental development with intentional character by focusing on the intersection of the Public and Private Realms;
- ▶ Retain its natural infrastructure and visual character derived from topography, woodlands, farmlands and waterways;
- ▶ Encourage Infill and redevelopment growth strategies along with new neighborhoods;
- ▶ Facilitate development of Infill properties contiguous to an existing built environment in the pattern of Traditional Neighborhood Development (TND) or Village Center Development (VCD) and be integrated with the existing pattern;
- ▶ Promote development of properties non-contiguous to an existing built environment organized in the pattern of Traditional Neighborhood Development (TND), Cluster Land Development (CLD), or Village Center Development (VCD);
- ▶ Plan and reserve Transportation Corridors in coordination with land development;
- ▶ Define and connect the built environment with trails and greenways; and
- ▶ Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile.

THE NEIGHBORHOOD

THE CODE PROMOTES:

- ▶ Complete neighborhood developments, not Residential subdivisions;
- ▶ Choosing Traditional Neighborhood Development as the preferred development pattern where the natural landscape allows;
- ▶ Developing along the frontage of the Colorado River, using the natural topography as a public amenity;
- ▶ Allowing independence to those who do not drive by having ordinary activities of daily living within walking distance of most dwellings;
- ▶ Interconnecting networks of Streets designed to disperse traffic and reduce the length of automobile trips;
- ▶ Building and maintaining a range of housing types and price levels within neighborhoods to accommodate diverse ages and incomes;
- ▶ Mixing Civic, institutional, and commercial activities, not isolating them in remote single-use complexes;
- ▶ Enabling children to walk or bike to schools that are sized correctly and located nearby; and,
- ▶ Distributing a range of Civic Spaces including parks, squares, plazas, and playgrounds throughout the City.

THE BUILDING BLOCK AND THE BUILDING

WITHIN THE CODE:

- ▶ The Building Block scale is key to creating walkable, timeless places that can evolve with shifting trends;
- ▶ Buildings and landscaping contribute to the physical definition of Streets as Civic Spaces;
- ▶ Development adequately accommodates automobiles while respecting the Pedestrian in the Public Frontage;
- ▶ The design of Streets and buildings reinforce safe environments, but not at the expense of accessibility;
- ▶ Architecture and landscape design grow from local climate, topography, history, and building practice;
- ▶ Public gathering places provided as locations that reinforce community identity and ownership;
- ▶ Civic Buildings are distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City; and,
- ▶ The Preservation and renewal of historic buildings must be facilitated, to affirm the continuity and evolution of the City.

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS,
AMENDING THE BASTROP CODE OF ORDINANCES
CHAPTER 14, THE BASTROP BUILDING BLOCK (B3) CODE,
ARTICLE 6.5 BUILDING TYPES, SECTION 6.5.003
BUILDING STANDARDS PER PLACE TYPE A. LOT
OCCUPATION AS ATTACHED IN EXHIBIT A; AND
PROVIDING FOR FINDINGS OF FACT, REPEALER,
SEVERABILITY, CODIFICATION, EFFECTIVE DATE,
PROPER NOTICE, AND MEETING.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City Council of the City of Bastrop has general authority to amend an ordinance that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code Chapters 211, 212, 214, and 217 the City Council of the City of Bastrop has general authority to regulate planning, zoning, subdivisions, and the construction of buildings; and

WHEREAS, This amendment seeks to reduce the impervious cover ratio in the P3 to 50% max, P4 to 60% max, and P5 to 65% max, and places the needs of residents above the desire for denser development; and

WHEREAS, the City Council find that certain amendments to the aforementioned ordinances are necessary and reasonable to meet changing conditions and are in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT

Section 1. Finding of Fact: The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Amendment To Bastrop Building Block Code (B3), Section 6.5.003 of the Bastrop Building Code is hereby amended and shall read in accordance with Exhibit "A", which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any struck-through text shall be deleted from the Code, as shown in each of the attachments.

Section 3. Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

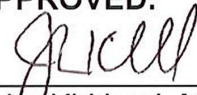
Section 4. Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

READ & ACKNOWLEDGED on First Reading on this the 14th day of January 2025.

READ & ADOPTED on Second Reading on this the 28th day of January 2025.

APPROVED:

by: 
John Kirkland, Mayor Pro Tem

ATTEST:


Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:


City Attorney



Exhibit A

SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE

Place Types		P1	P2	P3	P4	P5
A. LOT OCCUPATION						
	Lot Coverage		40% max	50 60% max	60 70% max	65 80% max



STAFF REPORT

MEETING DATE: November 20, 2025

TITLE:

Consider and act to approve The Colony MUD 1F, Section 6 Final Plat, consisting of 25.893 acres out of the Jose Manuel Bangs Survey, Abstract 5, located north of Sam Houston Drive and accessed via the extension of Republic Drive, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

STAFF REPRESENTATIVE:

Brittany Epling, Senior Planner, Development Services

ITEM DETAILS:

Site Address: North of Sam Houston Drive; access via Republic Drive extension (Attachment 1)
Total Acreage: 25.893 acres
Legal Description: A portion of the Jose Manuel Bangs Survey, Abstract 5
Property Owner: Hunt Communities Bastrop, LLC
Agent: Carlson, Brigrance & Doering, Inc. / Maher Harmouche, P.E.
Existing Use: Vacant
Development Agreement: The Colony MUD Consent Agreement (as amended)

BACKGROUND/HISTORY:

The Colony is a master-planned development located within the City's ETJ and subject to The Colony MUD Consent Agreement. The applicant is advancing Section 6 of MUD 1F. A Preliminary Plat for Section 6 was approved by the Planning & Zoning Commission, and the Final Plat conforms to the Preliminary Plat and complies with its conditions per staff/applicant confirmation.

A Public Improvement Plan (PIP) for Section 6 was submitted on May 20th, 2025 and approved by staff on June 26th, 2025. The Public Improvement Plan Agreement (PIPA), which guarantees the developer's financial responsibility for public improvements and inspection fees, was approved by City Council on October 14th, 2025.

The section contains sixty-one (61) single-family residential lots, with two (2) nonresidential lots totaling 13.287 acres, consisting of drainage, landscaping, open space, and public utility easements.

Infrastructure	Available (Y/N)	Proposed
Water	Y	The Colony MUD
Wastewater	Y	The Colony MUD
Drainage	Y	Onsite
Transportation	Y	Extension of Private Internal Local Streets (Republic Drive, Alsbury Road, and Forest Willow Lane)
Reserve / Open Space	Y	13.287 acres (Drainage, Landscaping, P.U.E. & Open Space)

Utilities

Water and wastewater service will be provided by The Colony MUD 1F. Water service is available via an existing eight-inch main, and both water and wastewater construction plans were submitted with the final infrastructure plans and approved by staff. Coordination with other franchise utilities will continue through recordation.

Streets

Streets Access will be provided by the extension of Republic Drive to Sam Houston Drive. Internal streets are designed as two paved lanes totaling twenty-eight feet face-to-face with standard six-inch curb and gutter, consistent with the approved Section 6 Public Improvement Plans.

Drainage

Drainage, grading, and storm infrastructure for Section 6 have been reviewed and approved with the Section 6 PIPs. Standard drainage easements and maintenance responsibility notes will appear on the Final Plat prior to mylar signatures and recordation.

POLICY EXPLANATION:

Local Government Code

- Sec. 212.002. Rules.

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

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

- 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 plat conforms to the approved Master Plan for the Colony.

- (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;

The plat provides access via the extension of Republic Drive and includes private internal local streets; water and wastewater will be provided by The Colony MUD 1F, with approved construction plans ensuring proper utility extensions.

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

Fiscal assurance is addressed through the City Council–approved Public Improvement Plan Agreement on October 14th, 2025, which guarantees the developer's financial responsibility for public improvements and inspection fees. 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 adopted B³ Code, Chapter 1: Subdivision, and with the applicable provisions of The Colony MUD Consent Agreement (as amended).

B³ Code - Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

The Development Review Committee has reviewed The Colony MUD 1F, Section 6 Final Plat for compliance with subdivision and utility standards. Section 6 Public Improvement Plans have been reviewed and approved by the City Engineer, and fiscal surety obligations are addressed via the October 14th, 2025 PIPA. Mylar signatures and recordation will follow satisfaction of any remaining administrative items, including current tax certificates and final signature blocks.

RECOMMENDATION:

Consider and act to approve, The Colony MUD 1F, Section 6 Final Plat, consisting of 25.893 acres out of the Jose Manuel Bangs Survey, Abstract 5, located north of Sam Houston Drive, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

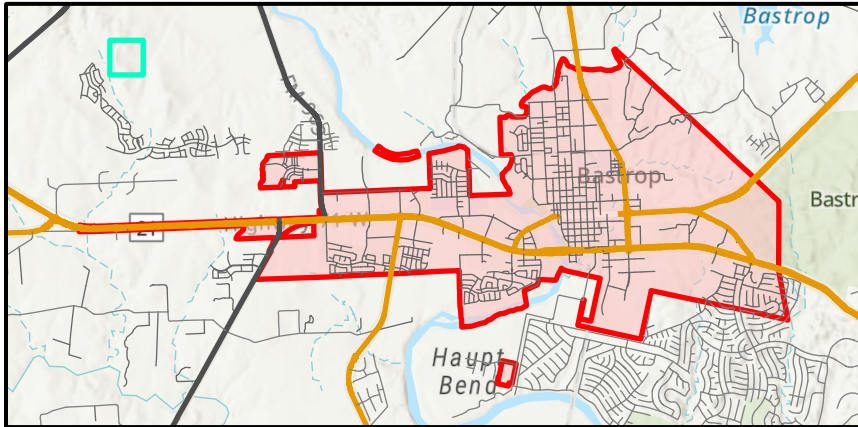
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: The Colony MUD 1F-6 Final Plat



Attachment 1 Location Map

The Colony MUD 1F-6



9/23/2025



Scale: 1:2,997

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 land. This map is general in nature and is not for navigational purposes.

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length DELTA
C1	965.00	103.86	N59°09'57"E	103.81 6°10'00"
C2	15.00	21.95	S11°17'35"W	20.04 83°50'35"
C3	325.00	297.73	S04°23'04"E	287.43 52°29'17"
C4	325.00	22.80	N18°44'15"E	22.80 4°01'13"
C5	275.00	9.79	S19°43'41"W	9.79 7°02'21"
C6	325.00	302.34	N03°58'42"W	291.55 53°18'01"
C7	25.00	40.82	N23°52'17"W	36.29 93°05'13"
C8	275.00	105.73	N81°25'46"W	105.08 22°01'45"
C9	325.00	102.33	N83°25'28"W	101.90 18°02'22"
C10	25.00	39.27	S68°35'43"W	35.36 90°00'00"
C11	325.00	29.23	S18°10'18"W	29.22 5°09'08"
C12	275.00	24.73	N18°10'18"E	24.72 5°09'08"
C13	24.00	13.56	N03°35'07"W	13.38 32°21'40"
C14	51.00	137.72	N60°35'43"E	99.53 154°43'21"
C15	24.00	13.56	S58°13'28"E	13.38 32°21'40"
C16	275.00	96.93	S84°30'07"E	96.43 20°11'40"
C17	25.00	38.33	N41°28'42"E	34.68 87°50'42"
C18	325.00	119.53	N08°05'32"E	118.86 21°04'21"
C19	24.00	14.20	N01°41'03"E	13.99 33°53'20"
C20	51.00	136.51	N61°25'08"E	99.26 153°21'27"
C21	24.00	14.90	S59°40'57"E	14.66 35°33'33"
C22	325.00	39.97	S73°56'19"E	39.95 7°02'50"
C23	75.00	121.85	S23°52'17"E	108.88 93°05'13"
C24	275.00	243.02	S02°38'38"E	235.19 50°37'55"
C25	25.00	39.18	S72°51'19"E	35.29 89°47'27"
C26	325.00	4.61	N22°15'57"E	4.61 0°48'44"
C27	275.00	55.47	S78°11'35"E	55.37 11°33'22"
C28	275.00	50.27	S87°12'28"E	50.20 10°28'23"
C29	325.00	2.22	S87°45'07"W	2.22 0°23'32"
C30	325.00	47.29	N87°53'01"W	47.24 8°20'11"
C31	325.00	46.94	N79°34'40"W	46.90 8°16'33"
C32	325.00	5.87	N74°55'20"W	5.87 1°02'07"
C33	325.00	6.42	S18°09'41"W	6.42 1°07'35"
C34	275.00	13.74	N17°16'39"E	13.74 2°51'43"
C35	275.00	1.21	N15°43'16"E	1.21 0°15'04"
C36	51.00	2.16	N15°33'05"W	2.16 2°25'43"
C37	51.00	52.26	S15°01'02"W	50.00 58°42'30"
C38	51.00	44.58	S68°24'43"W	43.17 50°04'53"
C39	51.00	38.72	N63°47'43"W	37.80 43°30'14"
C40	275.00	43.75	N78°57'42"W	43.70 9°06'51"
C41	275.00	53.18	N89°03'32"W	53.10 11°04'49"
C42	325.00	13.65	S01°14'28"E	13.65 2°24'21"
C43	325.00	50.06	S04°22'26"W	50.01 8°49'28"
C44	325.00	50.54	S13°14'29"W	50.49 8°54'37"
C45	325.00	5.29	S18°09'45"W	5.29 0°55'55"
C46	51.00	60.11	S18°30'22"W	56.69 67°31'59"
C47	51.00	50.80	S80°48'33"W	48.73 57°04'24"
C48	51.00	25.59	N56°16'43"W	25.32 28°45'05"
C49	325.00	6.15	N76°55'11"W	6.15 1°05'06"
C50	325.00	33.82	N73°23'46"W	33.80 5°57'44"

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length DELTA
C51	75.00	30.35	N58°49'15"W	30.15 23°11'18"
C52	75.00	91.50	N12°16'39"W	85.93 69°53'55"
C53	275.00	44.70	N18°00'55"E	44.65 9°18'47"
C54	275.00	83.66	N04°38'39"E	83.33 17°25'46"
C55	275.00	83.66	N12°47'08"W	83.33 17°25'46"
C56	275.00	31.00	N24°43'48"W	30.99 6°27'35"
C57	325.00	124.96	N81°25'46"W	124.19 22°01'45"
C58	25.00	39.27	N47°26'39"W	35.36 90°00'00"
C59	275.00	109.45	N08°57'27"E	108.73 22°48'11"
C60	25.00	35.86	N61°26'54"E	32.86 82°10'44"
C61	275.00	33.82	S73°56'19"E	33.80 7°02'50"
C62	25.00	40.82	S23°52'17"E	36.29 93°05'13"
C63	25.00	37.92	S66°07'43"W	34.39 86°54'47"
C64	325.00	44.31	S76°53'20"E	44.28 7°48'42"
C65	325.00	44.31	S84°42'01"E	44.28 7°48'42"
C66	325.00	21.77	N89°28'29"E	21.77 3°50'17"
C67	275.00	7.39	S71°11'05"E	7.39 1°32'22"
C68	325.00	14.57	S71°41'56"E	14.57 2°34'05"
C69	275.00	26.44	S74°42'30"E	26.43 5°30'28"

Line Table	
Line #	Direction Length
L1	N62°14'57"E 118.66
L2	S33°55'03"E 70.02
L3	S69°15'08"E 50.00
L4	N89°35'59"E 102.46
L5	S74°33'27"E 124.00
L6	N53°40'12"W 123.59
L7	N38°17'54"W 137.64
L8	N81°42'36"W 113.39
L9	N32°50'24"W 46.96
L10	N18°13'42"W 46.97
L11	N07°45'41"W 49.03
L12	N07°06'31"E 36.59
L13	N27°45'03"W 102.79
L14	N27°45'03"W 70.00
L15	N72°28'57"E 38.58
L16	S21°01'08"W 62.78
L17	S15°35'43"W 88.58
L18	N15°35'43"E 84.08
L19	S85°54'44"E 105.74
L20	S42°46'24"W 67.81
L21	N12°47'08"W 46.97

DATE: JULY 03, 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
(512) 280-5165 fax

TOTAL ACREAGE: 25.893 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

NO. OF RESIDENTIAL LOTS:	61	9,322 ACRES
NO. OF NON-RESIDENTIAL LOTS:	2	13.287 ACRES
	TOTAL: 63	22.609 ACRES
NO. OF BLOCKS:	3	
R.O.W.:	TOTAL:	3.284 ACRES

NON - RESIDENTIAL LOTS		PURPOSE
BLOCK	LOT	
A	33	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT
C	13	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT

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

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

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

LINEAR FOOTAGE OF RIGHT-OF-WAY		
ALSBUARY ROAD	50' R.O.W.	1,591' LOCAL
FOREST WILLOW LANE	50' R.O.W.	926' LOCAL
REPUBLIC DRIVE	70' R.O.W.	226' COLLECTOR
TOTAL		2,743'

BENCHMARK INFORMATION:

BW #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
LOCATED +/- N06°15'25"E 725.53' FROM THE POINT OF BEGINNING OF
THE COLONY 1F, SECTION 6 ELEVATION: 533.43' (NAVD '88)

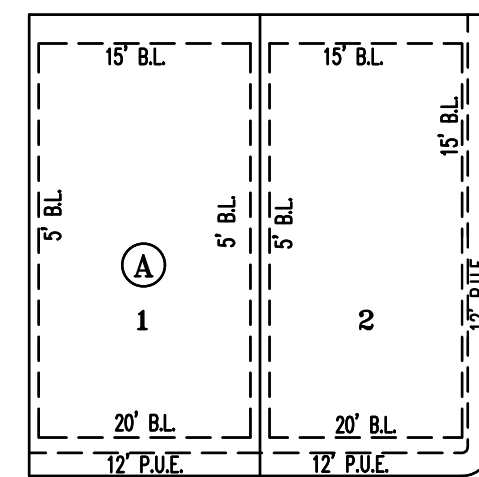
BW #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
LOCATED +/- S21°43'47"W 754.31' FROM THE POINT OF BEGINNING OF
THE COLONY 1F, SECTION 6
ELEVATION: 521.25' (NAVD '88)

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



LEGEND

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



TYPICAL LOT EASEMENTS

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

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5660\Survey\FINAL PLAT - COLONY MUD 1F, SECTION 6

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

METES AND BOUNDS
A DESCRIPTION OF 25.893 ACRE TRACT IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 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.B.C.T.X.), SAID 25.893 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" FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 1) N62°14'57"E, A DISTANCE OF 118.66 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 103.86 FEET, AND A CHORD THAT BEARS N59°09'57"E, A DISTANCE OF 103.81 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) S33°55'03"E, A DISTANCE OF 70.02 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.95 FEET, AND A CHORD THAT BEARS S11°17'35"W, A DISTANCE OF 20.04 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 297.73 FEET, AND A CHORD THAT BEARS S04°23'04"E, A DISTANCE OF 287.43 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) S71°33'31"E, A DISTANCE OF 157.42 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 7) N87°53'51"E, A DISTANCE OF 309.53 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 8) S74°24'16"E, A DISTANCE OF 226.91 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 22.80 FEET, AND A CHORD THAT BEARS N16°44'15"E, A DISTANCE OF 22.80 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 10) S68°15'08"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 11) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 9.79 FEET, AND A CHORD THAT BEARS S19°43'41"W, A DISTANCE OF 9.79 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 12) N89°35'59"E, A DISTANCE OF 102.46 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 13) S74°33'27"E, A DISTANCE OF 124.00 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 14) S39°28'00"E, A DISTANCE OF 232.76 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST LINE OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD. BY DEED RECORDED IN VOLUME 1084, PAGE 16, (O.P.B.C.T.X.), BEING ON THE EAST LINE OF SAID 1258.002 ACRE TRACT OF LAND, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "PROPERTY CORNER" ON THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. 969 (80' R.O.W.), FOR THE NORTHWEST CORNER OF SAID 516.756 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 1258.002 ACRE TRACT, BEARS N43°15'16"E, WITH THE WEST LINE OF SAID 516.756 ACRE TRACT AND THE EAST LINE OF SAID 1258.002 ACRE TRACT, A DISTANCE OF 7419.61 FEET,

THENCE, S43°15'16"W, WITH THE EAST LINE OF SAID 1258.002 ACRE TRACT OF LAND, THE WEST LINE OF SAID 516.756 ACRE TRACT OF LAND, AND THE WEST LINE OF A 120.443 ACRE TRACT OF LAND CONVEYED TO JASON EARL ALLEY BY DEED RECORDED IN DOCUMENT NUMBER 20220302, (O.P.B.C.T.X.), A DISTANCE OF 1016.96 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID 120.443 ACRE TRACT OF LAND, BEING ON THE EAST LINE OF SAID 1258.002 ACRE TRACT OF LAND, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE EAST CORNER OF SAID THE COLONY MUD 1F, SECTION 3, BEARS S43°15'16"W, A DISTANCE OF 1117.21 FEET,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 1) N53°40'12"W, A DISTANCE OF 123.59 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) N38°17'54"W, A DISTANCE OF 137.64 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 3) N81°42'36"W, A DISTANCE OF 113.39 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) S72°20'58"W, A DISTANCE OF 184.73 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) N27°09'56"W, A DISTANCE OF 241.84 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) N41°32'47"W, A DISTANCE OF 210.43 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 7) N32°50'24"W, A DISTANCE OF 46.96 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 8) N18°13'42"W, A DISTANCE OF 46.97 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 9) N07°45'41"W, A DISTANCE OF 49.03 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 10) N05°18'32"W, A DISTANCE OF 358.48 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 11) N07°06'31"E, A DISTANCE OF 36.59 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 12) N27°45'03"W, A DISTANCE OF 102.79 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- 13) N62°14'57"E, A DISTANCE OF 256.19 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- 14) N27°45'03"W, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.893 ACRES OF LAND.

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.

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:
BM #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N06°15'25"E 725.53' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 6, ELEVATION: 533.43' (NAVD '88)
BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- S21°43'47"W 754.31' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 6, ELEVATION: 521.25' (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 CENTERPOINT 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-PLATTING 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 (NO SCREEN).
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, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS 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 WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES 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 MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
32. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF: NO. 4210006025 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 IMPACT 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 ARE TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS. ALL STREET RIGHTS-OF-WAY SHOWN HEREON WILL ALSO BE CLASSIFIED AS PUBLIC UTILITY EASEMENTS.

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

THAT WE, 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 25.889 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1F, SECTION 6"

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.

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

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 HARMOUCHIE, 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 HARMOUCHIE, P.E. #143982
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

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

THAT I, 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, OF NO. 4210006025, 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 06/30/2025

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	7,905
A	2	8,054
A	3	7,171
A	4	6,000
A	5	6,000
A	6	6,000
A	7	6,000
A	8	6,000
A	9	6,000
A	10	6,000
A	11	7,601
A	12	6,034
A	13	6,077
A	14	6,120
A	15	6,625
A	16	6,144
A	17	6,088
A	18	6,124
A	19	6,160
A	20	6,312
A	21	6,983
A	22	6,247
A	23	6,225
A	24	8,625
A	25	8,357
A	26	7,179
A	27	6,049
A	28	6,208
A	29	5,867
A	30	6,536
A	31	6,981
A	32	6,996
A	33	573,260

BLOCK	LOT	SQ. FT.
B	1	7,334
B	2	5,812
B	3	6,046
B	4	6,721
B	5	7,226
B	6	7,077
B	7	6,964
B	8	8,876
B	9	9,842
B	10	6,304
B	11	6,064
B	12	5,824
B	13	6,408
B	14	6,098
B	15	5,938
B	16	5,938
B	17	7,749

BLOCK	LOT	SQ. FT.
C	1	7,408
C	2	6,084
C	3	7,518
C	4	7,201
C	5	6,107
C	6	6,092
C	7	6,077
C	8	6,896
C	9	6,841
C	10	6,073
C	11	6,000
C	12	7,066
C	13	5,539

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 X
COUNTY OF BASTROP X

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

C

B

D

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



STAFF REPORT

MEETING DATE: November 20, 2025

TITLE:

Consider and act to approve The Colony MUD 1G, Section 4 Preliminary Plat, being approximately 88.014 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, accessed by the extension of Republic Drive, within the Statutory ETJ of the City of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Brittany Epling, Senior Planner

ITEM DETAILS:

Site/Area & Location: Approximately 88.014 acres in the City's Statutory ETJ; north of Sam Houston Drive, access provided via the extension of Republic Drive and internal local streets.

Legal Description: Jose Manuel Bangs Survey, Abstract No. 5.

Property Owner: Hunt Communities Bastrop, LLC

Agent/Engineer/Surveyor: Carlson, Brigrance & Doering, Inc. (Maher Harmouche, P.E.).

Existing Use: Vacant/undeveloped.

Adopted Plan/ETJ: Within the Colony MUD, in Bastrop's Statutory ETJ.

Future Land Use (per Consent/ETJ planning for The Colony):

Neighborhood residential neighborhood pattern consistent with The Colony approvals.

Plat Data (Exhibit A):

- Total Acreage: 88.014 acres
- Lots: 252 residential lots and 10 non-residential tracts (open space, landscape, utility, and drainage), 11 blocks
- R.O.W. area: 17.182 acres (total)
- Flood Plain: X, Not located in a flood zone

BACKGROUND / HISTORY:

A Preliminary Plat for The Colony MUD 1G, Section 4 has been submitted for Planning & Zoning Commission consideration. The City's Development Review Committee (DRC) formally recommended approval (5–0) on October 9, 2025, and forwarded the item to the November 20, 2025 P&Z Commission agenda.

KEY ELEMENTS OF THE PRELIMINARY PLAT:

Location & Access

- Access is from the extension of Republic Drive (collector) with two paved lanes 40' face-to-face and 6" curb & gutter; internal locals are 28' face-to-face with curb & gutter.
- The plat's street schedule shows the collector and local network (ROW and lengths), including Republic Drive (70' ROW, ~2,278'), Ironwood Rd (~2,920'), Riverstone Dr (~2,453'), and others (Cedar Bluff, Forest Willow, Lone Spur, Redbank, Travis Legacy, Victory Forge). Total new ROW length ≈ 13,441'.

Size, Lots & Uses

- Total area: 88.014 acres; Residential lots: 252; Non-residential lots: 10 (designated for Open Space (OS), Landscape Easements (LS), and drainage/utility purposes). Blocks: 11.

Streets, Sidewalks & Connectivity

- Street cross-sections per the submittal include the collector (Republic Drive) and local residential streets in 50'–70' ROWs.
- The Preliminary Infrastructure Plan Set (Aug 2025) shows 4' concrete sidewalks along internal streets. Final sidewalk locations/widths will conform to applicable City standards and The Colony approvals at construction plan/final plat stages.

Drainage

- The plat provides drainage easements and non-residential tracts to accommodate conveyance and detention/open space. Detailed design is provided in the Preliminary Drainage Plan (dated 08.08.2025, for reference) and the Preliminary Infrastructure Plan Set (Aug 2025). Final compliance with City criteria and downstream capacity will be verified during infrastructure plan approval and prior to final plat recordation.

Utilities

- Water: Service to be provided via 8" water main in Republic Drive (extensions as required).
- Wastewater: Collection and treatment to be provided by The Colony MUD.

POLICY / PROCESS EXPLANATION:

State Law – Texas Local Government Code (Chapter 212)

- §212.002 (Rules): Authorizes municipalities to adopt platting rules to promote public health, safety, and orderly development.
- §212.004 (Plat Required): Requires platting when subdividing land in the city or its ETJ.
- §212.010 (Standards for Approval): The municipal plat approval authority must approve a plat that conforms to the municipality's general plans for streets and utilities, provides required bonds (if applicable), and meets its adopted subdivision rules.

Application to this plat:

This Preliminary Plat proposes subdivision of ETJ land with public improvements, and is subject to municipal subdivision rules. The submittal lays out the street and utility network (including Republic Drive extension and local streets) and dedicates easements and tracts for utilities, drainage, and open space, consistent with the City's general plan for extensions in The Colony area. (See street schedule, utility/drainage references noted above.)

City of Bastrop – B³ Code (Chapter 1: Subdivisions)

- The B³ Code outlines standard platting procedures (Preliminary Plat → Public/Preliminary Infrastructure Plans → Final Plat), submittal requirements, easements/dedications, and the review/approval sequence by staff/DRC and Planning & Zoning Commission for preliminary plats.
- Under the B³ Code, a preliminary plat establishing the overall lot and street/block pattern is reviewed by staff/DRC for completeness and technical conformance, and forwarded to P&Z Commission for action.

Application to this plat:

- The DRC has recommended approval (5–0) and scheduled the item for P&Z on November 20, 2025.
- The submittal includes a preliminary street network and utilities/drainage framework (per plat data and the Preliminary Infrastructure and Drainage Plan sets) appropriate for preliminary plat approval in the B³ process.

FINDINGS

1. Conformance with City/ETJ Framework: The proposed lots, blocks, and street network (including the Republic Drive collector extension) conform to the established roadway hierarchy and ETJ planning context for The Colony.
2. Adequate Provision for Utilities/Drainage: The plat dedicates easements and non-residential tracts for utilities, drainage, and open space; utilities will be provided by The Colony MUD with water via the existing 8" main in Republic Drive. Detailed capacity and design will be finalized with infrastructure plans consistent with City standards.
3. Procedural Compliance: The submittal has progressed through DRC with a recommendation of approval and is properly before the P&Z Commission for preliminary plat action on November 20, 2025.

RECOMMENDATION

Staff recommends approval of The Colony MUD 1G, Section 4 Preliminary Plat, being approximately 88.014 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, with access via the extension of Republic Drive, within the Statutory ETJ of Bastrop, Texas, as depicted in Exhibit A.

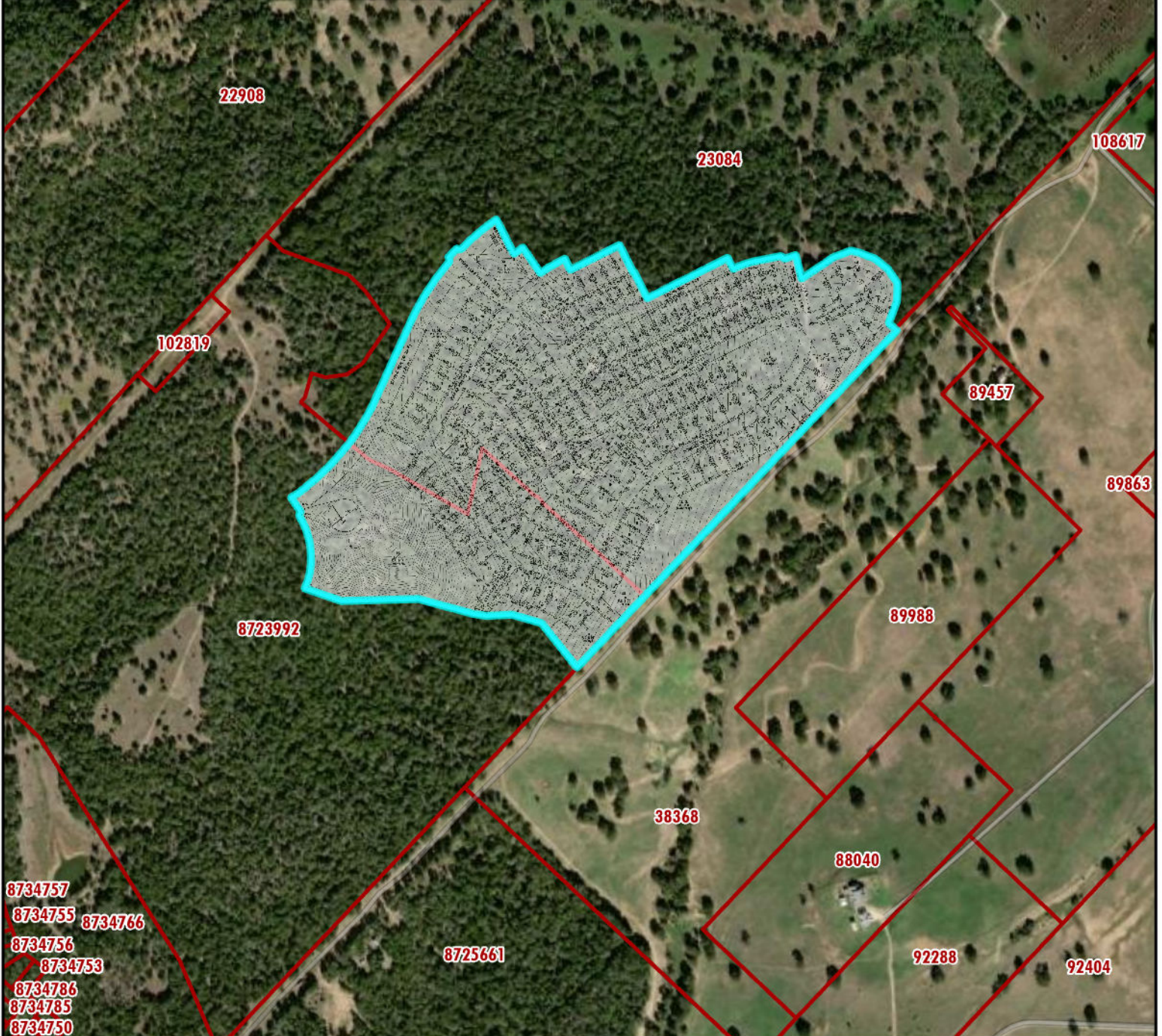
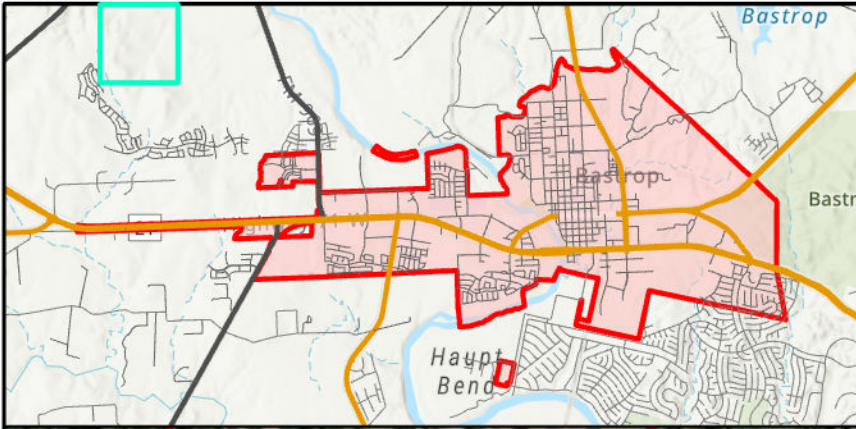
ATTACHMENTS:

- Exhibit A: The Colony MUD 1G, Section 4 Preliminary Plat
- Attachment 1: Location Map



Attachment 1 Location Map

#25-000180 The Colony MUD 1G, Section 4

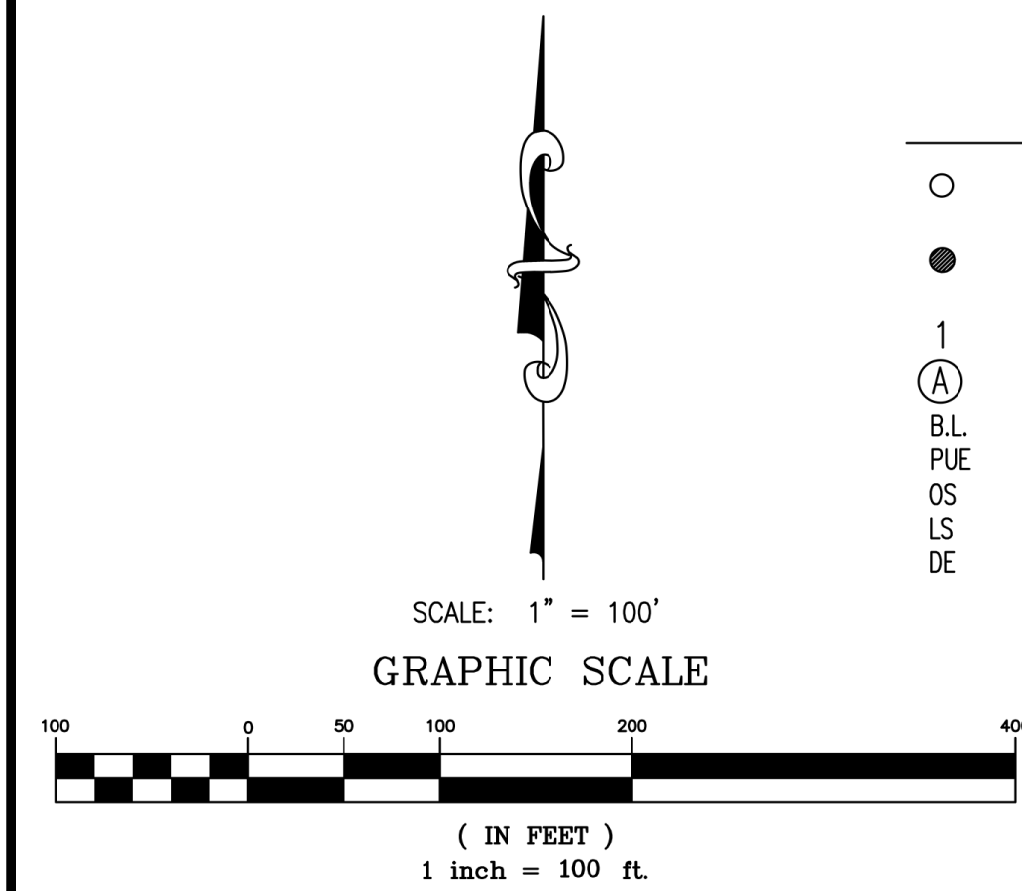
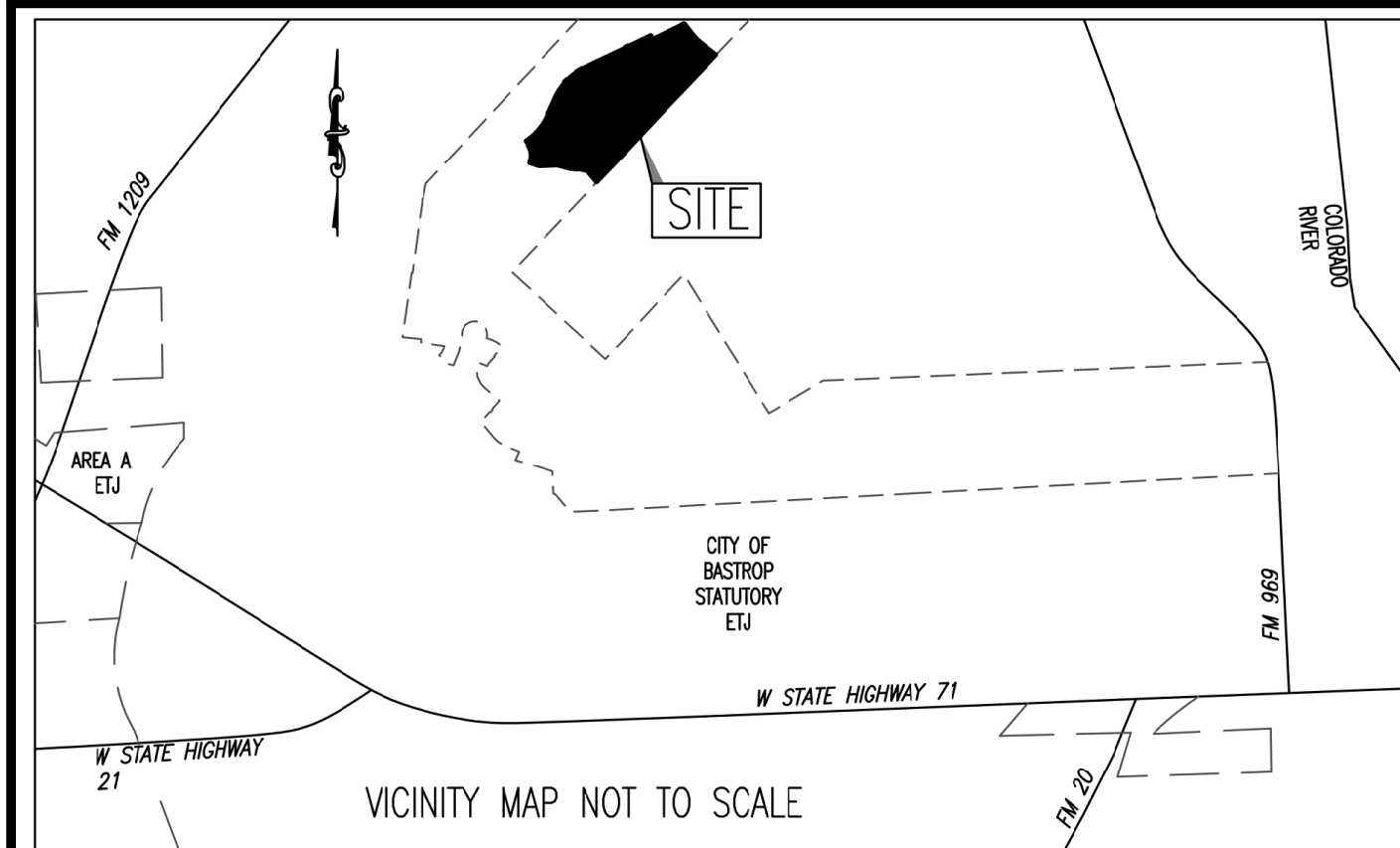


10/8/2025

0 370 740 1,110 1,480 US Feet

Scale: 1:6,970

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 not for navigational purposes.



LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" (UNLESS NOTED)
- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- (A) BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- O.S. OPEN SPACE
- L.S. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT

DATE: AUGUST 15, 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
(512) 280-5165 fax

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

TOTAL ACRAGE: 88.014 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

NO. OF RESIDENTIAL LOTS:	252	40,213 ACRES
NO. OF NON-RESIDENTIAL LOTS:	10	30,519 ACRES
	TOTAL: 262	70,732 ACRES
NO. OF BLOCKS:	11	
R.O.W.:	TOTAL: 17,182 ACRES	

NON - RESIDENTIAL LOTS		
BLOCK	LOT	PURPOSE
A	11	LS, OS, PUE, & DE
B	11	LS, OS, PUE, & DE
C	7	LS, OS, PUE, & DE
F	23	LS, OS, PUE, & DE
G	42	LS, OS, PUE, & DE
H	39	LS, OS, PUE, & DE
I	20	LS, OS, PUE, & DE
J	21	LS, OS, PUE, & PARK
K	48	LS, OS, PUE, & DE
	1	LS, OS, PUE, & PARK

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

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

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

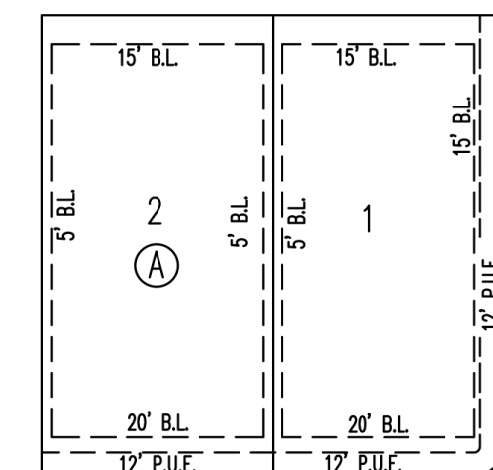
LINEAR FOOTAGE OF RIGHT-OF-WAY		
CEDAR BLUFF ROAD	50' R.O.W.	1,315' LOCAL
FOREST WILLOW LANE	50' R.O.W.	248' LOCAL
IRONWOOD ROAD	50' R.O.W.	2,920' LOCAL
LONE SPUR STREET	50' R.O.W.	849' LOCAL
REDBANK ROAD	50' R.O.W.	1,030' LOCAL
REPUBLIC DRIVE	70' R.O.W.	2,278' COLLECTOR
RIVERSTONE DRIVE	50' R.O.W./VARIES	2,453' LOCAL
TRAVIS LEGACY LANE	50' R.O.W.	1,154' LOCAL
VICTORY FORGE LANE	50' R.O.W./VARIES	1,194' LOCAL
TOTAL		13,441'

BENCHMARK INFORMATION:

BM #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
LOCATED +/- N10°38'11"W 623.46' FROM THE POINT OF BEGINNING OF
THE COLONY 1G, SECTION 4. ELEVATION: 533.44' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
LOCATED +/- S30°19'50"W 937.49' FROM THE POINT OF BEGINNING OF
THE COLONY 1G, SECTION 4. ELEVATION: 521.25' (NAVD '88)

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 4



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.

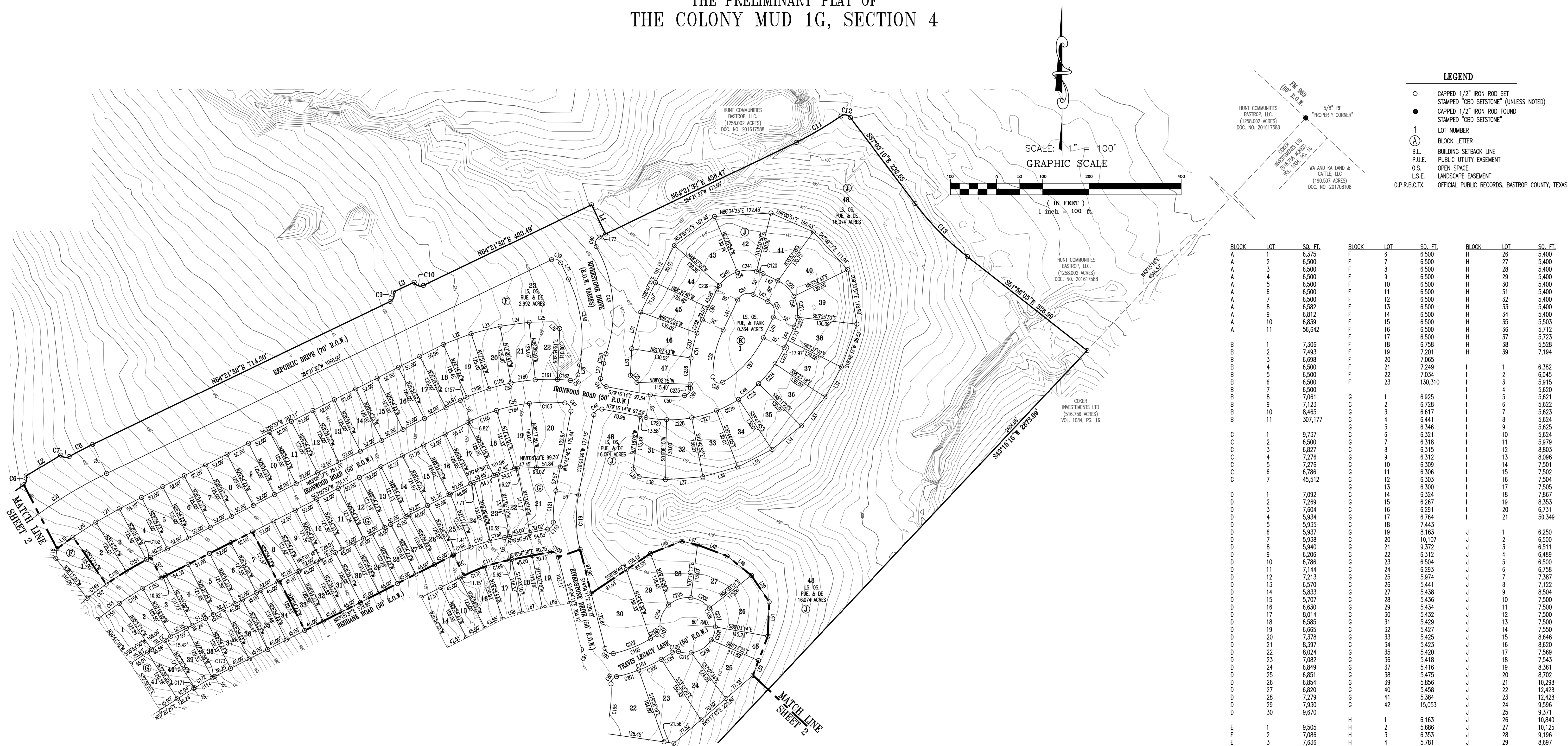
SHEET NO. 1 OF 4

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\5719\Survey\PRELIM PLAT - COLONY MUD 1G-4

THE PRELIMINARY PLAT OF
THE COLONY MUD 1G, SECTION 4



BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	6,375	F	6	6,500	H	26	5,400
A	2	6,500	F	7	6,500	H	27	5,400
A	3	6,500	F	8	6,500	H	28	5,400
A	4	6,500	F	9	6,500	H	29	5,400
A	5	6,500	F	10	6,500	H	30	5,400
A	6	6,500	F	11	6,500	H	31	5,400
A	7	6,500	F	12	6,500	H	32	5,400
A	8	6,582	F	13	6,500	H	33	5,400
A	9	6,812	F	14	6,500	H	34	5,400
A	10	6,839	F	15	6,500	H	35	5,503
A	11	56,642	F	16	6,500	H	36	5,712
B	1	7,306	F	17	6,500	H	37	5,723
B	2	7,483	F	18	6,758	H	38	5,528
B	3	6,698	F	19	7,201	H	39	7,194
B	4	6,500	F	21	7,249	I	1	6,382
B	5	6,500	F	22	7,034	I	2	6,045
B	6	6,500	F	23	130,310	I	3	5,915
B	7	6,500				I	4	5,620
B	8	7,061	G	1	6,925	I	5	5,821
B	9	7,123	G	2	6,728	I	6	5,822
B	10	8,465	G	3	6,617	I	7	5,623
B	11	307,177	G	4	6,441	I	8	5,624
C	1	9,737	G	5	6,346	I	9	5,825
C	2	6,500	G	6	6,321	I	10	5,824
C	3	6,827	G	7	6,318	I	11	5,979
C	4	7,276	G	8	6,315	I	12	8,803
C	5	7,276	G	9	6,312	I	13	8,096
C	6	6,786	G	10	6,309	I	14	7,501
C	7	45,512	G	11	6,306	I	15	7,502
C	7	45,512	G	12	6,303	I	16	7,504
D	1	7,092	G	13	6,300	I	17	7,505
D	2	7,269	G	14	6,324	I	18	7,867
D	3	7,604	G	15	6,267	I	19	8,353
D	4	5,934	G	16	6,291	I	20	6,731
D	5	5,935	G	17	6,764	I	21	50,349
D	6	5,937	G	18	7,443			
D	7	5,938	G	19	8,163	J	1	6,250
D	8	5,940	G	20	10,107	J	2	6,500
D	9	6,206	G	21	9,372	J	3	6,511
D	10	6,786	G	22	6,312	J	4	6,489
D	11	7,144	G	23	6,504	J	5	6,500
D	12	7,213	G	24	6,293	J	6	6,758
D	13	6,570	G	25	5,974	J	7	7,387
D	14	5,833	G	26	5,411	J	8	7,122
D	15	5,707	G	27	5,438	J	9	8,504
D	16	6,630	G	28	5,436	J	10	7,500
D	17	6,014	G	29	5,434	J	11	7,500
D	18	6,895	G	30	5,432	J	12	7,500
D	19	6,865	G	31	5,429	J	13	7,500
D	20	7,378	G	32	5,427	J	14	7,550
D	21	8,397	G	33	5,425	J	15	8,646
D	22	8,024	G	34	5,423	J	16	8,620
D	23	7,082	G	35	5,420	J	17	7,569
D	24	6,849	G	36	5,418	J	18	7,543
D	25	6,851	G	37	5,416	J	19	8,361
D	26	6,854	G	38	5,475	J	20	8,702
D	27	6,820	G	39	5,856	J	21	10,298
D	28	7,279	G	40	5,921	J	22	12,428
D	29	7,830	G	41	5,384	J	23	12,428
D	30	9,670	G	42	15,053	J	24	9,596
E	1	9,505	H	1	6,163	J	25	9,371
E	2	7,086	H	2	5,886	J	26	10,840
E	3	7,636	H	3	6,353	J	27	10,125
E	4	7,747	H	4	5,781	J	28	9,196
E	5	6,621	H	5	5,781	J	29	8,687
E	6	6,426	H	6	5,781	J	30	14,217
E	7	6,450	H	7	5,781	J	31	8,322
E	8	6,474	H	8	5,781	J	32	8,711
E	9	5,871	H	9	5,781	J	33	8,637
E	10	5,891	H	10	5,781	J	34	8,828
E	11	6,290	H	11	5,781	J	35	8,768
E	12	6,361	H	12	5,781	J	36	8,770
E	13	6,454	H	13	5,781	J	37	8,520
E	14	10,375	H	14	5,844	J	38	9,662
E	15	8,300	H	15	5,535	J	39	10,162
E	16	9,973	H	16	6,280	J	40	9,920
E	17	7,063	H	17	6,308	J	41	9,634
E	18	7,933	H	18	5,267	J	42	10,048
E	19	6,525	H	19	6,600	J	43	9,761
E	20	6,079	H	20	6,695	J	44	9,094
E	21	6,099	H	21	6,908	J	45	8,340
E	22	6,119	H	22	6,014	J	46	8,795
E	23	6,139	H	23	5,429	J	47	8,207
E	24	6,159	H	24	5,400	J	48	700,139
E	25	6,869	H	25	5,400	K	1	14,568
E	26	6,572						
E	27	6,912						
E	28	7,158						
E	29	7,956						
F	1	6,694						
F	2	6,676						
F	3	6,792						
F	4	6,616						
F	5	6,500						



Carlson, Brignace & Doering,

FIRM ID #F3791

Civil Engineering

6501 Woodloch Lane, Suite 100, San Diego, CA 92121

Surveying

ASCE #10024

SHEET NO. 2 OF 4



J: \AC3D\5719\Survey\PRELIM PLAT - COLONY MUD 1G-4

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.

STREET

TYPICAL LOT EASEMENTS

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 4

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C1	965.00	535.50	N40°11'06"E	528.66	31°47'41"
C2	1035.00	291.17	N32°20'49"E	290.21	16°07'06"
C3	15.00	22.99	N03°30'08"W	20.81	87°49'00"
C4	15.00	22.99	N88°40'52"E	20.81	87°49'01"
C5	1035.00	180.74	N49°46'31"E	180.51	10°00'20"
C6	15.00	21.23	N14°13'32"E	19.50	81°06'18"
C7	15.00	19.96	S80°41'48"E	18.52	76°14'42"
C8	1035.00	57.39	N62°46'10"E	57.38	3°10'37"
C9	15.00	23.84	N18°50'00"E	21.41	91°03'04"
C10	15.00	23.29	S71°10'00"E	21.02	88°58'36"
C11	112.00	112.00	N59°29'14"E	111.92	7°41'08"
C12	15.00	22.86	S80°42'15"E	20.71	87°18'10"
C13	625.00	162.34	S44°29'36"E	161.88	14°52'55"
C14	275.00	9.79	N19°43'41"E	9.79	2°02'21"
C15	325.00	22.80	S18°44'15"W	22.80	40°11'33"
C16	325.00	297.73	N04°23'04"W	287.43	52°29'17"
C17	15.00	21.95	N11°17'35"E	20.04	83°50'35"
C18	325.00	105.32	S26°00'41"W	104.86	18°34'04"
C19	475.00	177.19	N57°25'38"W	176.16	21°22'21"
C20	325.00	68.82	N28°01'17"E	68.64	14°32'51"
C21	325.00	82.52	S28°01'17"W	82.30	14°32'51"

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C22	325.00	12.85	S66°58'52"E	12.85	2°15'53"
C23	15.00	22.93	S08°30'02"E	20.76	87°35'30"
C24	325.00	111.39	S42°28'41"E	110.84	19°38'12"
C25	275.00	170.16	S50°23'12"E	167.46	35°27'13"
C26	275.00	135.95	S46°49'20"E	134.57	28°19'30"
C27	325.00	116.11	S42°53'40"E	115.49	20°28'10"
C28	15.00	21.79	S11°30'26"E	19.93	83°14'37"
C29	15.00	22.99	S17°04'35"E	20.81	87°49'00"
C30	15.00	22.99	N75°06'25"E	20.81	87°49'00"
C31	1035.00	45.96	N25°33'36"E	45.96	2°32'39"
C32	1035.00	448.77	S43°37'12"W	445.26	24°50'35"
C33	965.00	250.33	S31°43'10"W	249.63	14°51'48"
C34	15.00	24.45	S85°50'39"W	21.83	93°23'12"
C35	15.00	24.48	S00°42'58"E	21.85	92°29'37"
C36	402.00	59.35	S51°41'31"E	59.30	82°7'32"
C37	402.00	59.69	S43°12'32"E	59.63	83°04'24"
C38	965.00	308.69	S55°11'41"W	307.38	18°19'42"
C39	15.00	23.56	N70°38'28"W	21.21	90°00'00"
C40	15.00	24.57	S17°26'29"W	21.91	93°50'05"
C41	325.00	17.01	N34°09'13"W	17.01	2°59'56"
C42	284.00	239.60	S05°18'26"E	232.55	48°20'15"

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C43	325.00	50.37	N40°05'54"W	50.32	8°52'46"
C44	15.00	23.56	S34°16'14"E	21.21	90°00'00"
C45	15.00	22.37	N53°26'48"E	20.35	85°26'03"
C46	15.00	23.56	S55°43'46"W	21.21	90°00'00"
C47	15.00	25.02	N37°03'44"W	22.22	95°35'00"
C48	275.00	360.20	S63°12'22"W	335.00	75°02'48"
C49	15.00	22.93	N37°55'52"E	20.76	87°35'55"
C50	225.00	74.61	S89°46'12"E	74.27	18°59'57"
C51	275.00	151.44	N09°54'26"E	149.53	31°33'05"
C52	225.00	104.34	S12°23'30"W	103.41	26°34'16"
C53	25.00	39.27	S70°40'59"W	35.36	90°00'00"
C54	75.00	117.81	N70°40'59"E	106.07	90°00'00"
C55	25.00	39.27	N19°19'01"W	35.36	90°00'00"
C56	75.00	117.81	S19°19'01"E	106.07	90°00'00"
C57	225.00	132.03	N42°28'37"E	130.15	33°37'17"
C58	14.00	29.27	S60°47'31"E	24.23	119°48'28"
C59	325.00	209.68	S79°07'12"W	207.06	32°03'03"
C60	425.00	245.30	N79°37'43"E	241.91	33°04'12"
C61	775.00	236.70	S54°20'39"W	235.78	17°29'56"
C62	825.00	255.59	N54°13'07"E	254.57	17°45'01"
C63	15.00	24.35	S00°54'28"E	21.76	93°00'19"

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C64	15.00	25.05	S86°48'22"E	22.24	95°42'04"
C65	15.00	24.35	N86°04'30"E	21.77	93°01'43"
C66	15.00	25.06	N08°03'07"W	22.25	95°44'19"
C67	775.00	127.77	N34°50'16"E	127.63	9°28'47"
C68	825.00	139.71	S34°57'57"W	139.54	9°42'10"
C69	525.00	98.23	S42°03'02"E	98.08	10°43'12"
C70	475.00	122.29	S40°02'07"E	121.95	14°45'03"
C71	15.00	22.51	S79°40'31"E	20.45	85°58'09"
C72	15.00	23.56	N12°20'25"E	21.21	90°00'00"
C73	15.00	25.03	N80°27'41"W	22.22	95°36'12"
C74	15.00	22.38	N08°24'32"E	20.36	85°30'08"
C75	525.00	87.25	S37°25'15"E	87.15	9°31'19"
C76	15.00	22.45	S00°41'46"W	20.41	85°45'07"
C77	15.00	22.45	N85°03'28"W	20.41	85°45'07"
C78	475.00	271.19	S46°44'16"W	267.52	32°42'42"
C79	15.00	23.56	S75°22'55"W	21.21	90°00'00"
C80	15.00	23.56	N14°37'05"W	21.21	90°00'00"
C81	275.00	129.39	N46°08'20"W	128.20	26°57'29"
C82	325.00	152.92	N46°08'20"W	151.51	26°57'29"
C83	525.00	101.04	S57°34'46"W	100.89	11°01'39"
C84	325.00	111.41	S53°16'24"W	110.86	19°38'27"

Line Table		
Line #	Direction	Length
L1	N42°35'22"E	50.00
L2	N58°48'11"E	87.61
L3	N64°59'21"E	50.02
L4	S25°38'28"E	70.00
L5	N74°33'27"W	124.00
L6	S89°35'59"W	102.46
L7	N69°15'08"W	50.00
L8	N71°33'31"W	157.42
L9	N33°55'03"W	70.02
L10	N14°48'49"W	21.24
L11	N59°53'08"W	50.94
L12	N59°53'08"W	50.94
L13	N47°27'45"W	38.81
L14	S47°27'45"E	37.03
L15	S38°57'20"E	81.69
L16	N55°55'17"W	80.28
L17	N79°37'03"E	21.39
L18	N07°37'15"E	20.91
L19	N53°25'33"E	42.83
L20	N56°56'44"E	58.86
L21	N60°23'12"E	58.55
L22	N69°09'14"E	64.76
L23	N75°29'16"E	64.29
L24	N82°09'36"E	63.74
L25	N88°57'59"E	51.86

Line Table		
Line #	Direction	Length
L26	N4°13'35"W	20.53
L27	S10°43'46"W	33.46
L28	N10°43'46"E	21.57
L29	S42°31'30"E	21.16
L30	N02°58'15"E	57.24
L31	N13°53'17"E	81.62
L32	S28°37'41"W	74.31
L33	S39°37'19"W	80.87
L34	S51°06'09"W	81.16
L35	S62°45'53"W	83.43
L36	S74°14'03"W	78.45
L37	S85°32'38"W	81.17
L38	N83°34'41"W	57.38
L39	S38°08'19"E	21.05
L40	N25°40'59"E	72.15
L41	S25°40'59"W	72.15
L42	S64°19'01"E	35.58
L43	N64°19'01"W	35.58
L44	S25°40'59"W	49.70
L45	N25°40'59"E	49.70
L46	N88°45'40"E	73.00
L47	S76°26'12"E	34.78
L48	S69°28'01"E	88.41
L49	S51°22'45"E	67.02
L50	S34°00'55"E	68.59

Line Table		
Line #	Direction	Length
L51	S02°08'38"W	74.84
L52	N20°42'04"E	33.82
L53	N41°37'04"E	48.67
L54	N33°36'11"E	49.79
L55	N48°06'10"W	50.59
L56	N56°14'45"W	48.82
L57	N64°21'37"W	50.34
L58	S51°40'35"E	41.00
L59	S44°36'23"E	38.86
L60	N04°57'23"W	22.72
L61	N45°43'22"W	78.90
L62	S40°51'55"E	63.33
L63	S50°39'43"E	78.70
L64	S55°40'21"E	49.31
L65	S54°27'39"W	57.45
L66	S80°16'46"W	60.15
L67	N75°41'56"E	45.07
L68	S71°50'05"W	43.62
L69	S30°22'55"W	49.65
L70	N32°01'09"E	58.99
L71	N35°06'15"E	39.52
L72	S84°16'25"W	9.35
L73	S64°21'32"W	15.21
L74	N84°16'25"E	15.35
L75	N25°38'28"W	38.40

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C85	275.00	94.27	S53°16'24"W	93.81	19°38'27"
C86	325.00	264.92	S20°06'04"W	257.64	46°42'13"
C87	275.00	218.53	S20°41'14"W	212.83	45°31'52"
C88	15.00	21.35	S37°30'56"W	19.59	81°31'38"
C89	15.00	24.52	S48°54'08"E	21.88	83°38'53"
C90	15.00	23.11	S38°11'53"E	20.89	88°15'25"
C91	15.00	25.75	S35°06'07"W	22.70	89°20'36"
C92	325.00	120.14	S73°41'01"W	119.46	21°10'48"
C93	275.00	101.66	N73°41'01"E	101.08	21°10'48"
C94	775.00	161.42	N67°07'37"E	161.13	11°56'02"
C95	825.00	163.53	S57°24'55"W	163.28	11°21'25"
C96	325.00	154.43	N46°16'22"W	152.98	27°13'32"
C97	275.00	130.67	N46°16'22"W	129.45	27°13'32"
C98	15.00	23.56	N14°53'06"W	21.21	90°00'00"
C99	15.00	23.56	S75°06'53"E	21.21	90°00'00"
C100	15.00	20.64	S74°43'24"W	19.05	78°51'22"
C101	525.00	79.07	S51°03'19"E	78.99	8°33'45"
C102	12.00	22.45	S12°28'38"E	20.41	85°45'07"
C103	15.00	22.45	N73°15'28"E	20.41	85°45'07"
C104	325.00	132.60	S66°35'38"W	131.68	23°22'34"
C105	275.00	104.62	N66°46'28"E	103.99	21°47'49"

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C106	15.00	14.28	S82°10'48"W	13.75	54°32'55"
C107	15.00	16.18	N24°58'04"E	15.41	61°49'01"
C108	60.00	309.34	S38°14'35"E	64.13	285°23'42"
C109	15.00	22.77	S57°33'40"E	20.65	86°59'00"
C110	15.00	21.01	N38°46'58"E	19.34	80°15'42"
C111	375.00	103.76	N71°01'14"E	103.43	15°51'12"
C112	425.00	117.60	N71°01'14"E	117.22	15°51'12"
C113	475.00	47.70	N60°13'01"E	47.68	5°45'13"
C114	525.00	52.72	N60°13'01"E	52.70	5°45'13"
C115	475.00	43.68	N49°22'30"W	43.66	5°16'07"
C116	475.00	67.11	N56°03'25"W	67.05	8°05'41"
C117	475.00	65.55	N64°03'27"W	65.50	

J:\AC3D\5719\Survey\PRELIM PLAT - COLONY MUD 1G-4



STAFF REPORT

MEETING DATE: November 20, 2025

TITLE:

Consider and act to approve The Colony MUD 1G, Section 5 Preliminary Plat, being approximately 58.161 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, accessed by the extension of Republic Drive, within the Statutory ETJ of the City of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Brittany Epling, Senior Planner

ITEM DETAILS:

Site/Area & Location: Approximately 58.161 acres in the City's Statutory ETJ; north of Republic Drive, adjacent to MUD 1G-4 and northeast of MUD 1F-4; access provided via the extension of Republic Drive and internal local streets.

Legal Description: Jose Manuel Bangs Survey, Abstract No. 5.

Property Owner: Hunt Communities Bastrop, LLC

Agent/Engineer/Surveyor: Carlson, Brigrance & Doering, Inc. (Maher Harmouche, P.E.).

Existing Use: Vacant/undeveloped.

Adopted Plan/ETJ: Within the Colony MUD, in Bastrop's Statutory ETJ.

Future Land Use (per Consent/ETJ planning for The Colony):

Neighborhood residential neighborhood pattern consistent with The Colony approvals.

Plat Data (Exhibit A):

- Total Acreage: 58.161 acres
- Lots: 148 residential lots and 6 non-residential tracts (open space, landscape, utility, and drainage), 7 blocks
- R.O.W. area: Streets private; 6,427' total linear feet
- Flood Plain: FEMA Zone X, Not located in a flood zone

BACKGROUND / HISTORY:

A Preliminary Plat for The Colony MUD 1G, Section 5 has been submitted for Planning & Zoning Commission consideration. The Development Review Committee has completed technical review, and the item is forwarded to the November 20, 2025 P&Z Commission agenda.

KEY ELEMENTS OF THE PRELIMINARY PLAT:

Location & Access

- Access is from the extension of Republic Drive (collector) connecting from MUD 1G-4; internal local streets are two paved lanes, 28' face-to-face with 6" curb & gutter; streets are private per the plat.

Size, Lots & Uses

- Total area: 58.161 acres; Residential lots: 148; non-residential/open space/utility/drainage tracts provided per the plat and infrastructure set consistent with The Colony consent agreement.

Streets, Sidewalks & Connectivity

- Street cross-sections include the Republic Drive connection and local residential streets; sidewalks and details are provided with the Preliminary Infrastructure Plan Set (Aug. 2025).

Drainage

- Stormwater conveyance and detention are provided per the Preliminary Drainage Plan for Section 5 (dated Aug. 22, 2025) and associated drainage sheets (grading, storm, laterals, and calculations). Final compliance with City criteria will be verified during infrastructure plan approval and prior to final plat recordation.

Utilities

- Water: Service by The Colony MUD 1G via existing 8" and 16" water mains (extensions as required).
- Wastewater: Collection and treatment by The Colony MUD 1G.

POLICY / PROCESS EXPLANATION:

State Law – Texas Local Government Code (Chapter 212)

- §212.002 (Rules): Authorizes municipalities to adopt platting rules to promote public health, safety, and orderly development.
- §212.004 (Plat Required): Requires platting when subdividing land in the city or its ETJ.
- §212.010 (Standards for Approval): The municipal plat approval authority must approve a plat that conforms to the municipality's general plans for streets and utilities, provides required bonds (if applicable), and meets its adopted subdivision rules.
-

Application to this plat:

This Preliminary Plat proposes subdivision of ETJ land with public improvements (with private internal streets per plat) and is subject to municipal subdivision rules. The submittal lays out the street and utility framework (Republic Drive connection and local street network, utility and

drainage easements/tracts), consistent with the City's general plan for extensions in The Colony area.

City of Bastrop – B³ Code (Chapter 1: Subdivisions)

- The B³ Code outlines standard platting procedures (Preliminary Plat → Public/Preliminary Infrastructure Plans → Final Plat), submittal requirements, easements/dedications, and the review/approval sequence by staff/DRC and Planning & Zoning Commission for preliminary plats.
- Under the B³ Code, a preliminary plat establishing the overall lot and street/block pattern is reviewed by staff/DRC for completeness and technical conformance, and forwarded to P&Z Commission for action.

Application to this plat:

- The Section 5 submittal includes the preliminary street network and utilities/drainage framework (per the Preliminary Infrastructure and Drainage Plan sets) appropriate for preliminary plat approval in the B³ process.

FINDINGS

1. Conformance with City/ETJ Framework: The proposed 148-lot subdivision and street network (including the Republic Drive connection) conform to the established roadway hierarchy and ETJ planning context for The Colony; streets are private.
2. Adequate Provision for Utilities/Drainage: The plat and plan set provide easements and tracts for utilities, drainage, and open space; utilities will be provided by The Colony MUD 1G with water via approved 8" and 16" mains, and drainage will follow the submitted preliminary drainage plans and calculations.
3. Procedural Compliance: The submittal has progressed through DRC with a recommendation of approval and is properly before the P&Z Commission for preliminary plat action on November 20, 2025.

RECOMMENDATION

Take action to approve The Colony MUD 1G, Section 5 Preliminary Plat, being approximately 58.161 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, with access via the extension of Republic Drive, within the Statutory ETJ of Bastrop, Texas, as depicted in Exhibit A.

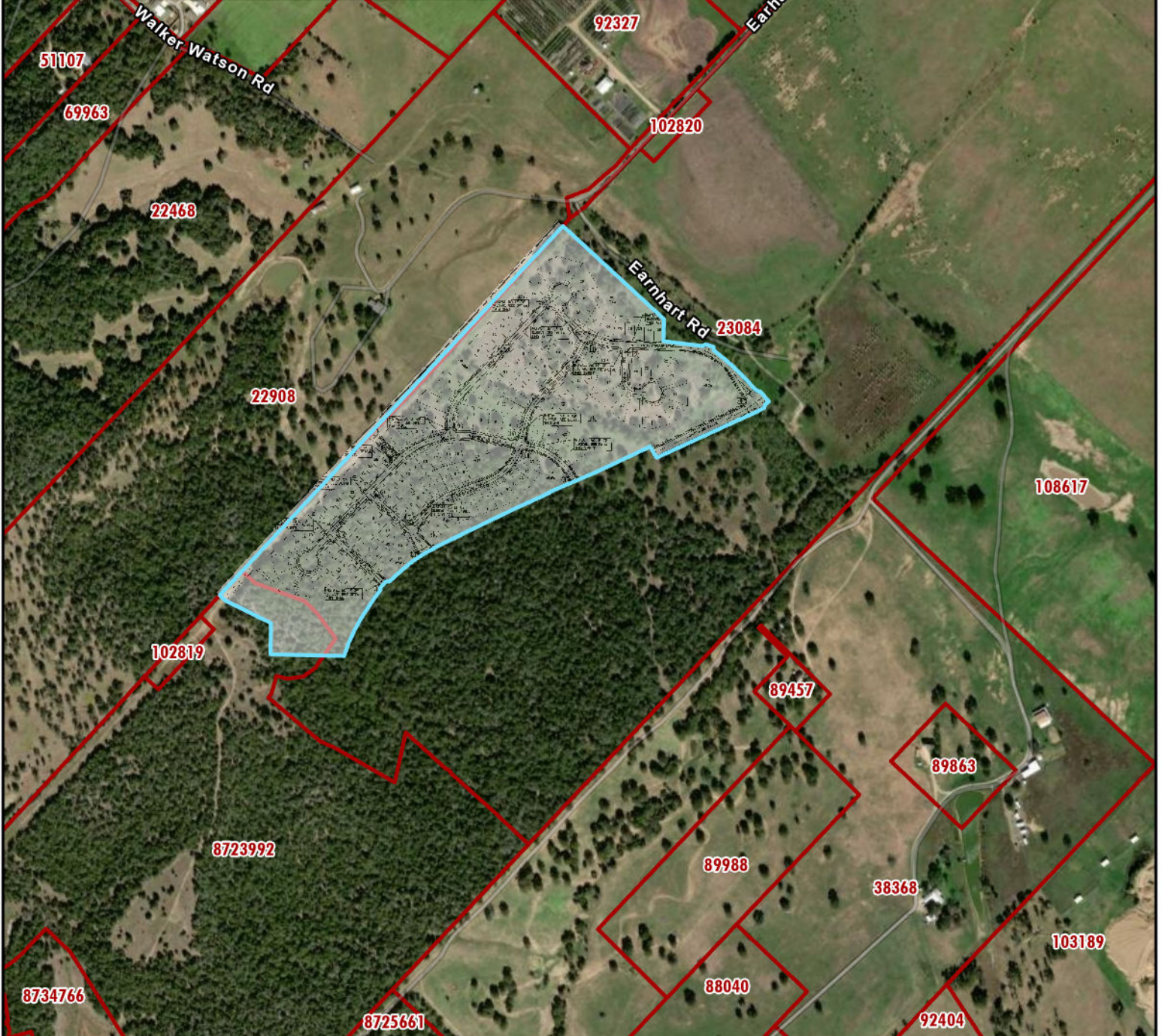
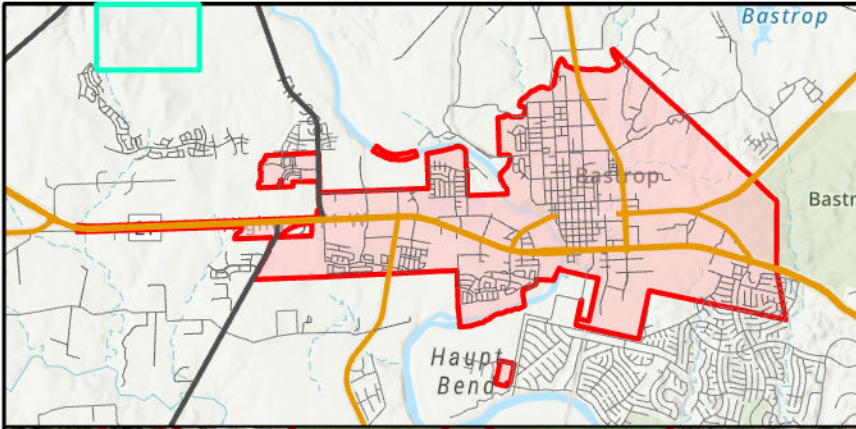
ATTACHMENTS:

- Exhibit A: The Colony MUD 1G, Section 5 Preliminary Plat
- Attachment 1: Location Map



Attachment 1 Location Map

The Colony MUD 1G - Section 5 Preliminary Plat



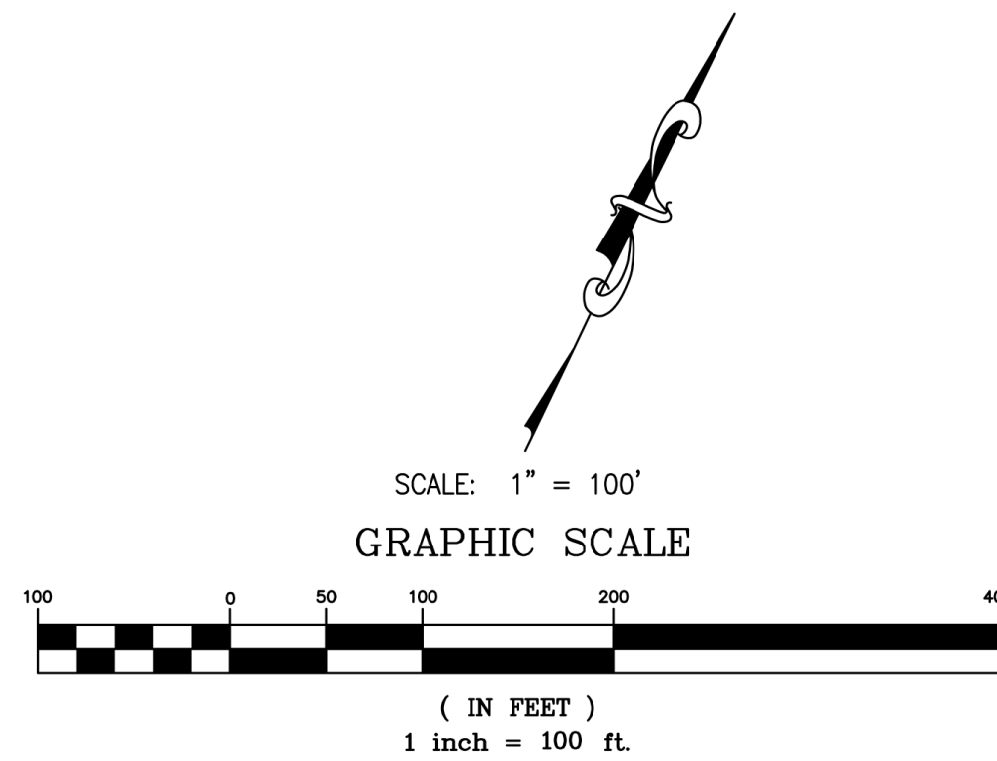
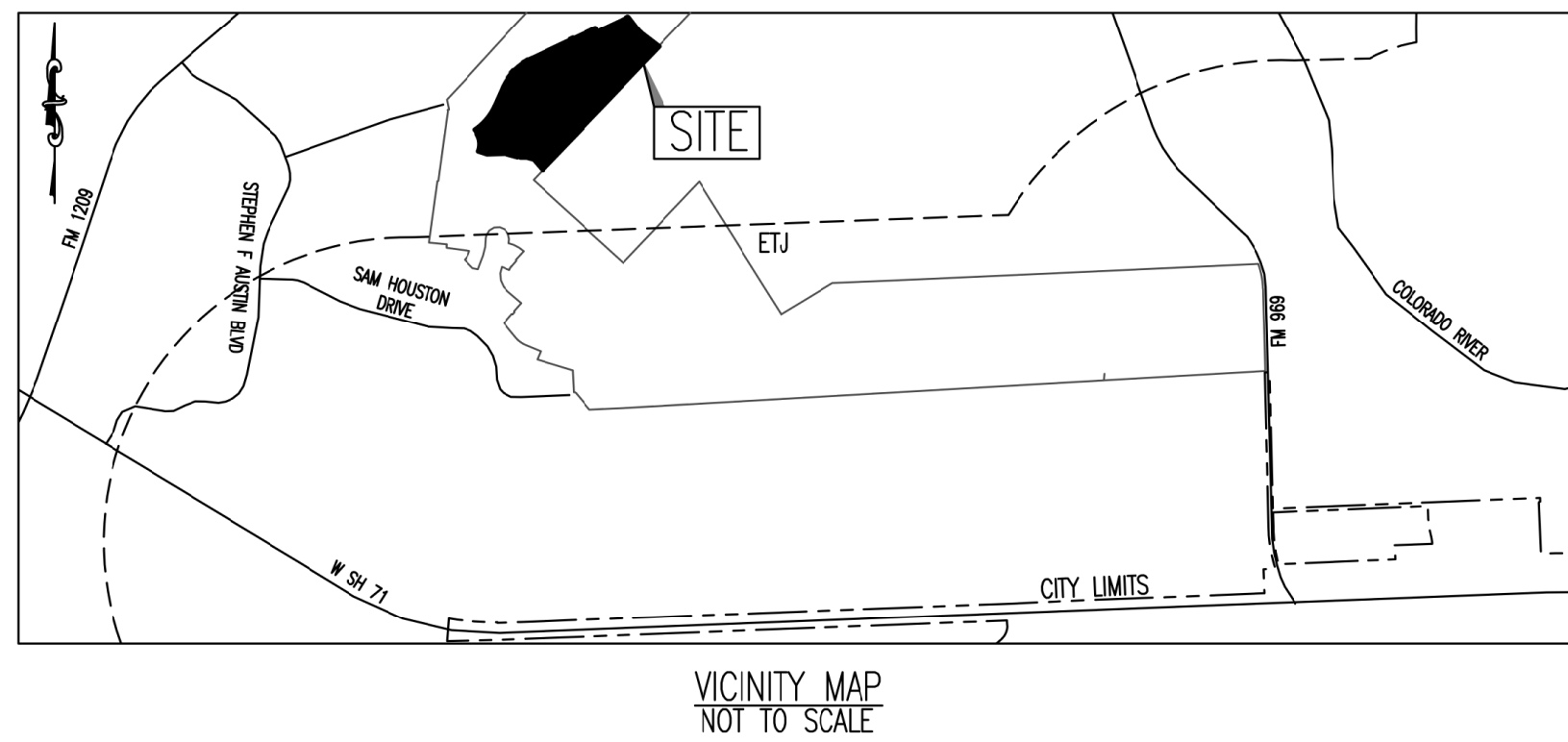
10/9/2025

0 490 980 1,470 1,960 US Feet

Scale: 1:9,196

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 land. This map is general in nature and is not for navigational purposes.

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 5



- LEGEND**
- CAPPED 1/2" IRON ROD SET
STAMPED "CBD SETSTONE" (UNLESS NOTED)
 - CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
 - 1 LOT NUMBER
 - (A) BLOCK LETTER
 - B.L. BUILDING SETBACK LINE
 - PUE PUBLIC UTILITY EASEMENT
 - OS OPEN SPACE
 - LS LANDSCAPE EASEMENT
 - DE DRAINAGE EASEMENT

COLLEEN K. LOCKWOOD
& JULIAN LOCKWOOD
(163.258 ACRES)
VOL. 736, PG. 680
D.R.B.C.TX.

LINEAR FOOTAGE OF RIGHT-OF-WAY				TOTAL ACREAGE: 58.161 ACRES	
				SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5	
FIREWHEEL STREET	50' R.O.W.	219'	LOCAL	NO. OF RESIDENTIAL LOTS:	154 7,547 ACRES
PIONEER COVE	50' R.O.W.	361'	LOCAL	NO. OF NON-RESIDENTIAL LOTS:	6 23.899 ACRES
CLEARWATER LANE	50' R.O.W.	1,730'	LOCAL	TOTAL: 160	31.446 ACRES
VICTORY FORGE LANE	50' R.O.W.	369'	LOCAL	NO. OF BLOCKS:	7
COLONIAL ROAD	50' R.O.W.	410'	LOCAL	PRIVATE STREETS	TOTAL: 9.289 ACRES
OAK CHANNEL LANE	70' R.O.W.	1,460'	LOCAL		
LITTLE CYPRESS BAYOU	50' R.O.W.	1,205'	LOCAL		
REPUBLIC DRIVE	70' R.O.W.	673'	LOCAL		
TOTAL		6,427'			

NON - RESIDENTIAL LOTS					
BLOCK	LOT	PURPOSE			
A	27	LSE, OS, PUE, & DE			
B	13	LSE, OS, PUE, & DE			
C	14	LSE, OS, PUE, & DE			
D	19	LSE, OS, PUE, & DE			
E	30	LSE, OS, PUE, & DE			
G	27	LSE, OS, PUE, & DE			

DATE: AUGUST 15, 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
(512) 280-5165 fax

BENCHMARK INFORMATION:

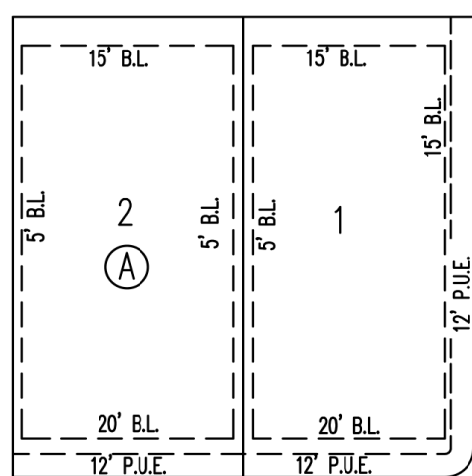
BM #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- S107°38'11"W 623.46' FROM THE POINT OF BEGINNING OF THE COLONY 1G, SECTION 4. ELEVATION: 533.44' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- S30°19'50"W 937.49' FROM THE POINT OF BEGINNING OF THE COLONY 1G, SECTION 4. ELEVATION: 521.25' (NAVD '88)

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

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

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



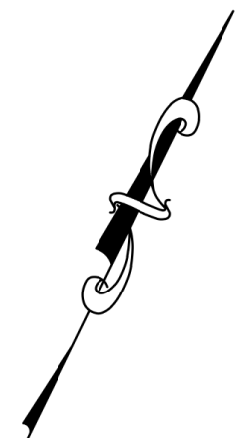
SURVEYORS NOTE:
1) A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS ON ALL LOTS IN THIS SUBDIVISION.

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C1	965.00	103.86	S89°09'57"W	103.81	6°10'00"
C2	25.00	39.27	N72°45'03"W	35.36	90°00'00"
C3	341.00	64.47	N33°10'01"W	64.37	10°49'56"
C4	25.00	36.26	N02°58'15"E	33.17	83°06'28"
C6	15.00	21.37	N61°21'42"E	15.61	81°37'00"
C8	325.00	132.01	S49°01'04"E	131.10	23°16'19"
C13	835.00	112.00	S59°29'14"W	111.92	7°41'08"
C14	15.00	23.27	N71°08'01"W	21.01	88°52'56"
C15	15.00	23.84	S18°50'51"W	21.41	91°04'47"
C16	1035.00	57.41	S62°46'11"W	57.40	3°10'41"
C17	15.00	19.96	N82°41'48"W	18.52	76°14'42"
C18	15.00	21.23	S14°13'32"W	19.50	81°06'18"
C19	1035.00	180.74	S49°46'31"W	180.51	10°00'20"
C20	15.00	22.99	S88°40'52"W	20.81	87°49'01"
C21	15.00	22.99	S03°30'08"E	20.81	87°49'00"
C22	1035.00	291.17	S32°20'48"W	290.21	16°07'06"
C23	965.00	238.69	S31°22'26"W	238.09	14°10'20"
C24	965.00	296.81	S47°16'16"W	296.64	17°37'21"
C25	15.00	22.63	S00°21'21"E	20.54	86°25'17"
C26	15.00	10.94	S63°44'53"W	10.70	14°47'11"
C27	60.00	306.69	S61°53'22"E	66.18	293°03'40"
C28	15.00	18.66	N07°13'03"E	17.48	71°16'28"
C29	15.00	23.49	N87°43'19"E	21.16	89°44'05"
C30	15.00	23.63	N02°16'41"W	21.26	90°15'56"
C31	15.00	21.56	N87°43'19"E	19.75	82°21'42"
C32	89.00	32.75	S36°52'07"E	32.57	21°05'01"
C33	15.00	22.37	N07°08'24"E	20.35	85°25'47"
C34	275.00	127.32	N56°07'07"E	126.19	26°31'40"
C35	325.00	266.26	N45°54'44"E	258.88	46°56'27"
C36	15.00	20.22	N61°03'54"E	18.73	77°14'47"
C37	275.00	259.33	S53°17'54"E	249.82	54°01'49"
C38	325.00	307.59	N53°12'08"W	296.24	54°13'37"
C39	15.00	24.66	N33°12'55"W	21.98	94°11'35"
C40	275.00	139.70	N28°26'03"E	138.20	29°06'21"
C41	325.00	80.71	N39°52'22"E	80.50	14°13'43"
C42	15.00	21.93	N70°38'05"E	20.03	83°45'09"
C43	325.00	120.85	S78°09'02"E	120.26	21°19'23"
C44	15.00	23.56	S43°48'44"E	21.21	90°00'00"
C45	75.00	117.81	S43°48'44"E	106.07	90°00'00"
C46	15.00	15.12	S59°55'40"E	14.49	57°46'09"
C47	60.00	309.49	N01°11'16"E	64.00	296°32'17"
C48	15.00	15.12	S62°18'11"W	14.49	57°46'09"
C49	25.00	37.67	N43°48'44"W	35.36	90°00'00"
C50	15.00	23.56	N46°11'16"E	21.21	90°00'00"
C51	275.00	247.11	S63°04'12"E	238.88	51°29'05"

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C52	15.00	2.23	S32°46'19"E	2.22	8°30'08"
C53	111.00	6.65	S29°55'58"E	6.65	3°25'57"
C54	15.00	23.27	S12°47'10"W	21.00	88°52'13"
C55	765.00	80.95	S67°15'09"W	80.91	6°03'45"
C56	275.00	200.62	N67°54'45"W	196.20	41°47'58"
C57	225.00	32.92	N42°49'19"W	32.89	8°22'55"
C58	15.00	29.46	N17°37'50"E	24.95	112°31'22"
C59	60.00	268.68	N54°23'38"W	94.19	256°34'19"
C60	15.00	15.12	S26°12'16"W	14.49	57°46'08"
C61	325.00	68.65	S49°02'17"W	68.52	12°06'07"
C62	275.00	220.07	S20°03'43"W	214.24	45°51'01"
C63	15.00	21.15	S37°32'09"W	19.44	80°47'54"
C64	525.00	249.72	S64°18'30"W	247.38	27°15'13"
C65	15.00	22.45	N86°26'33"W	20.41	89°45'07"
C66	475.00	471.17	N71°16'17"E	452.09	86°50'01"
C67	15.00	27.95	S26°55'20"E	24.08	106°46'45"
C68	275.00	205.98	S47°35'30"W	201.20	42°54'54"
C69	325.00	150.47	S56°07'07"W	149.13	26°31'40"
C70	15.00	23.49	S87°43'19"W	21.16	89°44'05"
C71	15.00	21.88	N02°16'41"W	19.84	82°49'38"
C72	15.00	24.23	N47°15'03"W	21.68	92°32'54"
C73	225.00	172.65	N21°00'18"E	168.44	43°57'50"
C74	275.00	58.09	N49°02'17"E	57.98	12°06'07"
C75	15.00	24.80	S82°05'31"E	22.07	94°44'40"
C76	275.00	58.09	S40°57'43"E	57.98	12°06'07"
C77	325.00	39.50	S50°29'40"E	39.47	6°57'47"
C78	15.00	21.86	S12°36'32"E	19.83	82°44'04"
C79	275.00	68.29	S35°52'22"W	68.12	14°13'43"
C80	325.00	165.10	S28°26'03"W	163.33	29°06'21"
C81	15.00	22.46	S56°47'05"W	20.42	85°48'25"
C82	60.00	121.07	N86°55'06"W	120.80	13°12'48"
C83	15.00	4.19	S50°51'57"W	4.18	16°01'20"
C84	15.00	6.75	S71°45'33"W	6.69	25°45'51"
C85	60.00	42.92	S64°08'51"W	42.01	40°59'15"
C86	60.00	34.42	S27°13'08"W	33.95	32°52'10"
C87	60.00	34.21	S03°33'02"E	33.75	32°40'11"
C88	60.00	34.21	S38°13'13"E	33.75	32°40'11"
C89	60.00	12.23	S60°23'45"E	12.21	11°40'54"
C90	60.00	34.21	S82°34'17"E	33.75	32°40'11"
C91	60.00	34.21	N64°45'32"E	33.75	32°40'11"
C92	60.00	44.86	N27°00'14"E	43.82	42°50'28"
C93	60.00	35.51	N11°25'05"W	35.09	34°00'12"
C94	275.00	37.67	N46°46'43"E	37.64	7°50'51"
C95	275.00	72.39	N58°14'38"E	72.19	15°05'00"
C96	275.00	17.26	N67°35'03"E	17.26	3°35'49"

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C97	325.00	0.60	N69°19'48"E	0.60	0°06'18"
C98	325.00	43.92	N69°24'21"E	43.89	7°44'35"
C99	325.00	43.84	N57°40'13"E	43.80	7°43'41"
C100	325.00	44.06	N49°55'21"E	44.03	7°46'04"
C101	325.00	44.08	N42°00'10"E	44.05	7°46'18"
C102	325.00	44.18	N34°22'20"E	44.15	7°47'21"
C103	325.00	45.36	N26°28'46"E	45.32	7°59'48"
C104	325.00	70.37	N32°17'31"W	70.24	12°24'23"
C105	325.00	47.14	N42°39'03"W	47.10	8°18'41"
C106	325.00	47.14	N57°57'44"W	47.10	8°18'41"
C107	325.00	47.14	N59°16'24"W	47.10	8°18'40"
C108	325.00	47.14	N67°35'05"W	47.10	8°18'40"
C109	325.00	47.05	N75°53'15"W	47.01	8°17'41"
C110	325.00	1.59	N80°10'31"W	1.59	0°16'51"
C111	275.00	105.78	N24°54'02"E	105.13	22°02'20"
C112	275.00	33.92	N39°27'13"E	33.90	7°04'01"
C113	325.00	33.43	N47°02'26"E	33.41	5°53'35"
C114	325.00	47.28	N32°55'34"E	47.24	8°20'08"
C115	325.00	42.42	S71°13'43"E	42.39	7°28'45"
C116	325.00	47.14	S79°07'26"E	47.10	8°18'40"
C117	325.00	31.38	S86°02'45"E	31.37	5°31'59"
C118	75.00	24.08	S08°00'38"E	23.98	18°23'46"
C119	75.00	37.61	S31°34'36"E	37.22	28°44'07"
C120	75.00	36.51	S59°53'24"E	36.15	27°53'30"
C121	75.00	19.60	S81°19'27"E	19.55	14°58'35"
C122	60.00	2.03	S32°00'41"E	2.03	1°56'11"
C123	60.00	2.82	S61°03'58"E	2.81	56°02'11"
C124	60.00	34.90	N74°11'07"E	34.41	33°19'30"
C125	60.00	35.55	N47°32'52"E	35.03	33°57'00"
C126	60.00	36.36	N06°12'48"E	35.80	34°43'08"
C127	60.00	15.04	N18°19'37"W	15.00	14°21'41"
C128	60.00	37.72	N43°31'11"W	37.11	36°01'26"
C129	60.00	33.86	N77°41'58"W	33.41	32°20'08"
C130	60.00	55.20	S59°46'33"W	53.28	52°42'51"
C131	15.00	6.50	S45°50'01"W	6.45	2°49'47"
C132	15.00	8.62	S74°43'05"W	8.51	32°56'21"
C133	275.00	8.72	N87°54'14"W	8.72	1°46'01"
C134	275.00	86.84	N77°56'58"W	86.48	18°05'32"
C135	275.00	80.16	N60°33'09"W	79.88	14°42'06"
C136	275.00	24.90	N49°36'26"W	24.90	5

THE PRELIMINARY PLAT OF
THE COLONY MUD 1G, SECTION 5



SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

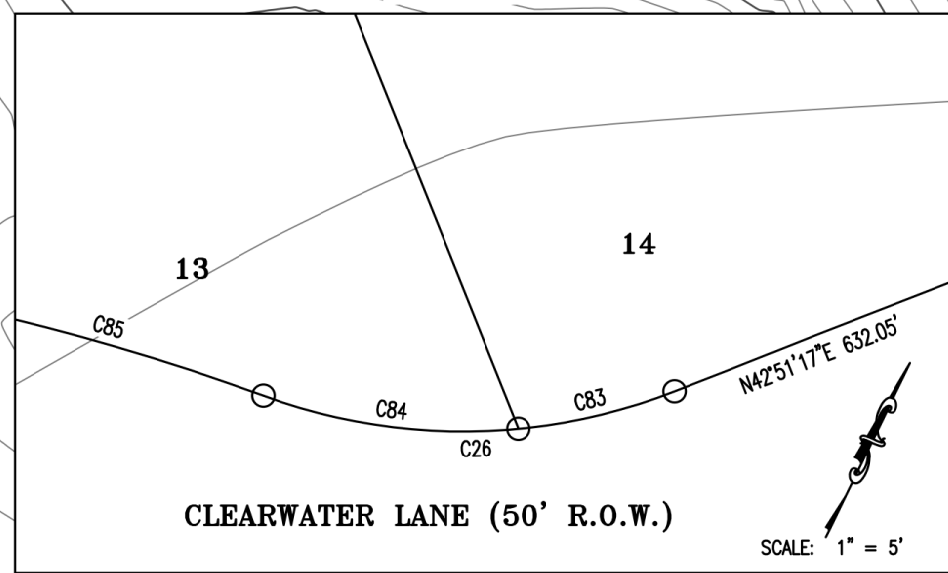
- CAPPED 1/2" IRON ROD SET
STAMPED "CBO SETSTONE" (UNLESS NOTED)
- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBO SETSTONE"
- 1 LOT NUMBER
- (A) BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- OS OPEN SPACE
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- DE DRAINAGE EASEMENT

COLLEEN K.
LOCKWOOD &
JULIAN LOCKWOOD
(163.236 ACRES)
VOL. 736, PG. 680
D.R.B.C.T.X.

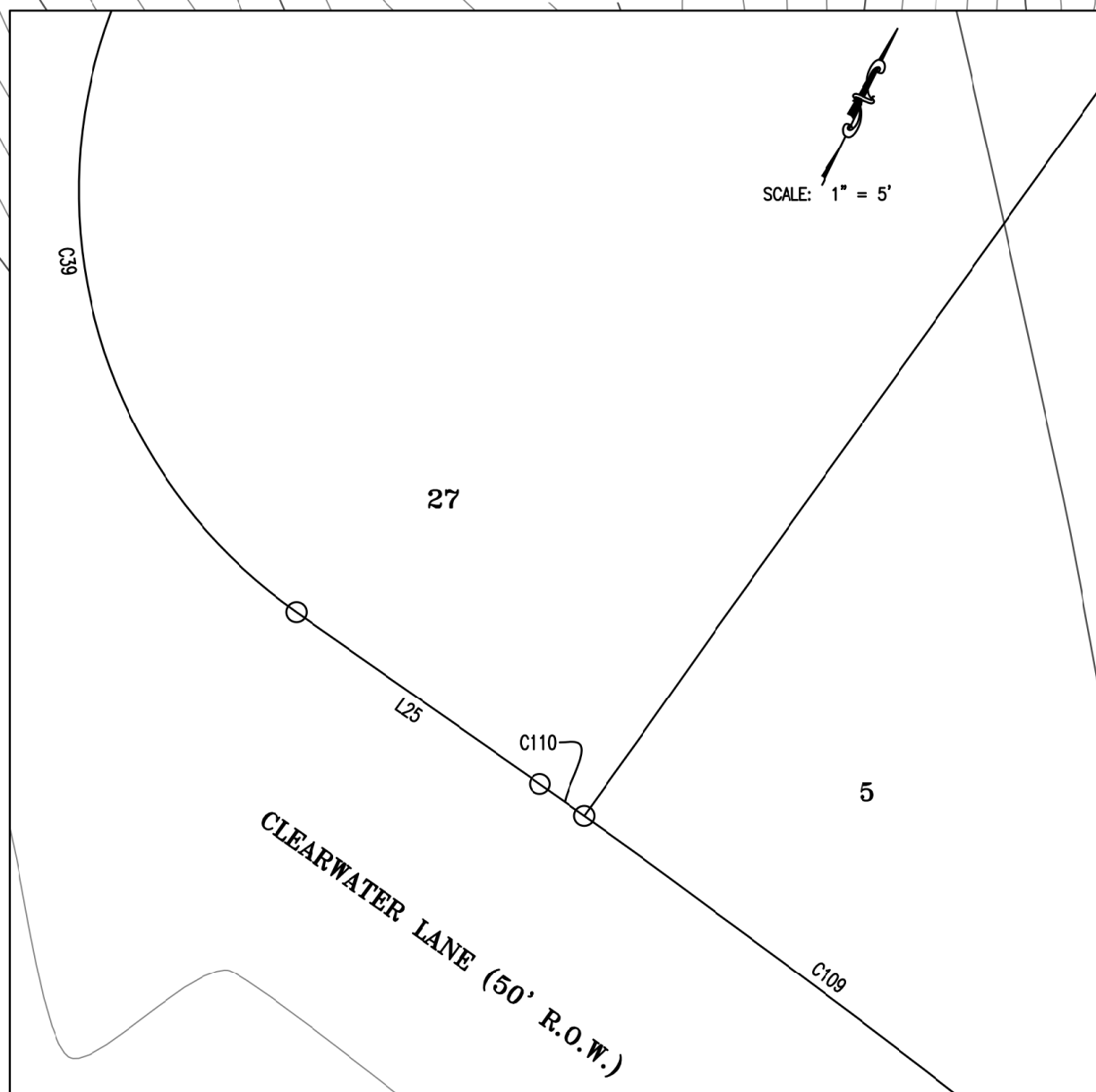
HUNT COMMUNITIES
BASTROP, LLC.
(1258.002 ACRES)
DOC. NO. 201617588
(O.P.R.B.C.T.X.)

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	5,629	E	1	7,083
A	2	5,629	E	2	7,938
A	3	5,629	A	3	9,212
A	4	5,629	E	4	10,215
A	5	5,629	E	5	10,664
A	6	7,768	E	6	10,200
A	7	6,137	E	7	8,930
A	8	8,373	E	8	7,622
A	9	8,532	E	9	7,198
A	10	8,535	E	10	7,193
A	11	8,963	E	11	7,189
A	12	7,762	E	12	7,185
A	13	5,079	E	13	7,180
A	14	5,642	E	14	7,176
A	15	5,641	E	15	7,444
A	16	5,639	E	16	7,586
A	17	5,637	E	17	7,680
A	18	5,635	E	18	11,492
A	19	5,632	E	19	11,534
A	20	5,630	E	20	11,951
A	21	5,628	E	21	11,927
A	22	5,626	E	22	10,076
A	23	6,249	E	23	8,859
A	24	6,250	E	24	8,965
A	25	6,250	E	25	6,608
A	26	6,249	E	26	6,000
A	27	487,219	E	27	6,000
B	1	5,505	E	28	6,000
B	2	5,871	E	29	5,948
B	3	5,871	E	30	213,578
B	4	5,871			
B	5	5,871	F	1	12,064
B	6	7,165	F	2	9,651
B	7	7,105	F	3	9,169
B	8	5,875	F	4	10,824
B	9	5,875	F	5	9,310
B	10	5,875	F	6	7,619
B	11	5,875	F	7	7,006
B	12	6,390	F	8	6,398
B	13	16,635	F	9	6,424
			F	10	6,587
C	1	6,051	F	11	6,625
C	2	6,283	F	12	6,740
C	3	7,123	F	13	8,352
C	4	6,092	F	14	5,957
C	5	5,783	F	15	6,473
C	6	5,783	F	16	7,991
C	7	5,915	F	17	7,629
C	8	6,219	F	18	7,616
C	9	6,459	F	19	7,669
C	10	6,244	F	20	7,722
C	11	6,274	F	21	7,775
C	12	6,272	F	22	7,827
C	13	5,888	F	23	8,315
C	14	62,420	F	24	13,455
D	1	6,574	G	1	6,814
D	2	5,400	G	2	6,955
D	3	5,400	G	3	7,011
D	4	6,024	G	4	6,980
D	5	6,090	G	5	7,120
D	6	6,117	G	6	9,422
D	7	5,827	G	7	7,688
D	8	5,374	G	8	7,688
D	9	5,213	G	9	7,688
D	10	7,196	G	10	7,461
D	11	6,888	G	11	7,327
D	12	6,968	G	12	9,453
D	13	6,993	G	13	8,710
D	14	6,966	G	14	9,474
D	15	6,612	G	15	9,407
D	16	6,000	G	16	10,770
D	17	6,000	G	17	8,297
D	18	7,185	G	18	9,560
D	19	38,121	G	19	6,698
			G	20	8,998
			G	21	9,338
			G	22	9,591
			G	23	11,449
			G	24	10,176
			G	25	6,869
			G	26	9,534
			G	27	223,068

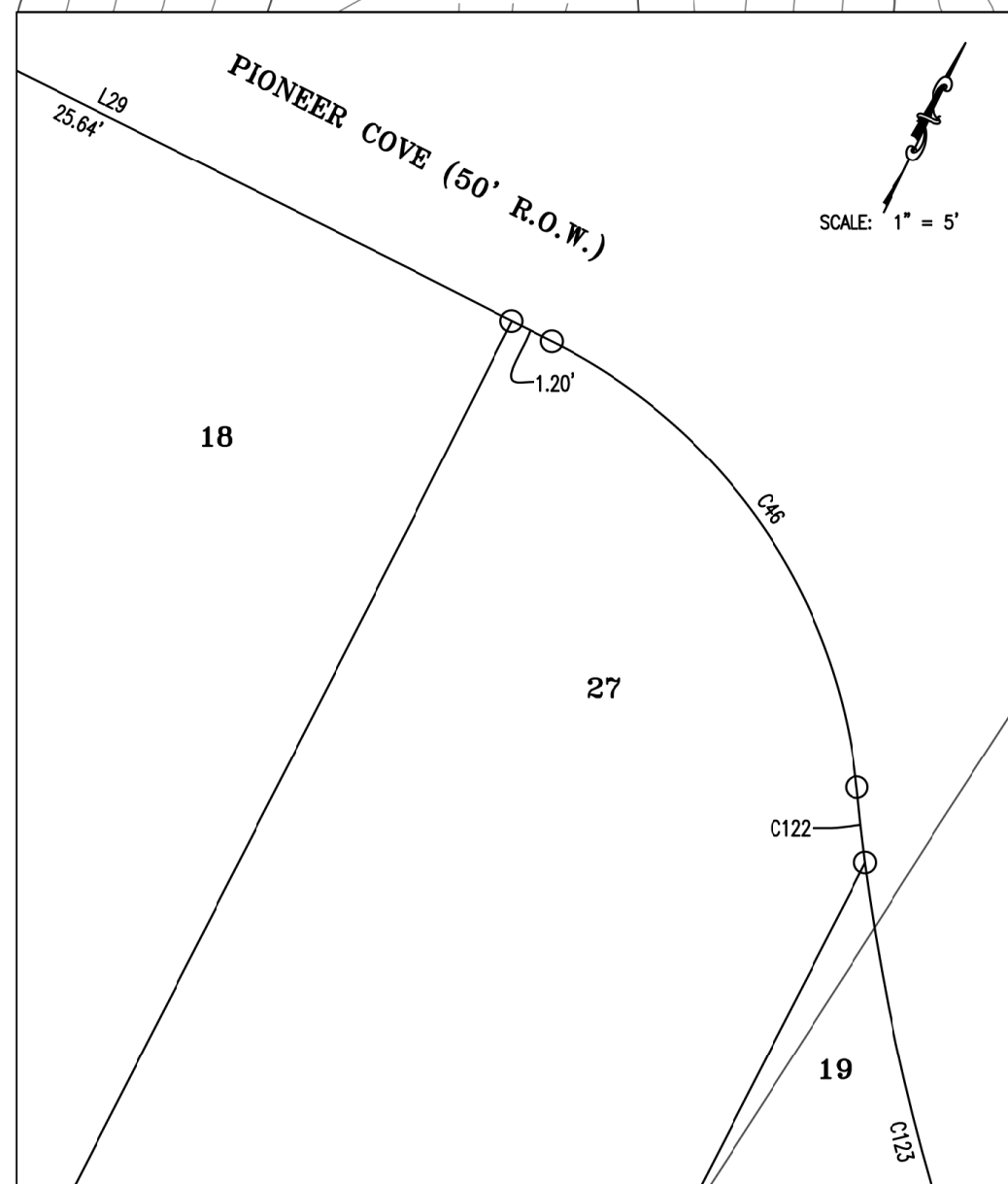
SHEET 1



DETAIL "A"



DETAIL "B"



DETAIL "C"

SHEET NO. 2 OF 3

Carlson, Brigrance & 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\5723\Survey\PRELIM PLAT - COLONY MUD 1G-5

THE PRELIMINARY PLAT OF
THE COLONY MUD 1G, SECTION 5

METES AND BOUNDS

BEING A 58.161 ACRE TRACT IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT CONVEY TO HUNT COMMUNITIES BASTROP, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.) SAID 58.161 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST TERMINUS CORNER OF REPUBLIC DRIVE (70' R.O.W.), SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND WITH THE NORTH LINE OF SAID REPUBLIC DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.03 FEET AN ARC LENGTH OF 103.66 FEET, AND A CHORD THAT BEARS S59°09'57"W, A DISTANCE OF 103.81 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 2) S62°14'57"W, A DISTANCE OF 118.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT A CORNER ON THE EAST LINE OF THE COLONY MUD 1F SECTION 4, A SUBDIVISION RECORDED IN CABINET 9, S.L.D.E. 66-A (P.R.B.C.TX.), BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID REPUBLIC DRIVE AND THE EAST RIGHT-OF-WAY LINE OF RUSK DRIVE (82 R.O.W.), SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND WITH THE EAST LINE OF SAID THE COLONY MUD 1F SECTION 4, THE FOLLOWING THIRTEEN (13), COURSE AND DISTANCES, NUMBERED 1 THROUGH 13,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N72°45'03"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 2) N27°45'03"W, A DISTANCE OF 15.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 341.00 FEET, AN ARC LENGTH OF 64.47 FEET, AND A CHORD THAT BEARS N33°10'01"W, A DISTANCE OF 64.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 4) N136°34'59"W, A DISTANCE OF 37.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.26 FEET, AND A CHORD THAT BEARS N02°36'15"E, A DISTANCE OF 33.17 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 6) N43°32'00"E, A DISTANCE OF 18.17 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 7) S53°56'36"E, A DISTANCE OF 127.77 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 8) N6°06'06"E, A DISTANCE OF 118.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 9) N22°15'37"E, A DISTANCE OF 391.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 10) N01°58'42"E, A DISTANCE OF 66.16 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 11) N01°58'42"E, A DISTANCE OF 271.26 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 12) N64°20'08"W, A DISTANCE OF 253.52 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 13) N52°37'07"W, A DISTANCE OF 67.29 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF LOT 63, BLOCK A, SAID THE COLONY MUD 1F SECTION 4, SAME BEING ON THE SOUTH LINE OF A CALLED 163.258 ACRE TRACT CONVEYED TO COLLEEN K. LOCKWOOD AND JULIAN LOCKWOOD BY DEED RECORDED IN VOLUME 736, PAGE 680, DEED RECORDS, BASTROP COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 168.258 ACRE TRACT, THE FOLLOWING THREE (3), COURSES AND DISTANCES, NUMBERED 1 THROUGH 3

- 1) N42°41'31"E, A DISTANCE OF 760.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 2) N4°12'01"E, A DISTANCE OF 817.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 3) N4°35'25"E, A DISTANCE OF 1,111.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39), COURSE AND DISTANCES, NUMBERED 1 THROUGH 39,

- 1) S47°06'15"E, A DISTANCE OF 724.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 2) S01°11'16"W, A DISTANCE OF 117.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 3) S88°48'44"E, A DISTANCE OF 117.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 83.70 FEET, AND A CHORD THAT BEARS S81°26'03"E, A DISTANCE OF 83.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.37 FEET, AND A CHORD THAT BEARS N61°21'42"E, A DISTANCE OF 19.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 6) S73°04'47"E, A DISTANCE OF 50.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 7) S17°25'43"W, A DISTANCE OF 6.65 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 15.00 FEET, AN ARC LENGTH OF 20.57 FEET, AND A CHORD THAT BEARS S21°21'52"E, A DISTANCE OF 19.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 132.00 FEET, AN ARC LENGTH OF 132.01 FEET, AND A CHORD THAT BEARS S49°01'04"E, A DISTANCE OF 131.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 10) S41°35'09"E, A DISTANCE OF 2.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 11) S45°47'24"E, A DISTANCE OF 28.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 111.00 FEET, AN ARC LENGTH OF 6.46 FEET, AND A CHORD THAT BEARS S44°07'24"E, A DISTANCE OF 6.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 13) S42°25'16"E, A DISTANCE OF 112.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.35 FEET, AND A CHORD THAT BEARS S82°36'59"E, A DISTANCE OF 21.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 15) S41°15'31"E, A DISTANCE OF 69.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 16) S49°29'44"W, A DISTANCE OF 21.98 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 22.66 FEET, AND A CHORD THAT BEARS S06°35'55"W, A DISTANCE OF 20.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 18) S52°36'53"W, A DISTANCE OF 30.00 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 15.00 FEET, AN ARC LENGTH OF 22.66 FEET, AND A CHORD THAT BEARS N80°42'15"W, A DISTANCE OF 20.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 20) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 835.00 FEET, AN ARC LENGTH OF 112.00 FEET, AND A CHORD THAT BEARS S59°29'14"W, A DISTANCE OF 111.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 21) S54°21'32"W, A DISTANCE OF 458.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 22) N25°38'26"W, A DISTANCE OF 69.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 23) S64°21'39"W, A DISTANCE OF 403.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 24) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.27 FEET, AND A CHORD THAT BEARS N71°08'01"W, A DISTANCE OF 21.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 25) S64°58'21"W, A DISTANCE OF 50.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 26) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.84 FEET, AND A CHORD THAT BEARS S18°30'51"W, A DISTANCE OF 21.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 27) S64°21'32"W, A DISTANCE OF 714.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 28) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 57.41 FEET, AND A CHORD THAT BEARS S62°46'11"W, A DISTANCE OF 57.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 29) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.96 FEET, AND A CHORD THAT BEARS N80°41'48"W, A DISTANCE OF 18.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 30) S58°48'11"W, A DISTANCE OF 87.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 31) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.23 FEET, AND A CHORD THAT BEARS S1°41'33"W, A DISTANCE OF 19.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 32) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,035.67 FEET, AN ARC LENGTH OF 181.14 FEET, AND A CHORD THAT BEARS S49°45'56"W, A DISTANCE OF 180.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 33) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.60 FEET, AND A CHORD THAT BEARS S89°26'13"W, A DISTANCE OF 20.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 34) S42°35'22"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 35) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.99 FEET, AND A CHORD THAT BEARS S03°30'08"E, A DISTANCE OF 20.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 36) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,035.00 FEET, AN ARC LENGTH OF 291.17 FEET, AND A CHORD THAT BEARS S32°20'49"W, A DISTANCE OF 290.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 37) S24°17'16"W, A DISTANCE OF 325.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 38) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 238.69 FEET, AND A CHORD THAT BEARS S31°22'26"W, A DISTANCE OF 238.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 39) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 295.81 FEET, AND A CHORD THAT BEARS S47°16'16"W, A DISTANCE OF 295.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.161 ACRES OF LAND.

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:

BM #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N10°38'11"W 623.46' FROM THE POINT OF BEGINNING OF THE COLONY 1G, SECTION 4. ELEVATION: 533.44' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- S30°19'50"W 937.49' FROM THE POINT OF BEGINNING OF THE COLONY 1G, SECTION 4. ELEVATION: 521.25' (NAVD '88)

2. WATER IS PROVIDED BY THE COLONY M.U.D. 1G.
3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1G.
4. ELECTRIC SERVICE WILL BE 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-PLATTING 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 PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

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 THE CITY OF 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 LOCATED IN 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, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.

27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DEDICATED AND SHOWN ON THIS PRELIMINARY PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.

28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

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

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 MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.

32. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.

33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF: NO. 421008025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT.

34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.

35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, 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 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 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 58.161 ACRES OF LAND WITH THE PRELIM SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1G, SECTION 5"

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 10th day of October, 2025, A.D.

Joey Najera

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

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

ENGINEERING BY: *M. Harmouch* DATE 10.09.2025

MAHER HARMOUACHE, P.E. #143962
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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

SURVEYED BY: *Eric J. Dannheim* DATE 10/13/25

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



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

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

SHEET NO. 3 OF 3



J:\AC3D\5723\Survey\PRELIM PLAT - COLONY MUD 1G-5