

Bastrop Planning and Zoning Commission Agenda

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



August 25, 2022

Agenda - Planning and Zoning Commission at 6:00 PM

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

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1. **CALL TO ORDER**
 2. **CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. Alternately, if you are unable to attend the Board/Commission meeting, you may complete a citizen comment form with your comments at www.cityofbastrop.org/citizencommentform at least two hours before the meeting starts on the requested date. Comments submitted by this time will be given to the Board/Commission during the meeting and included in the public record, but not read aloud. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve meeting minutes from the July 28, 2022 Planning and Zoning Commission Meeting.
- 3B. Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).
- 3C. Consider action to approve The Colony MUD 1F Section 3 Preliminary Plat, being 51.855 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located east of Republic Drive, within the Voluntary Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve Young Subdivision, Block 14, Lot 1, a replat of Young Subdivision, Block 14, located at the northwest corner of SH 95 and Gordon Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

4. **UPDATES**

- 4A. Update on recent City Council actions regarding Planning Department items.
- 4B. Planning & Development 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 of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Monday, August 22, 2022 at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.

\s\ Nicole Peterson
Nicole Peterson, Planning Technician



STAFF REPORT

MEETING DATE: August 25, 2022

TITLE:

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

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

July 28, 2022

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, July 28, 2022 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 p.m.

Commissioners:

Debbie Moore	Present
Cynthia Meyer	Present
Greg Sherry	Present
Ishmael Harris	Absent
Pablo Serna	Absent
Carrie Caylor	Present
Scott Long	Absent
Judah Ross	Present
Patrice Parsons	Absent
Gary Moss (Alternate)	Present

Staff Present:

Jennifer Bills, Planning Director
Nicole Peterson, Planning Technician

2. CITIZEN COMMENTS

There were no citizen comments.

3. CONSENT AGENDA

- 3A. Consider action to approve meeting minutes from the June 30, 2022 Planning & Zoning Commission Meeting.
- 3B. Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.
- 3C. Consider action to approve The Colony MUD 1D, Section 4 Preliminary Plat, being 25.647 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and east Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve the Bastrop Grove Section 4 Phase 2 Final Plat, being 37.781 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve The Colony MUD 1B Section 7 Final Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5, located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Planning and Zoning Commission

July 28, 2022

Meeting Minutes

Item 3A.

Carrie Caylor made a motion to approve items 3A through 3E on the consent agenda. Judah Ross seconded the motion and the motion carried unanimously.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

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

Debbie Moore asked that we postpone this item until next month to have more of the Commissioners present.

- 4B. Hold public hearing and consider action on a Zoning Concept Scheme, rezoning 42.697 acres out of the Nancy Blakey Survey, Abstract 98. located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop, Texas and forward to the August 23, 2022 City Council meeting.

Jennifer Bills presented the Zoning Concept Scheme, rezoning 42.69 acres out of the Nancy Blakey Survey, Abstract 98. located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop.

Discussion commenced between Commissioners and Planning Staff over the following topics:

1. Did the applicant apply for any Warrants? They currently have three Warrants staff is working administratively on at this time but are not a factor for the rezoning.
2. Will the main entrance to the development be off Highway 20? Yes, depending on what TxDOT says about the entrance, the plan might need to be modified.
3. Is the applicant planning on developing the whole property? Yes, that is the plan.

Adam Reed, Senior Vice President of Senior Homes spoke in regard to Bridge Town Homes and their development they are interested in bringing to Bastrop. He voiced the company's focus on how important community is, what they value and their mission for this development.

Discussion commenced between the applicant and Commissioners over the following topic:

1. Will the acreage in the back of the property be developed?
 - The area will not be developed but it will be open to allow the kids to play ball. When it rains, it will get wet, but it won't be turned into a swamp.
 - The .73 acres you see on the plan is going to be designed as a play space.
 - The idea behind the space is for either a place to host movie nights, maybe a dog park, it will be an open space that might just be for the community or might open it up to the public.

Debbie Moore opened the public hearing at 6:26 p.m.

There were no comments or questions from citizens.

Debbie Moore closed the public hearing at 6:26 p.m.

Planning and Zoning Commission

July 28, 2022

Meeting Minutes

Item 3A.

Cynthia Meyer made a motion to approve the Zoning Concept Scheme, rezoning 42.697 acres out of the Nancy Blakey Survey, Abstract 98. located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop, Texas and forward to the August 23, 2022 City Council meeting. Carrie Caylor seconded the motion and the motion carried unanimously.

- 4C. Hold public hearing and consider action on a Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, within the city limits of Bastrop, Texas, and forward to the August 23, 2022 City Council meeting.

Jennifer Bills presented the Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, within the city limits of Bastrop, Texas.

Discussion commenced between Commissioners and Planning Staff over the following topics:

1. The Civic Space will be part of their detention pond?
 - Yes, it will be part of their detention pond.
2. Is the applicant requesting any Warrants at this time?
 - No, they are not requesting any Warrants at this time and have followed the B3 Code.
3. We have a proposed Commercial developer building to the current code without warrants?
 - Yes, the general intent of the code is being met, they may need some Warrants at some point but as of right now they are not asking for any.

Debbie Moore opened the public hearing at 6:38 p.m.

There were no comments or questions from citizens.

Debbie Moore closed the public hearing at 6:38 p.m.

Carrie Caylor made a motion to approve the Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, within the city limits of Bastrop, Texas, and forward to the August 23, 2022 City Council meeting. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 4D. Discussion and possible direction of code requirements for window openings related to internal coverings and signs.

Jennifer Bills presented to Commissioners information on code requirements for window openings related to internal coverings and signs.

She stated that signs in windows tend to be permanent. The intent of the code is to have the window openings visible. Glazing has to be clear, and windows have to be transparent glass.

Discussion commenced between Planning Staff and Commissioners over the following topics:

Planning and Zoning Commission

July 28, 2022

Meeting Minutes

Item 3A.

1. Could it be a while before signs are revisited?
 - Yes, till we have enough staff and a budget to outsource rewriting the current code.
2. What are the options in the meantime?
 - Commissioners have the option to voice their concerns and make a recommendation to Council.

Jennifer stated that no one has been cited for any window signs at this time.

Cynthia Meyer made a motion to take to Council a recommendation to consider revisions for the sign code for window coverings and to temporarily suspend any citations until the revisions have been made to the sign code referring to windows. Greg Sherry seconded the motion and the motion carried unanimously.

5. UPDATES

5A. Update on recent City Council actions regarding Planning Department items.

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

1. Burleson Crossing East was approved with Warrants at their second reading.
2. 2.395 acre of Farm Lot 62 Zoning Concept Scheme was approved at the first reading, the second reading will be held on August 9, 2022.

5B. Planning & Development Department Monthly Project Volume Report.

Jennifer Bills presented to Commissioner the Planning and Development Monthly Project Volume Report for June.

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

There are no particular items at this time the Planning and Zoning Commissioners would like to be added on future agendas.

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:52 p.m. Gary Moss seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: August 25, 2022

TITLE:

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

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

BACKGROUND/HISTORY:

Per the membership requirements for the Historic Landmark Commission (HLC), the P&Z Commission is to nominate a P&Z member to serve as an HLC member, which will be forwarded to the Mayor for appointment.

The HLC currently meets on the third Wednesday of the month at 6:00 p.m.



STAFF REPORT

MEETING DATE: August 25, 2022

TITLE:

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

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address:	East of Republic Drive (Attachment 1)
Total Acreage:	51.855 acres
Legal Description:	51.855 acres of the Jose Manuel Bangs Survey, Abstract 5
Property Owner:	Rick Neff/Hunt Communities Bastrop, L.L.C.
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Voluntary Extra-Territorial Jurisdiction, The Colony MUD
Adopted Plan:	Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for The Colony MUD 1F, Section 3 (Exhibit A). The plat includes 102 residential lots and 6 non-residential lots. The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended. The non-residential lots are drainage and utility easements.

Traffic Impact and Streets

The Preliminary Plat proposes to extend Republic Drive and Kingswood Drive, which connect to Colony MUD 1F, Section 2. Republic Drive is the arterial in this portion of The Colony. The plat includes five residential streets that serve just this neighborhood. Sidewalks will also be built within the development, which will ultimately connect to the existing neighborhood trail system.

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

Utilities

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

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

Drainage

Stormwater runoff generated in this section flows through a stormwater system that discharges into the detention pond in this section to the north. The pond discharges at pre-developed rates to the east. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Preliminary Plats are reviewed and approved by the Planning & Zoning Commission.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This plat is outside of the area covered in the Comprehensive Plan, but it complies with the Future Land Use Plan as established for the Colony within the Statutory ETJ, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

The City of Bastrop has a Consent Agreement with the Colony Municipal Utility District that allows the city to agree to specific land uses and development standards, even though the development is not within the city limits. This allows the city to ensure the quality of development and future sustainability.

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

Through the Consent Agreement, The Colony MUD development includes four different single-family lot standards and two multi-family standards.

Local Government Code

Sec. 212.002. Rules.

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

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

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 51.855-acre tract into 102 residential lots and 6 non-residential lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to The Colony Municipal Utility District upon their completion.

Sec. 212.010. Standards for Approval

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

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

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

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

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

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

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

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

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

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

- Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on April 28, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on May 27, 2022.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for The Colony MUD 1F, Section 2 for compliance with subdivision and utility standards on February 7, 2022 and deemed the plat administratively complete. Per the Consent Agreement, an arterial road connecting the property to the east and west of The Colony will be required on the next section adjacent to 1F Section 3. The Planning Director recommends approval.

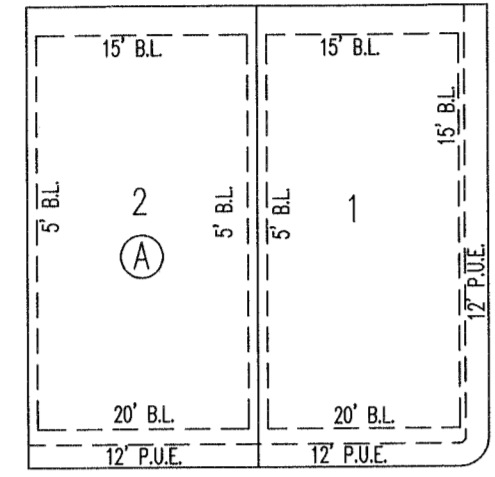
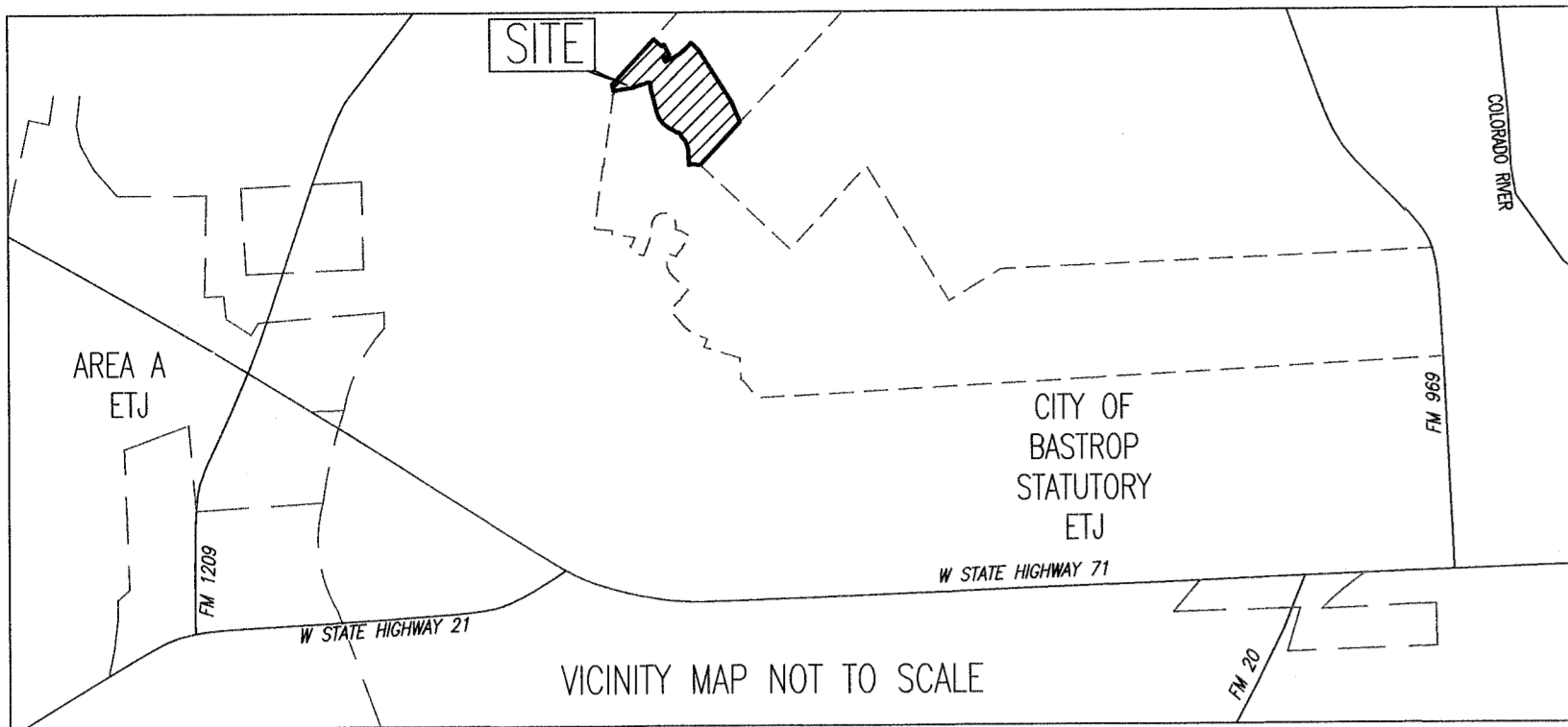
RECOMMENDATION:

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

ATTACHMENTS:

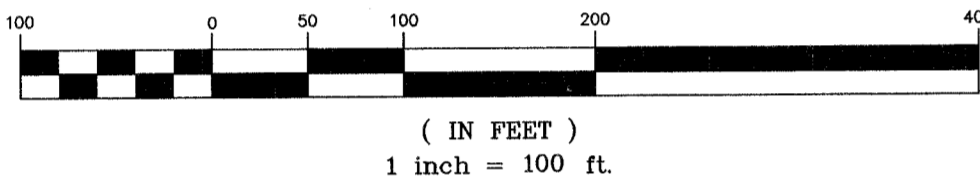
- Exhibit A: The Colony MUD 1F, Section 3 Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Colony Lot Layout 1F

THE PRELIMINARY PLAT OF THE COLONY MUD 1F, SECTION 3



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

SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ① LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- O.S. OPEN SPACE
- L.S.E. LANDSCAPE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- MUD BOUNDARIES

DATE: JUNE 24, 2022
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: 51.855 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

NO. OF RESIDENTIAL LOTS:	102	18,651 ACRES
NO. OF NON-RESIDENTIAL LOTS:	6	27,169 ACRES
TOTAL:	108	45,820 ACRES
NO. OF BLOCKS:	4	
R.O.W.:	TOTAL:	6.035 ACRES

NON - RESIDENTIAL LOTS	LOT	PURPOSE
A	21	L.S.E., OPEN SPACE, & P.U.E. LOT
A	22	PRIVATE UTILITY LOT
B	23	L.S.E., OPEN SPACE, & P.U.E. LOT
C	224	W.W.E. LOT
C	225	L.S.E., OPEN SPACE, P.U.E., & D.E. LOT
D	28	L.S.E., S.W.E., & P.U.E.

F.E.M.A. MAP NO. 48021C0195E
BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY	LOCAL
SILVERBELL LANE 50' R.O.W.	1429'
STALLION WAY 50' R.O.W.	790'
OAK MANOR DRIVE 50' R.O.W.	711'
REPUBLIC DRIVE 70' R.O.W.	524'
ROXBURY DRIVE 50' R.O.W.	463'
KINGSWOOD DRIVE 50' R.O.W.	457'
LITTLE LANE 50' R.O.W.	317'
TOTAL	4,691'

BENCHMARK INFORMATION:

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

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

NON - RESIDENTIAL LOTS	LOT	PURPOSE	BLOCK	LOT	SO. FT.	BLOCK	LOT	SO. FT.
A	21	L.S.E., O.S. & P.U.E.	A	1	7824	C	1	6250
A	22	PRIVATE UTILITY LOT	A	2	6937	C	2	6917
B	23	L.S.E., O.S. & P.U.E.	A	3	9924	C	3	6955
C	224	W.W.E.	A	4	14681	C	4	6955
C	225	L.S.E., O.S., P.U.E., & D.E.	A	5	8530	C	5	6955
D	28	L.S.E., S.W.E., & P.U.E.	A	6	5949	C	6	6892
			A	7	6249	C	7	7149
			A	8	6249	C	8	7554
			A	9	6249	C	9	8623
			A	10	6249	C	10	8991
			A	11	6249	C	11	7702
			A	12	6249	C	12	7637
			A	13	6351	C	13	6808
			A	14	6326	C	14	7397
			A	15	6625	C	15	6840
			A	16	7174	C	16	6833
			A	17	7933	C	17	7069
			A	18	6835	C	18	7119
			A	19	11152	C	19	6946
			A	20	10165	C	20	11264
			A	21	79726	C	21	10000
			A	22	61620	C	22	10345
						C	23	10838
			B	1	7639	C	24	10696
			B	2	7069	C	25	13313
			B	3	9331	C	26	13008
			B	4	8222	C	27	10418
			B	5	8021	C	28	10078
			B	6	7684	C	29	10078
			B	7	7531	C	30	10098
			B	8	7371	C	31	9116
			B	9	7213	C	32	7320
			B	10	7284	C	33	8929
			B	11	7601	C	324	1919
			B	12	7151	C	225	971525
			B	13	6634			
			B	14	6633	D	1	8620
			B	15	6634	D	2	6792
			B	16	6634	D	3	7004
			B	17	6633	D	4	7217
			B	18	6635	D	5	7430
			B	19	6686	D	6	7980
			B	20	6250	D	7	8252
			B	21	6250	D	8	9008
			B	22	6250	D	9	8300
			B	23	63555	D	10	7451
			D	11		D	11	7095
			D	12		D	12	6733
			D	13		D	13	6304
			D	14		D	14	8835
			D	15		D	15	6875
			D	16		D	16	6875
			D	17		D	17	8542
			D	18		D	18	9611
			D	19		D	19	9384
			D	20		D	20	9559
			D	21		D	21	9408
			D	22		D	22	8487
			D	23		D	23	8434
			D	24		D	24	8380
			D	25		D	25	8326
			D	26		D	26	8272
			D	27		D	27	8976
			D	28		D	28	5121

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

225
L.S.E., O.S.
P.U.E. & D.E.
LOT

SHEET NO. 1 OF 2

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

THE PRELIMINARY PLAT OF THE COLONY MUD 1F, SECTION 3

FIELD NOTES

BEING ALL OF THAT CERTAIN 51,855 ACRE TRACT OR PARCEL OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, L.L.C., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), SAID 51,855 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND, BEING AN ANGLE POINT ON THE WEST LINE OF SAID 1258.002 ACRE TRACT AND BEING THE NORTH-EAST CORNER OF LOT 18, BLOCK J OF THE COLONY SECTION 5, A SUBDIVISION RECORDED IN CABINET 4, SLIDE 86-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), AND BEING ALSO THE SOUTH-EAST CORNER OF A CALLED 163,258 ACRE TRACT OF LAND CONVEYED TO COLLEEN K AND JULIAN LOCKWOOD BY DEED RECORDED IN VOLUME 736, PAGE 680 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (D.R.B.C.T.X.), FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N42°41'31"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 163,258 ACRE TRACT, A DISTANCE OF 1068.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

1) S47°18'29"E, A DISTANCE OF 57.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 2) S49°36'32"E, A DISTANCE OF 134.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3) N51°48'15"E, A DISTANCE OF 48.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) S26°57'07"E, A DISTANCE OF 200.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 5) S63°03'02"W, A DISTANCE OF 116.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 6) S26°58'58"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 7) N63°03'02"E, A DISTANCE OF 210.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 181.71 FEET, AND A CHORD THAT BEARS N53°19'14"E, A DISTANCE OF 180.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 9) N43°35'27"E, A DISTANCE OF 167.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 10) S46°24'33"E, A DISTANCE OF 177.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 11) S32°10'38"E, A DISTANCE OF 1060.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND

12) S22°53'34"E, A DISTANCE OF 390.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE EAST LINE OF SAID 1258.002 ACRE TRACT, BEING A POINT 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.R.B.C.T.X., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S43°15'16"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 516.756 ACRE TRACT, A DISTANCE OF 1017.81 FEET TO AN IRON PIPE FOUND AT A SOUTHEAST CORNER OF SAID 1258.002 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SAID 516.756 ACRE TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES, NUMBERED 1 THROUGH 21,

1) N80°47'01"W, A DISTANCE OF 62.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 2) N84°41'23"W, A DISTANCE OF 91.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3) S62°34'07"W, A DISTANCE OF 49.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) N00°30'59"W, A DISTANCE OF 208.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 345.86 FEET, AND A CHORD THAT BEARS N21°17'38"W, A DISTANCE OF 336.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.23 FEET, AND A CHORD THAT BEARS N03°31'15"W, A DISTANCE OF 20.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 7) N51°10'15"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.23 FEET, AND A CHORD THAT BEARS S81°16'46"W, A DISTANCE OF 20.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 49.44 FEET, AND A CHORD THAT BEARS N59°31'35"W, A DISTANCE OF 49.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 10) N62°46'56"W, A DISTANCE OF 129.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 310.19 FEET, AND A CHORD THAT BEARS N38°26'12"W, A DISTANCE OF 300.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 12) N14°05'27"W, A DISTANCE OF 478.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 84.53 FEET, AND A CHORD THAT BEARS N07°27'22"W, A DISTANCE OF 84.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 14) S89°10'42"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 15) S00°51'56"E, A DISTANCE OF 0.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 16) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.52 FEET, AND A CHORD THAT BEARS S40°11'43"W, A DISTANCE OF 19.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 17) S81°18'01"W, A DISTANCE OF 46.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, AN ARC LENGTH OF 45.72 FEET, AND A CHORD THAT BEARS S75°03'49"W, A DISTANCE OF 45.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 19) S88°49'37"W, A DISTANCE OF 118.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 20) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, AN ARC LENGTH OF 41.15 FEET, AND A CHORD THAT BEARS S75°03'49"W, A DISTANCE OF 41.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND 21) S81°52'55"W, A DISTANCE OF 153.33 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE NORTHEAST TERMINUS LINE OF EIGHT OAKS DRIVE (R.O.W. VARIES) A R.O.W. DESCRIBED IN THE COLONY M.U.D. 1F, SECTION 1, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 146-A, P.R.B.C.T.X., BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

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

1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 30.61 FEET, AND A CHORD THAT BEARS S80°11'43"W, A DISTANCE OF 30.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND 2) S78°34'58"W, A DISTANCE OF 132.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE NORTHWEST TERMINUS LINE OF SAID EIGHT OAKS DRIVE, BEING A POINT ON THE WEST LINE OF SAID 1258.002 ACRE TRACT, SAME BEING ON THE EAST LINE OF THE COLONY SECTION 5, A SUBDIVISION RECORDED IN CABINET 4, SLIDE 86-B, P.R.B.C.T.X.,

THENCE, N11°22'18"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND LOT 18, BLOCK J OF SAID THE COLONY SECTION 5, A DISTANCE OF 114.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 51,855 ACRES OF LAND,

GENERAL NOTES:

- 1. THE BENCHMARKS USED ARE: BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S48°36'41"E 277.21' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3 ELEVATION: 528.74' (NAVD 88) BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N46°53'24"E FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3 ELEVATION: 531.68' (NAVD 88) 2. WATER IS PROVIDED BY THE COLONY M.U.D. IF. 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 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 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. 4802100355E, FOR BASTROP COUNTY TEXAS, EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 48193, AND IS ON 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 CONDUITORS, DRAINAGE PIPES AND NATURAL GAS LINES. 25. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 26. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE. 27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PRELIMINARY PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE. 28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP. 29. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP 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 HEREBY. 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 NO. 4210006025 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, PRIVATE PARKS, STREET LIGHTING 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 CONDUITORS, 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 LOSS PREVENTION 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).

Table with 7 columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains curve data for the entire tract.

Table with 7 columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains curve data for the entire tract.

Table with 3 columns: Line #, Length, Direction. Contains line data for the entire tract.

Table with 3 columns: Line #, Length, Direction. Contains line data for the entire tract.

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

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, L.L.C., 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 51,855 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS: "THE COLONY MUD 1F, SECTION 3"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS _____ DAY OF _____, 20____, A.D.

RICK NEFF HUNT COMMUNITIES BASTROP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY PO BOX 12220 EL PASO, TEXAS 79913

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

FLOOD PLAN NOTE:

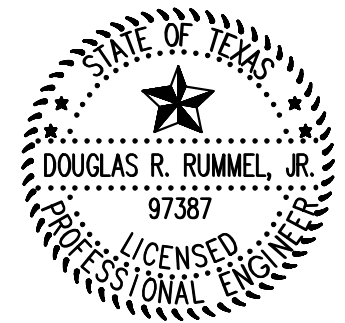
NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4802100195E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

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

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

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

I, DOUGLAS R. RUMMEL, JR., P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.



ENGINEERING BY: DOUGLAS R. RUMMEL, JR., P.E. #97387 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

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

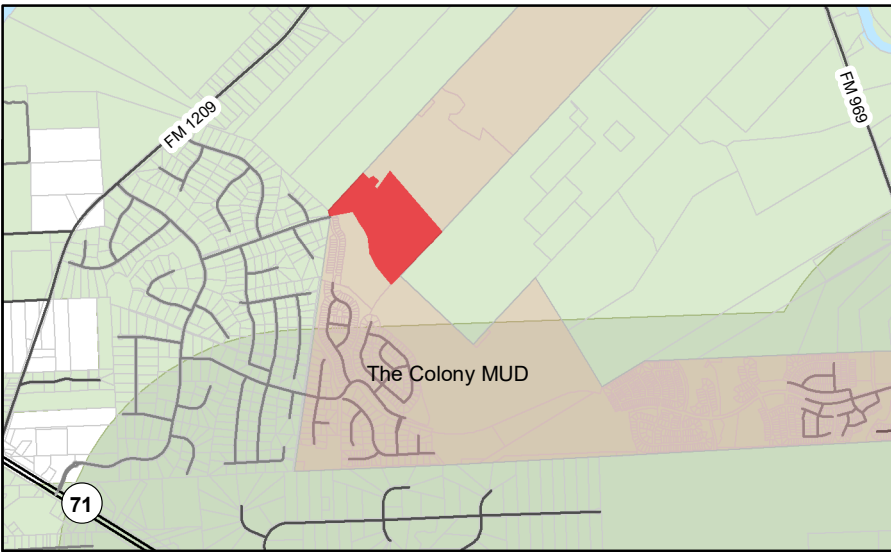
THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, 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.



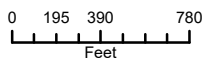
SURVEYED BY: JOHN DAVID KIPP ~ R.P.L.S. NO. 5844 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

SHEET NO. 2 OF 2

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



**The Colony MUD 1F Section 3
 Preliminary Plat**



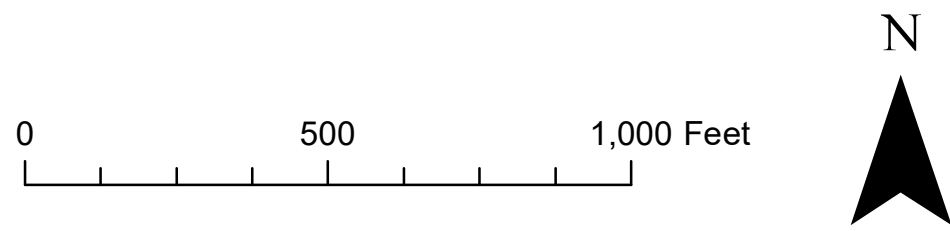
1 inch = 845 feet



Date: 8/22/2022

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of this information, nor does it represent that its use will not infringe upon privately owned rights.

LOT SIZE	COUNT
60'	43
55'	35
50'	82
45'	90
TOTAL MUD 1F = 250	



UNPLANNED





STAFF REPORT

MEETING DATE: August 25, 2022

TITLE:

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

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

ITEM DETAILS:

Site Address: TBD Gordon Street (Attachment 2)

Total Acreage: 0.511 acres

Legal Description: Young Subdivision, Block 14

Property Owner: Ormolu, LLC

Agent: Adam Reilly, Henderson Engineering

Existing Use: Vacant

Existing Zoning: P4 - Mix

Character District: Old Town

Future Land Use: Downtown Bastrop

BACKGROUND/HISTORY:

The applicant is requesting to correct an improper deed division of Young Subdivision, Block 14, which was originally platted as one large lot and has been deed divided into three lots. With the replat, they are dedicating additional right-of-way for Gordon and Elgin Streets.

Streets

The right-of-way for Elgin Street is unopened/unimproved. Gordon Street is constructed with 18-20 feet of pavement. Construction of improvements on Gordon Street and construction or fee-in-lieu for Elgin Street will be required prior to on-site development.

Utilities

This area is served by the City of Bastrop Water and Wastewater, and Bastrop Power & Light Electric.

Drainage

The lot will be restricted to 70% impervious cover and will require a Final Drainage Plan prior to Site Development Plan submittal.

PUBLIC NOTIFICATION:

The 86th Legislature changed the notification requirements for residential replats. House Bill 3314 requires notification to property owners within 200 feet of the replat within 15 days of approval, providing the existing zoning classification and contact information for the city for questions. Previously, notification was required prior to approval of the plat. Notice is still required prior to replat if any subdivision variances/deviations from the code are being requesting on the plat.

POLICY EXPLANATION:

With House Bill 3314, the Texas Local Government Code requires any residential replats go through the standard approval process and only requires a public hearing held by the municipal authority when considering a subdivision variance with the plat.

On August 27, 2019, Ordinance 2019-26 deemed the Planning & Zoning Commission as the official municipal authority for approval of plats that required public review. As this does not require any variances, this plat will be reviewed for approval by the Planning & Zoning Commission.

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan – Downtown Bastrop: The Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area's range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street.

The lot complies with the Future Land Use Plan. The lot meet the intent to provide a mix of residential or small scale commercial and support the urban form.

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. 212.014. Replatting without Vacating Preceding Plat.

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

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The proposed replat meets all the requirements above and is not requesting any variances.

- Sec. 212.010. Standards for Approval

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

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

The replat conforms to the Future Land Use Plan, which is designated as Downtown Bastrop.

- (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 conforms to the adopted Transportation Master Plan. The additional lot will not create an additional traffic burden to the current infrastructure and has added additional right-of-way to meet the City's Street width requirements.

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

No bond is required at this time.

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

The replat complies with the requirements of the adopted Subdivision Ordinance.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat. This replat is fewer than four lots and meets the Texas Local Government Code requirements classifying it as a replat.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the replat for compliance with subdivision and utility standards on August 18, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

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

ATTACHMENTS:

- Exhibit A: Young Subdivision, Block 14, Lot 1 Replat
- Attachment 1: Location Map

PLAT NOTES:

- 1. The site benchmark is a mag nail with a metal washer stamped "JPH BENCHMARK" set in concrete for a wastewater manhole in the right-of-way of Gordon Street, located near the centerline intersection of Gordon Street and Linda Street, located approximately 57 feet westerly from the west right-of-way line of State Highway No. 95. Benchmark Elevation = 389.71' (NAVD88). See vicinity map for general location.
2. Water service is provided by City of Bastrop.
3. Wastewater service is provided by City of Bastrop.
4. Electric service is provided by Bastrop Power & Light.
5. All subdivision permits shall conform to the City of Bastrop Code of Ordinances, public improvement standards, and generally accepted engineering practices.
6. The owner of this subdivision, and his or her successors and assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Bastrop. The owner understands and acknowledges that plat vacation or re-plating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
7. No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.
8. Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).
9. All new utilities will be underground.
10. Impact fees shall be accessed in accordance with the ordinance effective at the time of platting.
11. Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.
12. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel Number 360 for Bastrop County, Effective January 19, 2006, Community Number 480021, and is on unshaded Zone X.
13. Temporary and permanent easements to be provided, as required at the City's sole discretion for off-site improvements.
14. As shown hereon, a ten (10) foot wide public utility easement (P.U.E.) is hereby dedicated adjacent to street Rights-of-Way on all lots. A five (5) foot wide P.U.E. is hereby dedicated along each side and rear lot line.
15. Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.
16. 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.
17. All easements on private property shall be maintained by the property owner or his or her assigns.
18. No lot or structure shall be occupied prior to the Applicant submitting to the City of Bastrop documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABA).
19. Erosion and sedimentation controls constructed in accordance with the Subdivision Ordinance of the City of Bastrop are required for all construction on each lot, including single family and duplex construction.
20. Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
21. Sidewalks shall be constructed in accordance with the ordinances of the City of Bastrop.
22. Prior to construction of any improvements on lots in the subdivision, building permits will be obtained by the City of Bastrop.
23. Build-to lines shall be in accordance with the ordinances of the City of Bastrop.
24. Blanket Temporary Access and Construction Easement Document has been provided for construction access.
25. Any public utility has the right to prune and/or remove trees, shrubbery vegetation and other obstructions to the extent necessary to keep the easements clear. The owner/developer of this subdivision/lot shall provide such providers with any easement and or access required, in addition to those indicated, for the installation and ongoing maintenance of public utilities.
26. Line extension fees are required to be assessed at the time of platting. Provide electric load calculations, number of services, or plans for review.
27. All restrictions and notes from the previous existing subdivision, YOUNG SUBDIVISION, recorded in Volume 106, Page 428, Deed Records, Bastrop County, Texas, shall apply to this plat.
28. Topographic information (having a field work date of February 23, 2022) added per request of Bastrop County.

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com
WBE210166 | HUB 1853873845300 | WOSB210161

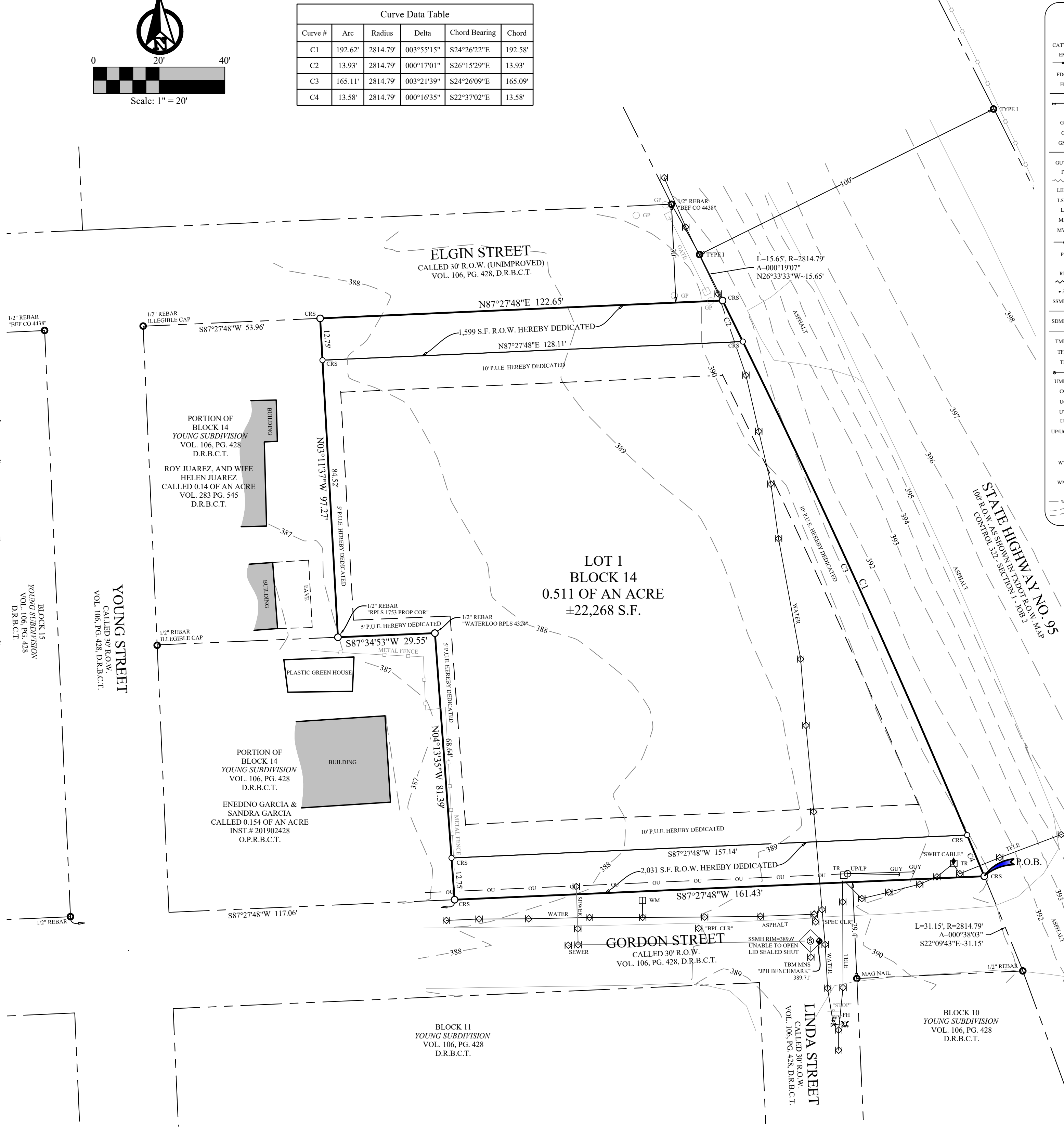


Field: AC 2022/02/23 CTX4858
Drafter: RDG 2022/03/03
Revision: RDG 2022/08/02
Revision:

JPH Job/Drawing No. (see below)
2022.229.001 2010 Gordon Street Bastrop, TX-PLAT.dwg
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

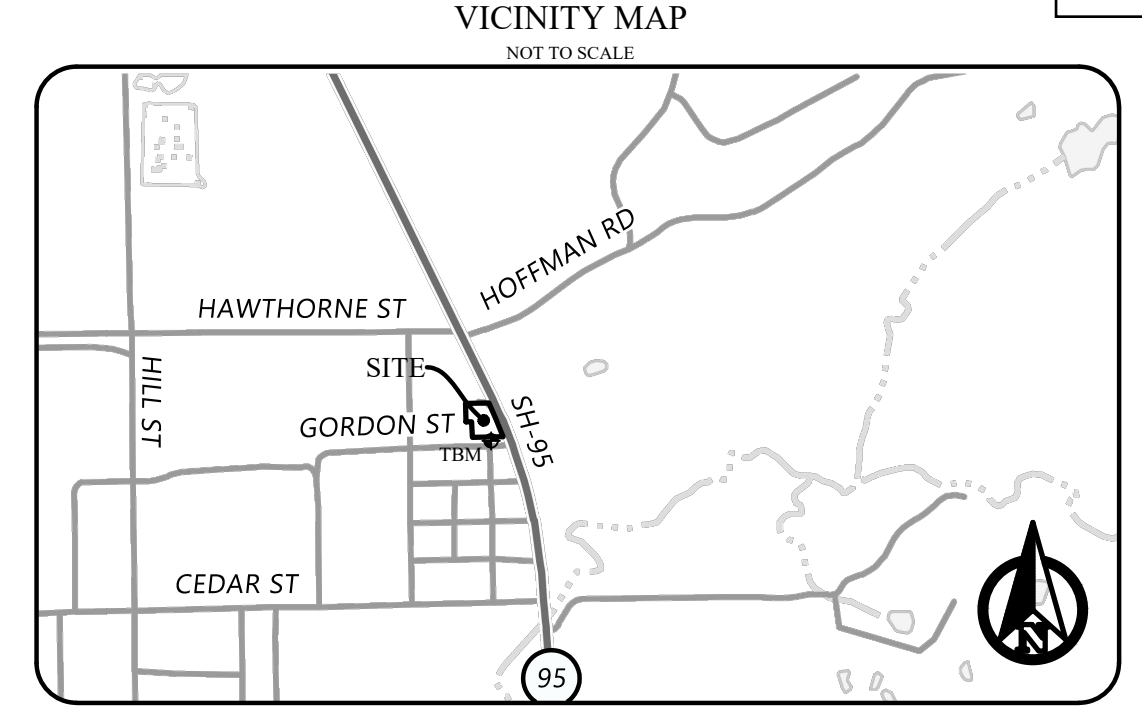
MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS 1/2" rebar stamped "JPH Land Surveying" set
MNS Mag nail & washer stamped "JPH Land Surveying" set
TBM Site benchmark (see vicinity map for general location)
Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS;83,CZ
Elevations, if shown, are NAVD88 (Geoid 18)
Bearings are based on the TxCS;83,CZ
Distances and areas shown are represented in surface values
TYPE I TxDOT Right of Way tapered concrete monument.
TYPE II TxDOT Right of Way bronze cap in concrete.
TYPE III TxDOT Right of Way aluminum cap.
LEGEND OF ABBREVIATIONS
U.S.SyFt. United States Survey Feet
TxCS,83,CZ Texas Coordinate System of 1983, Central Zone
NAVD88 North American Vertical Datum of 1988
P.R.B.C.T. Plat Records of Bastrop County, Texas
O.P.R.B.C.T. Official Public Records of Bastrop County, Texas
D.R.B.C.T. Deed Records of Bastrop County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
P.U.E. Public Utility Easement
R.O.W. Right-of-Way
S.F. Square Feet

BOUNDARY DESCRIPTION:
FIELD NOTES to that certain 0.595 of an acre tract being a portion of Block 14, YOUNG SUBDIVISION, an addition to the City of Bastrop, Bastrop County, Texas, recorded in Volume 106, Page 428 of the Deed Records of Bastrop County, Texas, being the tract described in a General Warranty Deed to Ormlou, LLC, a Texas limited liability company (hereinafter referred to as Ormlou tract), recorded under Instrument Number 202205508 of the Official Public Records of Bastrop County, Texas; the subject tract is more particularly described as follows:
BEGINNING at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the intersection of a curving westerly right-of-way line of State Highway No. 95 (a 100-foot wide right-of-way per TxDOT Right-of-Way map, Control 322 - Section 1 - Job 2) and the north right-of-way line of Gordon Street (a 30-foot wide right-of-way per Volume 106, Page 428), at the southeast corner of said Block 14, from which a 1/2 inch rebar found in said curving westerly right-of-way line of State Highway No. 95 and at the northeast corner of Block 10 of said YOUNG SUBDIVISION, bears an arc length of 31.15 feet along a curve to the right (concave southwest) having a radius of 2,814.79 feet and a chord which bears SOUTH 22° 09' 43" EAST, a distance of 31.15 feet;
THENCE SOUTH 87° 27' 48" WEST along the south line of said Block 14 and the north right-of-way line of said Gordon Street, a distance of 161.43 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set, from which a 1/2 inch rebar found at the southeast corner of Block 15 of said YOUNG SUBDIVISION, bears SOUTH 87° 27' 48" WEST, a distance of 117.06 feet;
THENCE through the interior of said Block 14 and along the west line of said Ormlou tract, the following bearings and distances:
1. NORTH 04° 13' 35" WEST, a distance of 81.39 feet to a 1/2 inch capped rebar stamped "Waterloo RPLS 4324" found;
2. SOUTH 87° 34' 53" WEST, a distance of 29.55 feet to a 1/2 inch capped rebar stamped "RPLS 1753 Prop Cor" found;
3. NORTH 03° 11' 37" WEST, a distance of 97.27 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the north line of said Block 14 and the south right-of-way line of Elgin Street (an unimproved 30-foot wide right-of-way per Volume 106, Page 428), from which a 1/2 inch rebar with illegible cap found at the northwest corner of said Block 14, bears SOUTH 87° 27' 48" WEST, a distance of 53.96 feet;
THENCE NORTH 87° 27' 48" EAST along the north line of said Block 14 and the south right-of-way line of said Elgin Street, a distance of 122.65 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of said Block 14, being in the curving westerly right-of-way line of said State Highway No. 95, from which a Texas Department of Transportation concrete monument (Type I) found, bears an arc length of 15.65 feet along a curve to the left (concave southwest) having a radius of 2,814.79 feet and a chord which bears NORTH 26° 33' 33" WEST, a distance of 15.65 feet;
THENCE Southeasterly, along the curving right-of-way line of said State Highway No. 95 to the right, an arc length of 192.62 feet, a radius of 2814.79 feet and a chord which bears SOUTH 24° 26' 22" EAST, a distance of 192.58 feet to the POINT OF BEGINNING, enclosing 0.595 of an acre (±25,897 square feet) of land.



Curve Data Table
Curve # Arc Radius Delta Chord Bearing Chord
C1 192.62 2814.79 003°55'15" S24°26'22"E 192.58'
C2 13.93 2814.79 000°17'01" S26°15'29"E 13.93'
C3 165.11 2814.79 003°21'39" S24°26'09"E 165.09'
C4 13.58 2814.79 000°16'35" S22°37'02"E 13.58'

LEGEND OF SYMBOLS
Conditioner
borehole
cable tv
electric meter
fence or handrail
fire dept. connection
fire hydrant
fire line
guard rail
grace trap
holland
grate inlet
gas meter
gas line
utility pole anchor
irrigation valve
landscape or tree line
landscape electric box
landscape light
light pole
mailbox
monitoring well
overhead utility lines
pool equipment
road sign
roof drain
silt fence
spot elevation
sanitary sewer manhole
sanitary sewer pipe
storm water manhole
storm water pipe
telephone manhole
tank fill lid
telephone riser
traffic signal pole
unknown manhole
utility clean out
utility cabinet
utility vault
utility pole
utility sign
water shutoff
water valve
water manhole
water meter
well
water line
one-foot contour lines



REPLAT OF A PORTION OF BLOCK 14 YOUNG SUBDIVISION VOLUME 106, PAGE 428, D.R.B.C.T.

0.595 ACRES SITUATED IN THE CITY OF BASTROP BASTROP COUNTY, TEXAS

NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
R.O.W. AREA: 3,630 SQ. FT.

PREPARED ON: MARCH 3, 2022
SUBMITTAL DATE: _____, 2022
REVISED: _____, 2022

OWNER: Ormlou, LLC, a Texas limited liability company
1406 Wilson Street
Bastrop, Texas 78602
ENGINEER: Henderson Professional Engineers
600 Round Rock West Drive, Suite 604
Round Rock, Texas 78681
(512) 350-6228
SURVEYOR: JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Ste. A4
Round Rock, Texas 78664
(817) 431-4971

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

That I, Jen Henderson, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

Jen Henderson
Registered Professional Engineer No. 116883
jen@hendersonpe.com
Date: _____

PLANNING AND ZONING COMMISSION APPROVAL:
Approved this _____ day of _____, 2022, A.D. by the Planning & Zoning Commission of the City of Bastrop, Texas.

Approved: _____ Attest: _____
Debbie Moore, Chairperson Ann Franklin, City Secretary

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

I, Krista Bartsch, County Clerk of Bastrop County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the _____ day of _____, 2022, A.D. at _____ o'clock _____ M., in the plat records of Bastrop County, Texas in Plat Cabinet _____, Page _____.

Filed for record on the _____ day of _____, 2022, A.D.

Krista Bartsch, County Clerk of Bastrop County, Texas

By: _____, Deputy

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

I, Cole Strevey, 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 therein were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

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

-RELEASED FOR REVIEW ON AUGUST 2, 2022.

Cole Strevey
Registered Professional Surveyor
No. 6731 State of Texas
Date: _____

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

That, Ormlou, LLC, a Texas limited liability company, being the owner of 0.595 of an acre out of 0.595 of an acre out of Young Subdivision, according to the map or plat recorded in Volume 106, Page 428, Deed Records of Bastrop County, Texas, and as conveyed to us by General Warranty Deed recorded under Instrument Number 202205508 of the Official Public Records of said County, Texas do hereby subdivide said land with the plat shown hereon, to be known as:

REPLAT OF A PORTION OF BLOCK 14 YOUNG SUBDIVISION

Subject to easements and restrictions heretofore granted and not released and do hereby dedicate any streets and or easements shown hereon to the public

WITNESS my hand this _____ day of _____, 2022.

By: _____

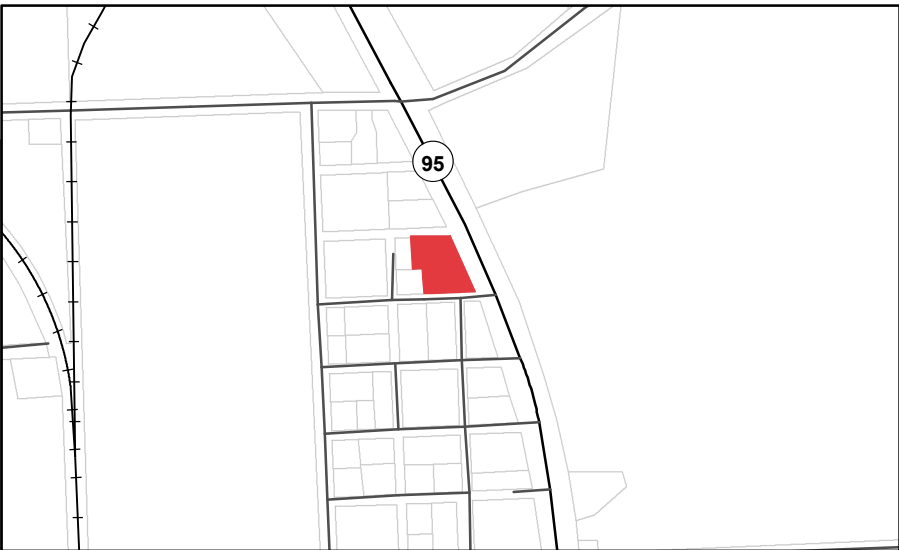
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.

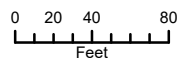
GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 2022.

(Notary Public's signature) Print Name
Notary Public in and for the State of Texas

My Commission expires on: _____



Young Subdivision, Block 14 Lot 1 Replat



1 inch = 100 feet



Date: 8/22/2022

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